# Town Council Meeting

**December 08, 2025 at 6:00 PM**

**Howey-in-the-Hills Town Hall**
**101 N. Palm Ave.,**
**Howey-in-the-Hills, FL 34737**

**Join Zoom Meeting:**
https://us06web.zoom.us/j/83893273381?pwd=x4Q5B6egQPWxnEzcdHyAhkw5xZW2XO.1
**Meeting ID:** 838 9327 3381 | **Passcode:** 015943

## AGENDA

Call the Town Council Meeting to order
Pledge of Allegiance to the Flag
Invocation by Councilor Reneé Lannamañ

**ROLL CALL**
Acknowledgement of Quorum Present and Proper Notice Given

**WELCOME AND INTRODUCTION OF GUESTS**

**AGENDA APPROVAL/REVIEW**

**PUBLIC QUESTION & COMMENT**
*Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.*

**CONSENT AGENDA**
*Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.*

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the November 24, 2025, Town Council Meeting.

**PUBLIC HEARING**

2. Consideration and Approval: (Second Reading) **Ordinance 2025-009 - Certified Recovery Residence**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO REASONABLE ACCOMMODATIONS FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FINDINGS; CREATING SECTION 6.03.00 OF THE LAND DEVELOPMENT CODE; PROVIDING DEFINITIONS; PROVIDING STANDARDS FOR THE ESTABLISHMENT OF RECOVERY RESIDENCES AND AN APPLICATION PROCEDURE; DECLARING THE SUSPENSION OR FAILURE TO OBTAIN CERTIFICATION A PROPER**

**BASIS FOR REVOCATION OF REASONABLE ACCOMMODATION; DECLARING THAT RECOVERY RESIDENCES ARE SUBJECT TO THE SAME REGULATIONS AND HAVE THE SAME RIGHTS AS RESIDENTIAL USES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

- Mayor will read the Ordinance title.
- Town Planner will explain Ordinance 2025-009.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Mayor will ask for a motion to approve Ordinance 2025-009.
- Council Discussion.
- Roll Call Vote.

3. Consideration and Approval: **Hillside Groves Amenity Center - Final Site Plan Submittal**

4. Consideration and Approval: **Watermark - Final Subdivision Re-Submittal**

## OLD BUSINESS

## NEW BUSINESS

5. Consideration and Approval: **Recommendations for Planning and Zoning Board Member Positions**

6. Consideration and Approval: (First Reading) **Ordinance 2025-011 - Schedule of Fees**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA; PROVIDING FINDINGS OF TOWN COUNCIL PERTINENT TO TOWN FEES AND CHARGES; REVISING THE TOWN'S FEE SCHEDULE IN ITS ENTIRETY; WAIVING CODIFICATION AND PROVIDING FOR POSTING OF FEES AND CHARGES ON THE TOWN'S WEBSITE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE; PROVIDING AUTHORIZATION FOR THE TOWN COUNCIL TO AMEND, REVISE, ADD, AND DELETE FEES AND CHARGES BY RESOLUTION.**

- Mayor will read the Ordinance title.
- Town Manager will explain Ordinance 2025-011.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Mayor will ask for a motion to approve the first reading of Ordinance 2025-011.
- Council Discussion.
- Roll Call Vote.

7. Discussion: **The Public/Residents Fundraising the necessary fund to complete the restoration of the Town's antique Fire Truck** *(Mayor Pro Tem Everline's Agenda Item)*

## DEPARTMENT REPORTS

8. Town Hall

9. Police Department

10. Code Enforcement

11. Lake County Fire Rescue

12. Public Services Department

13. Parks & Recreation

14. Library / Community Events

15. Town Attorney

16. Finance Supervisor

17. Town Manager

**COUNCIL MEMBER COMMENT**

18. Mayor Pro Tem Everline

19. Councilor Arnold

20. Councilor Miles

21. Councilor Lannamañ

22. Mayor Wells

**ADJOURNMENT**

**To Comply with Title II of the Americans with Disabilities Act (ADA):**

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STS) and Enhanced Speech to Speech.

**Howey Town Hall** is inviting you to a scheduled Zoom meeting.
Topic: **Town Council Meeting**
Time: **Dec 08, 2025 06:00 PM Eastern Time** (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/83893273381?pwd=x4Q5B6egQPWxnEzcdHyAhkw5xZW2XO.1
Meeting ID: 838 9327 3381
Passcode: 015943

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Join instructions
https://us06web.zoom.us/meetings/83893273381/invitations?signature=AAk2eFe0-9xibD4K_UZod-S0nikLIaC7oCo4qqjHYPk

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The

Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.

# Town Council Meeting

**November 24, 2025 at 6:00 PM**
**Howey-in-the-Hills Town Hall**
**101 N. Palm Ave.,**
**Howey-in-the-Hills, FL 34737**

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## MINUTES

Mayor Wells called the Town Council Meeting to order at 6:00 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Jon Arnold delivered an invocation.

## ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

**MEMBERS PRESENT:**
Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ (zia Zoom) | Councilor David Miles | Mayor Graham Wells

**STAFF PRESENT:**
Sean O'Keefe, Town Manager | Heather Ramos, Town Attorney (via Zoom) | Sean Parks, Town Planner | Michael Giddens, Police Chief | Morgan Cates, Public Services Director | John Brock, Deputy Town Manager / Town Clerk

**Motion made by Councilor Miles to allow Councilor Lannamañ to participate and vote remotely via Zoom; seconded by Mayor Pro Tem Everline. Motion approved unanimously by voice vote.**

**Voting**
**Yea:** Mayor Pro Tem Everline, Councilor Arnold, Councilor Miles, Mayor Wells
**Nay:** None

## WELCOME AND INTRODUCTION OF GUESTS

None

## AGENDA APPROVAL/REVIEW

**Motion made by Councilor Arnold to approve the meeting's agenda; seconded by Councilor Miles. Motion approved unanimously by voice vote.**

**Voting**
**Yea:** Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
**Nay:** None

**PUBLIC QUESTION & COMMENT**

*Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.*

**Diana Ballou, 1005 N. Tangerine Ave.** – Town resident, Diana Ballou, expressed disappointment that the Town's Veterans Day program had been canceled due to cold weather, stating that she believed this was an inadequate reason to forgo an opportunity to honor veterans.

Councilor Jon Arnold responded, explaining that the cancellation was based on safety concerns, noting that the Honor Guard only had summer-weight uniforms and would have been exposed to wind-chill temperatures near freezing. He emphasized that the decision was made using sound judgment to prevent potential illness among participants and attendees.

**Bill Dixon, 121 E Magnolia Ave.** – Town resident, Bill Dixon, raised concerns about longstanding blight and health issues at an abandoned residence located at 118 East Magnolia. He described the property as severely neglected for at least five years, overgrown with dense vegetation, and historically associated with rat infestations and other nuisance conditions. Mr. Dixon stated that code enforcement had previously visited the site but indicated limited ability to compel corrective action. He emphasized that the structure is now fully abandoned, deteriorating, and creating unsafe conditions for the neighborhood.

Council members asked clarifying questions regarding the address and prior complaints. Mayor Pro Tem Everline recalled that Mr. Dixon had raised this issue before. Town Manager, Sean O'Keefe, confirmed the address and stated he would follow up with the Code Enforcement Officer to review past actions, current violations, and next steps, including whether property taxes and utilities remain active. Discussion followed regarding enforcement procedures, with Mayor Wells outlining the process for citations, Special Magistrate hearings, daily fines, and potential foreclosure on liens if a property is not homesteaded. The Council noted that there appeared to be inconsistencies regarding the property's homestead status, and further research would be required. Council members reiterated the Town's commitment to preventing blight and agreed that the issue at 118 East Magnolia warrants renewed enforcement attention.

**Andi Everline, 1012 N Lakeshore Blvd.** – Town resident, Andi Everline, raised two concerns regarding conditions along Lakeshore Blvd. First, she noted that the recently installed sod looks uneven and unkempt, describing it as resembling a pasture rather than the St. Augustine grass previously in place. Councilor Miles acknowledged the issue, observing that bahia sod had been used instead of St. Augustine, and stated that the Public Works Director should review whether the correct material was installed and ensure proper restoration.

Mrs. Everline also reported that multiple streetlights on Lakeshore Boulevard are not functioning, and that one fixture had been removed during recent stormwater work. She stated that the resulting darkness creates unsafe conditions for pedestrians, especially given uneven sidewalks. Councilor Miles explained that Duke Energy can be contacted directly to address outages and determine whether the construction contractor is responsible for repairs. Mayor Wells added that Town staff should coordinate with the contractor through the Public Works Director to confirm the cause and timeline for restoration.

**Banks Helfrich 9100 Sams Lake Rd., Clermont, FL** – County resident, Banks Helfrich, stated after a short "Farm Tip of the Day," that voting is the most essential right in a representative democracy and urged residents to take part in upcoming elections. He suggested measures that could strengthen voter turnout and concluded by encouraging citizens to take ownership of their government.

**Pam Roustio, 25203 Turkey Lake Rd., Howey-in-the-Hills (unincorporated Lake County)** – County resident, Pam Roustio, asked for a status update on the proposed restaurant going into the old Howey Market.

**CONSENT AGENDA**

*Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss*



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*any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.*

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the November 10, 2025, Town Council Meeting.

2. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 27, 2025, Town Council Meeting.

3. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 13, 2025, Town Council Meeting.

**Motion made by Councilor Miles to approve the Consent Agenda; seconded by Councilor Arnold. Motion approved unanimously by voice vote.**

**Voting**
**Yea:** Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
**Nay:** None

**PUBLIC HEARING**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

4. Consideration and Approval: **Lake Tech Fire Truck Restoration Agreement**

   The Town Manager, Sean O'Keefe, presented an agreement with Lake Technical College to advance restoration of the Town's 1946 Mack fire truck, a long-standing capital project with approximately $25,000 budgeted including about $4,700 in prior donations. The proposal would allow Lake Technical College to complete the mechanical and interior work, including essential brake and chassis upgrades, at a discounted labor cost of roughly $3,500, with parts estimated at $15,500. The project also requires donating an old Town police Tahoe for components, bringing the Town's initial cost to about $19,000 – $20,000.

   Public Services Director, Morgan Cates, outlined the truck's complicated repair history and reported that remaining bodywork and painting will likely cost an additional $20,000 – $30,000 depending on vendor quotes. Mr. Cates emphasized that the project is a "restomod," not a full restoration, and that further funding requests would follow once mechanical work is completed.

   Council discussion centered on the total estimated cost of $40,000 – $45,000 and whether this investment is appropriate given the truck's limited use. Some members stressed the importance of preserving Town history, while Councilor Lannamañ questioned prioritizing this expenditure over other capital needs such as painting the Town's historic water tower.

   Mayor Wells opened this item for Public Comment.

   **Ann Griffin, 215 E Laurel Ave.** – Town resident, Ann Griffin, asked the Council to consider tabling the fire-truck item until longtime volunteer and Town historian, Peggy Clark, could attend a future meeting and provide historical context about prior fundraising. Mrs. Griffin stated that, based on her

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conversation with Mrs. Clark, she believed more than $4,000 had been raised over the years and that additional donations could be generated if the project moved forward. She emphasized the historic significance of the truck and encouraged the Council to give Mrs. Clark an opportunity to share her records and experience before making a final decision.

In response, the Town Manager, Sean O'Keefe, clarified the donation history documented in Town records. Mr. O'Keefe explained that approximately $2,068 had been received in FY 2022, $2,142 in FY 2021, with no donations recorded in the four years prior, and that an additional $482 was raised at a prior Founders Day, bringing the total to roughly $4,693. He noted that these figures had previously been reviewed with both Mrs. Clark and former Town Councilor, Marie Gallelli, who had been championing this cause.

Councilors inquired about other past fundraising events, and the Town Manager confirmed that a $2,142 contribution recorded in FY 2021 aligned with one such event. He explained that all deposits traceable in the Town's financial system had been accounted for and carried forward in the project's balance.

**Joshua Husemann, 671 Avila Pl.** –Joshua Husemann, spoke both as a Town resident and as Chair of the Parks and Recreation Board. Mr. Husemann stated that restoring the 1946 fire truck solely for parade use would be fiscally irresponsible, noting that the Council recently reduced employee salary increases to limit spending. He questioned the message it would send to allocate at least $40,000 toward a rarely used vehicle when those funds could instead support staff retention or address active recreational needs. Speaking in his Parks and Recreation capacity, he suggested the money would be better directed toward projects such as the long-overdue basketball court restoration or replacing recently removed playground equipment at Griffin Park. Mr. Husemann urged the Council to reconsider its priorities if it chose to move forward with the fire-truck expenditure.

**Bill Dixon, 121 E Magnolia Ave.** – Town resident, Bill Dixon, offered brief comments cautioning the Council against pursuing a partial or modified restoration of the fire truck. Drawing on his experience restoring older vehicles, he warned that a "half restoration" or non-authentic rebuild would diminish the truck's historical value and present the public with an inaccurate representation. He urged the Council to keep this in mind when deciding how to proceed.

**Brad Smith, 120 E Holly St.** – Town resident, Brad Smith, suggested an alternative approach to the fire-truck restoration. Noting the high cost of repairs and the limited parade use the vehicle would see, he recommended exploring whether a private collector or specialized organization, such as the Florida Antique Bucket Brigade, might be willing to take ownership of the truck, fully restore it, and allow the Town to borrow it for occasional events. He offered this as a potential way to preserve the truck's history without incurring significant Town expenses.

**Motion made by Mayor Pro Tem Everline to table this agenda item to first December Town Council Meeting; seconded by Councilor Miles. This motion failed by roll call vote.**

**Voting**
**Yea:** Mayor Pro Tem Everline, Councilor Miles
**Nay:** Councilor Arnold, Councilor Lannamañ, Mayor Wells

After the failure of Mayor Pro Tem Everline's motion, Mayor Wells asked if there were any other motions.

**Motion made by Councilor Miles approve truck repairs not to exceed the previously budgeted amounts; seconded by Mayor Pro Tem Everline. Motion failed by roll call vote.**

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**Voting**
**Yea:** Mayor Pro Tem Everline, Councilor Miles
**Nay:** Councilor Arnold, Councilor Lannamañ, Mayor Wells

After the failure of both motions, members concluded that there was not sufficient support to proceed with restoring the fire truck using taxpayer funds at this time. Mayor Wells noted that, while the Council was reluctant to commit Town money to the project, a future proposal involving community fundraising, combined with any funds already budgeted, might receive more favorable consideration. Mayor Pro Tem Everline requested that an agenda item be added to the next meeting to discuss whether residents are willing to raise the necessary funds to complete the restoration. The Mayor confirmed that the prior motion had failed and that any consideration of the existing $25,000 budget allocation would need to be addressed anew at that future discussion.

5. Consideration and Approval: **Resolution 2025-019 - Final Budget Amendment - FY25**

Mayor Wells read Resolution 2025-019 out loud by title only.

**A RESOLUTION OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA, AUTHORIZING THE FINAL BUDGET AMENDMENT, AMENDING THE GENERAL FUND, POLICE ADVANCED TRAINING FUND, POLICE IMPACT FEE FUND, AND INFRASTRUCTURE FUND, FOR THE BUDGET YEAR 2024/2025.**

Town Manager, Sean O'Keefe, presented the required end-of-year budget amendment, explaining that several funds needed adjustments within 60 days of the fiscal year's close. He noted that the Infrastructure Fund required a $60,000 appropriation from reserves due to additional costs associated with the North Citrus and Gardenia projects, including land purchases and one change order of roughly $20,000 related to FDOT permitting delays. Councilor Miles sought clarification to ensure that expenditures did not exceed the contract awarded in September 2024 and confirmed that only the single change order accounted for the variance.

The Town Manager further explained minor adjustments in the Police Impact Fee Fund, primarily related to the purchase of UTV-style vehicles, and other small corrections.

Mayor Wells opened Public Comment for this item only. Seeing as there were no public comments, Mayor Wells closed Public Comment.

**Motion made by Councilor Miles to approve Resolution 2025-019; seconded by Councilor Arnold. Motion approved unanimously by roll call vote.**

**Voting**
**Yea:** Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
**Nay:** None

6. Consideration and Approval: **( First Reading) Ordinance 2025-009 - Certified Recovery Residence**

Mayor Wells read Ordinance 2025-009 out loud by title only.

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO REASONABLE ACCOMMODATIONS FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FINDINGS; CREATING SECTION 6.03.00 OF THE LAND DEVELOPMENT CODE; PROVIDING DEFINITIONS; PROVIDING STANDARDS FOR THE ESTABLISHMENT OF RECOVERY RESIDENCES AND AN APPLICATION PROCEDURE; DECLARING THE SUSPENSION OR FAILURE TO OBTAIN CERTIFICATION A PROPER BASIS FOR REVOCATION OF REASONABLE ACCOMMODATION; DECLARING THAT**

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**RECOVERY RESIDENCES ARE SUBJECT TO THE SAME REGULATIONS AND HAVE THE SAME RIGHTS AS RESIDENTIAL USES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

Town Planner, Sean Parks, presented Ordinance 2025-009, explaining that recent amendments to section 397.487, Florida Statutes, require municipalities to adopt clear procedures and standards for certified recovery residences in order to comply with federal Fair Housing Act protections and reduce legal risk to the Town. Mr. Parks stated that the ordinance would define recovery residences, establish an application and review process, and limit such uses to multi-family zoning districts (HDR-2), subject to a 1,200-foot separation requirement and operation by a state-certified or licensed provider, with larger clusters or reduced separation distances requiring conditional use approval. Mr. Parks noted that, while the Town currently has no HDR districts mapped, adoption is still necessary to maintain compliance should zoning change in the future.

Town Attorney, Heather Ramos, confirmed that this ordinance should be the last of the recent unfunded state-mandated code changes, following fire safety and condominium/cooperative-related updates.

Mayor Wells opened Public Comment for this item only. Seeing as there were no public comments, Mayor Wells closed Public Comment.

**Motion made by Mayor Pro Tem Everline to approve Ordinance 2025-009 move forward to a second reading; seconded by Councilor Miles. Motion approved unanimously by roll call vote.**

**Voting**
**Yea:** Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
**Nay:** None

7. Consideration and Approval: **GFL Contract Amendment**

Town Manager, Sean O'Keefe, presented the proposed amendment to the GFL solid-waste contract, explaining that it reflects the Council's earlier direction to confirm twice-weekly service, establish charges for bulk pickup, and clarify billing for multiple sets of residential garbage cans. He reported that GFL agreed residents would not be charged to receive extra cans, although the Town would be billed for the monthly collection of each additional set at a slightly discounted rate. Councilor Miles asked about the Town's standard 10% administrative markup and suggested reviewing whether it should apply uniformly when households have multiple sets. Mayor Pro Tem Everline objected to granting GFL any concession not expressly required by the contract, citing ongoing service issues and questioning why the Town should formalize additional payments when the contractor frequently underperforms. Discussion followed regarding how residents historically requested extra cans, and the Town Manager and Town Attorney clarified that the Town, not residents, is GFL's customer and that the Town has been paying for multiple sets for several years. Council members also noted the need for clearer billing codes so residents can see when they are being charged for extra cans; staff agreed to implement this.

Mayor Wells opened public Comment for this item only.

**Andi Everline, 1012 N. Lakeshore Blvd**. – Town resident, Andi Everline, stated that, during the prior meeting, the Council had asserted that residents with multiple garbage cans were aware they were being charged double, but she believed that was clearly not the case. She explained that she had personally spoken with a resident who has several cans and was unaware of any additional charges, noting that the bill does not specify "double" or otherwise indicate multiple-can billing. Mr. O'Keefe responded that extra cans were historically provided only when requested through Town Hall, and that residents' bills would have increased in the following billing cycle. Mrs. Everline reiterated that the lack of clear notation on bills prevents residents from knowing they are being charged more. Council acknowledged

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this concern, and Councilor Miles reiterated that the staff have been asked to ensure billing codes are updated so invoices clearly reflect different service levels.

**Motion made by Councilor Miles to approve the amendment to the contract (including the table showing the cost of multiple residential carts); seconded by Councilor Arnold. Motion approved by roll call vote.**

**Voting**
**Yea:** Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
**Nay:** Mayor Pro Tem Everline

## DEPARTMENT REPORTS

8. Finance Supervisor

Mayor Wells briefly explained that an updated finance report was included to provide a clearer picture of year-to-date performance. Because the budget originally showed $4.25 million in grants that never materialized, distorting both revenues and expenditures, he asked staff to remove those entries so the report would more accurately reflect the Town's actual financial position.

9. Town Manager

Town Manager, Sean O'Keefe, provided several brief project and scheduling updates. Mr. O'Keefe reported that paving on Citrus Avenue is expected to occur on December 4, and that site preparation for Water Treatment Plant No. 3 and rehabilitation work on the Talichet lift station both began earlier that day. He noted that Town Hall and the Library will be closed on November 27–28 for the Thanksgiving holiday. He also announced that the Lake County Board of County Commissioners will discuss Number Two Road at its regular meeting on Tuesday, December 16, beginning at 10:00 a.m., immediately following the County's State of the County presentation.

## COUNCIL MEMBER COMMENT

10. Mayor Pro Tem Everline

Mayor Pro Tem Everline reported on a recent public meeting at the County Agricultural Center regarding Number Two Road, noting that many residents along the roadway expressed strong frustration toward the Town and opposed dedicating the segment from Silverwood Lane to SR-19/Palm Avenue to Howey-in-the-Hills. He encouraged anyone with views on the issue to attend and speak at the Lake County Commission workshop scheduled for December 16, where various options, including limiting access at Silverwood Lane, will be discussed.

Mayor Wells added that the County Commission had previously voted down the dedication of Number Two Road to the Town, meaning the developer will now pursue an emergency-only access rather than a full roadway connection. The Town Manager noted that the matter could return to the County if the proposal is modified.

Councilor Miles raised concerns about the long-term financial consequences for the Town if future residents demand intersection improvements after development is built, while Mayor Pro Tem Everline observed that similar roadway limitations exist in other Florida communities. Discussion then shifted to the recent cancellation of the Veterans Day ceremony, with Council members reiterating the cold weather and Honor Guard uniform limitations that led to the decision to cancel the Veterans Day event.

The Mayor Pro Tem also asked about the new curb alignment at Citrus Avenue, questioning whether it reduced maneuvering space. Public Services Director Cates explained that the redesign creates a



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straighter intersection to improve sightlines and safety, consistent with other recent Town intersection improvements.

11. Councilor Arnold

    Councilor Arnold raised concerns that rising permit activity, particularly from new commercial projects and upcoming residential development, may be creating a processing bottleneck that burdens existing front-office staff and affects customer service. He questioned whether the Town should revisit its earlier decision not to rehire a permit clerk, noting that the Town is currently paying a contracted service approximately $65 per hour to handle permit-related work that had previously been done in-house at a far lower effective cost. Staff clarified that the funding originally set aside for the Building Services Clerk had been redirected to cover these contract expenses and that permit volumes are increasing, especially for commercial and sign permits. Council members discussed whether the workload justifies a part-time or full-time staff position, weighed the cost efficiency of in-house versus contracted work, and acknowledged that permit revenue is not tied to time spent on each application. The Mayor concluded that the matter should be reviewed further and brought back at a future meeting for additional discussion.

12. Councilor Miles

    None

13. Councilor Lannamañ

    None

14. Mayor Wells

    Mayor Wells wished everyone a Happy Thanksgiving.

**ADJOURNMENT**

**There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Councilor Arnold seconded the motion. Motion was approved unanimously by voice vote.**

The Meeting adjourned at 7:51 p.m. | **Attendees: 33**

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Graham Wells, CMC, Mayor

ATTEST:

_____

John Brock, Town Clerk

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# ZONING MEMORANDUM

**November 10, 2025**
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

## Ordinance 2025-009:
## Recovery Residences Land Development Code Standards

**Project Description and Background:**

The laws of Florida were changed this past year, requiring local governments to establish standards in their land development regulations allowing certified recovery residences consistent with Section 397.487, Florida Statutes. Ordinance 2025-009 creates these standards to be incorporated into the Howey-in-the-Hills Land Development Code. Specifically, these standards do the following:

- Provide definitions for certificate of compliance, certified recovery residences, community housing, credentialing entity, recovery residence, and recovery
- Create an application process
- Allow recovery residences as a permitted use in multi-family zoning districts as long as they are 1,200 linear feet from the nearest existing recovery residence and operated by a certified person (High Density Residential 1 (HDR-1) and High Density Residential 2 (HDR-2))
- Establish application review and timeliness determination procedures
- Define that recovery residences will be treated as a residential use
- Define that recovery residences which are not certified by the State are not allowed in the Town, or if there is a loss in certification, there is a 60-day remedy period

**Staff Recommendation**: Approve proposed Ordinance 2025-009, as it is consistent with the requirements of Section 397.487, Florida Statutes.

**Motion Examples:**

1. Recommend Town Council adopt Ordinance 2025-009.

2. Recommend Town Council deny Ordinance 2025-009. [provide specific reasons for recommendation of denial]

3. Continue action on Ordinance 2025-009. [provide specific reasons for continuance and identify additional items needed for consideration]

**ORDINANCE NO. 2025-009**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO REASONABLE ACCOMMODATIONS FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FINDINGS; CREATING SECTION 6.03.00 OF THE LAND DEVELOPMENT CODE; PROVIDING DEFINITIONS; PROVIDING STANDARDS FOR THE ESTABLISHMENT OF RECOVERY RESIDENCES AND AN APPLICATION PROCEDURE; DECLARING THE SUSPENSION OR FAILURE TO OBTAIN CERTIFICATION A PROPER BASIS FOR REVOCATION OF REASONABLE ACCOMMODATION; DECLARING THAT RECOVERY RESIDENCES ARE SUBJECT TO THE SAME REGULATIONS AND HAVE THE SAME RIGHTS AS RESIDENTIAL USES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

**Be it ordained by the Town Council of the Town of Howey-in-the-Hills, Florida:**

**Section 1. Findings**. In adopting this ordinance, the Town Council of the Town of Howey-in-the-Hills, Florida (the "Town"), finds and declares the following:

(1) The Florida Legislature amended Section 397.487, Florida Statutes, through session law Chapter 2025-182. The amendments require municipalities to establish procedures for the review and approval of certified recovery residences.

(2) The Town Council determines that the proposed amendments to the Land Development Code set forth in Section 2 of this ordinance are consistent with the amendments to Section 397.487, Florida Statutes. It is in the interest of the citizens, residents, and property owners of the Town to enact the amendments to the Town's Code of Ordinances contained in Section 2 of this ordinance.

**Section 2. Amendments to the Town's Land Development Code**. Section 6.03.00 of the Land Development Code is created as follows (words that are <u>underlined</u> are additions; words that are ~~stricken~~ are deletions):

## <u>6.03.00. – CERTIFIED RECOVERY RESIDENCES</u>

### <u>Sec. 6.03.01. – Purpose.</u>

<u>The purpose of this section is to establish a uniform mechanism for processing requests for reasonable accommodation to Town ordinances, rules, policies, and procedures for certified recovery residences in accordance with the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA"). The provisions of this article that establish recovery residences as permitted uses and conditional uses in various zoning districts subject to a spacing distance between recovery residences and possession of a license or certification from the State of Florida</u>

are intended to constitute this required reasonable accommodation. Further reasonable accommodations for recovery residences may be granted to allow more than six occupants in a recovery residence or to reduce off-street parking requirements established in this Code.

**Sec. 6.03.02. – Definitions.**

a. *Certificate of compliance* means a certificate that is issued by a credentialing entity to a recovery residence or a recovery residence administrator.

b. *Certified recovery residence* means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

1. A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.

2. A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

3. A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.

4. A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.

c. *Community housing* means a certified recovery residence offered, referred to, or provided by a licensed service provider that provides housing to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. A certified recovery residence used by a licensed service provider that meets the definition of community housing shall be classified as a Level IV level of support.

d. *Credentialing entity* means a nonprofit organization that develops and administers professional, facility, or organization certification programs according to applicable nationally recognized certification or psychometric standards.

e. *Recovery residence* shall mean a residential dwelling unit, multiple dwelling units in a single multi-family structure, the community housing portion of a licensed day or night treatment facility with community housing, or other form of group housing, that are not held out to the general public for rent or occupancy, that provide a drug-free and alcohol-free living arrangement for people in recovery from drug and/or alcohol addiction, which, taken together, do not emulate a single biological family and are under the auspices of a single entity or group of related entities. Recovery residences include land uses for which the operator is eligible to apply for certification from the State of Florida. When located in a multiple-family structure, a recovery residence shall be treated as a multiple family structure under building and fire codes applicable in the Town.

f. *Recovery* means a process of personal change through which individuals achieve abstinence from alcohol or drug use and improve health, wellness, and quality of life.

**Sec. 6.03.03. – Application for reasonable accommodation.**

The application must include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number;

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought;

d. The current level of certification or licensure held by the recovery residence, with proof thereof attached; and

e. All application materials submitted to the credentialing entity to obtain certification or licensure.

**Sec. 6.03.04. – Designated zoning districts.**

Recovery residences may be established under this Article in any multi-family residential zoning district.

**Sec. 6.03.05. – Procedure following application.**

a. Following submittal of a complete application under section 6.03.03, a recovery residence shall be allowed as of right in the designated zoning districts except as required

by state law when:

i. It is at least 1,200 linear feet from the closest existing recovery residence as measured from the nearest property line of the proposed recovery residence to the nearest property line of the closest existing recovery residence, and

ii. The operator or applicant is licensed or certified by the State of Florida to operate the proposed recovery residence.

b. A recovery residence that does not comply with the standards of subsection a, or which will house more than 6 individuals, may be allowed only by conditional use in accord with the standards established in Section 4.12.00 of this Code, and only if it can be determined that the proposed recovery residence will operate in a manner that provides the same sort of protection to residents that licensing or certification provides.

c. The application will be date-stamped upon receipt. If the Town determines that it needs further information, the Town will notify the applicant in writing within 30 days of receipt of the application. The applicant will have 30 days from the date of notification to respond and supplement their application. If the application is not supplemented within 30 days of the Town's notification, the Town will issue a written denial.

d. The Town will issue a final written determination within 60 days of receipt of a completed application. This determination will:

i. Approve the request in whole or in part, with or without conditions; or

ii. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

e. If a final written determination is not issued within 60 days of receipt of a completed application, the application is deemed approved unless the Town and the applicant agree in writing to a reasonable extension of time.

**Sec. 6.03.07. – Application of ordinances and codes.**

A recovery residence that has been approved as a reasonable accommodation under this Article shall be treated as a residential use of property having all rights and responsibilities accorded to residential use. No restrictions, prohibitions, or other provisions, including those related to building and fire codes, that are not applicable to residential uses will apply to recovery residences.

**Sec. 6.03.06. – License, certification, or recertification denied or suspended.**

A recovery residence that has been denied a license the State of Florida requires or certification offered by the State of Florida, had its license or certification suspended, or has been denied

recertification is not allowed in the Town, and any reasonable accommodation granted is revoked, and the residence must (i) cease operations and vacate the premises or (ii) take affirmative steps to obtain licensure or certification within 60 days of the date on which its license or certification was denied or suspended or recertification denied. The Town, in its discretion, will determine whether the affirmative steps taken are sufficient to suspend revocation of reasonable accommodation.

**Section 3. Codification**. The amendments in Section 2 of this Ordinance shall be codified and made part of the official Code of Ordinances of the Town of Howey-in-the-Hills.

**Section 4. Severability.** If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full effect.

**Section 5. Effective Date.** This ordinance takes effect immediately upon enactment.

**APPROVED AND ADOPTED** by the Town Council of the Town of Howey-in-the-Hills on the ____ day of _____, 2025.

Town of Howey-in-the-Hills, Florida
By: Town Council

By:_____
Graham Wells, Mayor

Attest:

_____
John Brock
Town Clerk

First Reading:
Advertised:
Second Reading:

Christina Epperson | Christina.Epperson@gray-robinson.com | **D** 407.204.3118
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

# MEMORANDUM

**TO:** Town Council

**FROM:** GrayRobinson, P.A.

**DATE:** October 27, 2025

**SUBJECT:** Ordinance 2025-009 – Reasonable Accommodations for Certified Recovery Residences

During the 2025 session, the Florida Legislature adopted revisions to Section 397.487 of the Florida Statutes – "voluntary certification of recovery residences." The revisions require that local governments establish a simplified procedure for the review and approval of certified recovery residences, which the Legislature believes will have a positive impact on residents of the state by providing safe treatment for those struggling with addiction while maintaining the character of the surrounding area.

# Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference:
**ORDINANCE NO. 2025-009**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO REASONABLE ACCOMMODATIONS FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FINDINGS; CREATING SECTION 6.03.00 OF THE LAND DEVELOPMENT CODE; PROVIDING DEFINITIONS; PROVIDING STANDARDS FOR THE ESTABLISHMENT OF RECOVERY RESIDENCES AND AN APPLICATION PROCEDURE; DECLARING THE SUSPENSION OR FAILURE TO OBTAIN CERTIFICATION A PROPER BASIS FOR REVOCATION OF REASONABLE ACCOMMODATION; DECLARING THAT RECOVERY RESIDENCES ARE SUBJECT TO THE SAME REGULATIONS AND HAVE THE SAME RIGHTS AS RESIDENTIAL USES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:

[1] See Section 166.041(4)(c), Florida Statutes.

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
The Ordinance provides a process to approve reasonable accommodations for certified recovery residents within the town. This serves the public interest by providing a safe place for people struggling with addiction to recover, while also maintaining the safety and surrounding character of the town.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the Town regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):
None.

**November 7, 2025**
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

# Hillside Groves Amenity Center – Hillside Groves Common Final Site Plan and Architectural Elevations

**Applicant: Meritage Homes**

This application is for Final Site Plan recommendation to Town Council and architectural elevation approval by the Planning and Zoning Board for the proposed amenity center for Hillside Groves, called Hillside Groves Common. The amenity center includes a swimming pool, clubhouse with restroom facilities, playground recreation areas, and on-site parking.

Planning staff reviewed the Final Site Plan and architectural elevations for compliance with the Land Development Code (LDC) requirements. The applicant has responded to review comments and provided necessary revisions to be compliant with the LDC with respect to site layout, landscaping and hardscape plans, irrigation, and architectural design.

Provided in the application packet are elevations that detail the required massing/articulation components defined in LDC Sec. 4.06.05 and 4.06.06 for non-residential development.

One massing technique and one articulation technique are required for facades that are 50 feet in length or less. For those facades over 50 feet, one additional massing technique and one additional articulation technique are required. The proposed elevations comply with these requirements.

**Staff Recommendation:** Approve the Hillside Groves Common architectural elevations and recommend approval of the Final Site Plan to Town Council.

**Motion Examples:**

1. Approve the Hillside Groves Common architectural elevations and recommend approval of the Final Site Plan to Town Council.

2. Deny the Hillside Groves Common architectural elevations and recommend denial of the Final Site Plan to Town Council [specify reasons for denial and recommendation for denial].

3. Continue the Hillside Groves Common architectural elevations and continue the recommendation on the Final Site Plan to Town Council [specify reasons for continuance].

September 30, 2025 25-01915

**Owner:** Meritage Homes Orlando
5337 Millenia Lakes Blvd, Suite 235
Orlando, FL 32839
Claudio Torres

**Re: 25-01915 Hillside Groves Amenity Center**

To the Town of Howey-in-the-Hills, FL,

We write this letter to acknowledge that the above-mentioned project meets the requirements of the Town of Howey-in-the-Hills Land Development Code.

Each façade of this building has been reviewed and meets the requirements set forth in Section 4.06.06 Non-Residential Development Architectural Plans. Please also refer to Sheet A702 and A703 for color elevation and material schedule.

- North Façade (60′ – 8″): 2 required Massing and Articulation Techniques
  - Massing Techniques Utilized: Colonnades & Variations in Roof Lines
  - Articulation Techniques Utilized: Windows & Porches
- East Façade (42′ – 6″): 1 required Massing and Articulation Technique
  - Massing Technique Utilized: Colonnades
  - Articulation Technique Utilized: Windows
- South Façade (60′ – 8″): 2 required Massing and Articulation Techniques
  - Massing Techniques Utilized: Building Recesses and Projections & Variations in Roof Lines
  - Articulation Techniques Utilized: Windows & Transoms
- West Façade (42′ – 6″): 1 required Massing and Articulation Technique
  - Massing Technique Utilized: Colonnades
  - Articulation Technique Utilized: Windows

If you should have any questions, please do not hesitate to contact me at 407-880-2333 ext. 245.

Sincerely,
Total Solutions Group

Steven G. Tenzel, RA
VP Architecture
FL License. No. AR100323

09/30/2025

STATE OF FLORIDA
STEVEN G. TENZEL
AR 100323
REGISTERED ARCHITECT

Steven G Tenzel
Digitally signed by Steven G Tenzel
Location: Maitland, FL
Reason: I am approving this document.
Contact Info: steven.tenzel@myTSGhome.com
Date: 2025.09.30 14:52:34-04'00'

Kimley»Horn

October 7, 2025

Town of Howey-in-the-Hills
Land Development
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

Re: **Hillside Groves Amenity Center**
**Final Site Plan**

To Whom It May Concern:

We are in receipt of your recent comments dated September 9, 2025, regarding the above referenced project and offer the following in response:

**Engineering Review Comments**

1. Show on the Utility Plan and on the Irrigation Plan the point of service from the irrigation supply main.

   **Response: The amenity site irrigation point of connection has been adjusted.**

**Planning & Zoning Comments**

1. Please provide on the West and East elevations an additional massing/articulation detail incorporating the required second massing technique.

   **Response: Please see the revised Architectural "Architectural Response to Comments" attachment included with this resubmittal.**

2. Please show samples of the building color palette.

   **Response: Please see the revised Architectural "Architectural Response to Comments" attachment included with this resubmittal.**

3. Can the perimeter trees be a Street Tree instead of the Crape Myrtle? We can discuss this in DRC.

   **Response: Yes, the perimeter trees are magnolias per the approved Phase 1 landscape plans for the boulevard.**

4. Please provide details on any hardscape elements consistent with LDC Section 7.07.00 as applicable. Examples would be dog park receptacles, fencing, benches.

   **Response: Images of the proposed benches have been added to the details.**

5. The exterior pool fence should be in keeping with the style reflected in the Development Agreement. This would not be plain PVC but more of a stucco or ornate material. I have attached a copy of the Development Agreement. We can discuss this in DRC.

   **Response: The PVC fence is only for the screening of the pool equipment area. The pool fence is an aluminum vertical rail fence.**

6. Please identify how the irrigation plan is consistent with LDC Sec. 7.06.00.

   **Response: We have added a calculation to demonstrate the 60% compliance.**

If you have any further questions, please do not hesitate to contact our office or email me at blake.wagner@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Blake J. Wagner, P.E.
Project Manager

"K:\ORL_LA\149658038_Hillside Groves Common\AGENCY PERMITS\HOWEY-IN-THE-HILLS\COMMENTS\2025-09-10 DRC Comments\Comment Response Ltr 2025-10-07.docx"

# HILLSIDE GROVES AMENITY

## HOWEY-IN-THE-HILLS, FLORIDA

## CONTACT INFORMATION:

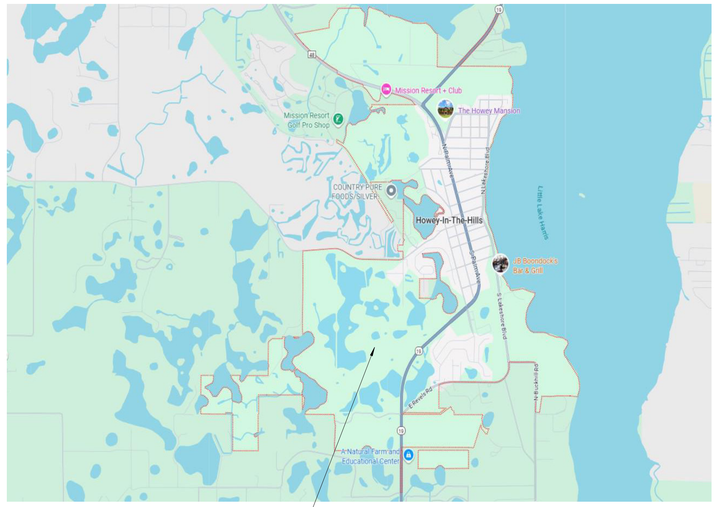

OWNER:
MERITAGE HOMES ORLANDO
5337 MILLENIA LAKES BLVD.
SUITE 235
ORLANDO, FL. 32839
MANAGER: CLAUDIO TORRES
CELL: (630) 974-7644

ARCHITECT:
TOTAL SOLUTIONS GROUP
258 SOUTHHALL LANE, SUITE 200
MAITLAND, FL 32751
(o) 407.880.2333
AA 26003115
ARCHITECT: STEVEN TENZEL R.A.
PROJECT MANAGER: AMBER AMRHEIN
TEL: (407)880-2333
EMAIL:
AMBER.AMRHEIN@myTSGhome.COM
www.myTSGhome.com

STRUCTURAL ENGINEER:
TOTAL SOLUTIONS GROUP
258 SOUTHHALL LANE, SUITE 200
MAITLAND, FL 32751
ENGINEER: SCOTT LEWKOWSKI
TEL: (407)880-2333
EMAIL: SCOTT.LEWKOWSKI@MYTSGHOME.COM
www.myTSGhome.com

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
MIGRE ENGINEERING LLC
760 FLORIDA CENTRAL PARKWAY
SUITE 224
LONGWOOD, FL 32750
ENGINEER: GREG H. KLEBANOFF, PE
DIRECTOR OF MECHANICAL ENGINEERING
TEL: (407) 636-7999 x128

CIVIL ENGINEER:
GREGORY WITHERSPOON, PLA, AICP
KIMLEY-HORN
200 SOUTH ORANGE AVE.
SUITE 600
ORLANDO, FL. 32801
DIRECT: (407) 849-2713


PROJECT LOCATION

### VICINITY MAP

SCALE: NTS

## DRAWING INDEX

| SHEET NUMBER | SHEET NAME | SHEET ISSUE DATE | REV. 1 |
|---|---|---|---|
| 0 - GENERAL | | | |
| A001 | INDEX & BUILDING DATA | 08.26.25 | 09.29.25 |
| A002 | ABBREVIATIONS, LEGENDS, & NOTES | 08.26.25 | |
| 2 - LIFE SAFETY | | | |
| A100 | LIFE SAFETY PLAN | 08.26.25 | |
| A101 | LIFE SAFETY SITE PLAN | 08.26.25 | |
| A102 | ADA CLEARANCE REQUIREMENTS | 08.26.25 | |
| A103 | ADA CLEARANCE REQUIREMENTS | 08.26.25 | |
| A104 | ADA CLEARANCE REQUIREMENTS | 08.26.25 | |
| 3 - ARCHITECTURAL | | | |
| A300 | FLOOR PLAN - NOTES | 08.26.25 | |
| A302 | FLOOR PLAN - DIMENSIONS | 08.26.25 | |
| A401 | ENLARGED PLANS / INTERIOR ELEVATIONS | 08.26.25 | |
| A500 | REFLECTED CEILING PLAN | 08.26.25 | |
| A600 | ROOF PLAN | 08.26.25 | |
| A700 | BUILDING ELEVATIONS | 08.26.25 | |
| A701 | BUILDING ELEVATIONS | 08.26.25 | |
| A702 | COLOR BUILDING ELEVATIONS | 08.26.25 | 09.29.25 |
| A703 | COLOR BUILDING ELEVATIONS | 08.26.25 | 09.29.25 |
| A800 | BUILDING SECTIONS | 08.26.25 | |
| A900 | WALL SECTIONS | 08.26.25 | |
| A1000 | DOOR & WINDOW SCHEDULES & DETAILS | 08.26.25 | |
| A1100 | WALL PARTITION TYPES | 08.26.25 | |
| A1101 | DETAILS | 08.26.25 | |

## GROSS AREA TABULATION

| AREA NAME | SQUARE FT. |
|---|---|
| CLUBHOUSE | 1829 SF |
| COVERED LANAI - NON AC | 789 SF |
| FRONT ENTRY - NON AC | 207 SF |
| TOTAL SQUARE FOOTAGE | 2826 SF |

## OCCUPANCY CLASSIFICATION

GROUP - A3 - ASSEMBLY

## CONSTRUCTION TYPE

NEW - TYPE VB - NON-SPRINKLED/UNPROTECTED

## JURISDICTION

HOWEY-IN-THE-HILLS, FLORIDA DIGITAL SIGNED & SEALED

## APPLICABLE CODES:

| | |
|---|---|
| FLORIDA BUILDING CODE | FLORIDA BUILDING CODE 2023 8th ED. |
| FLORIDA PLUMBING CODE | FLORIDA BUILDING CODE 2023 8th ED. |
| FLORIDA MECHANICAL CODE | FLORIDA BUILDING CODE 2023 8th ED. |
| FLORIDA FUEL GAS CODE | FLORIDA BUILDING CODE 2023 8th ED. |
| NFPA 70 NATIONAL ELECTRIC CODE | 2020 NEC |
| FLORIDA FIRE PREVENTION CODE | 2023 8th ED. & CURRENT ADOPTED CODES & STANDARD BY THE STATE FLORIDA |
| NFPA 1 AND NFPA 101 FLORIDA EDITION | 2021 EDITION |
| FLORIDA ACCESSIBILITY CODE | FLORIDA BUILDING CODE 2023 8TH ED. |
| EXISTING FLORIDA BUILDING CODE | FLORIDA BUILDING CODE 2023 8TH ED. |

SITE PLAN SUBMITTAL ONLY


TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
(407) 880 2333


100% Employee Owned
myTSGhome.com

09/30/2025

STATE OF FLORIDA
STEVEN G. TENZEL
AR 100303
REGISTERED ARCHITECT
STEVEN G TENZEL, RA
LICENSE # AR100303
9/29/25 2:45:54 PM

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**HILLSIDE GROVES AMENITY**

HOWEY-IN-THE-HILLS, FLORIDA

**Revision Schedule**

| NO | DESCRIPTION | 00/00/00 |
|---|---|---|
| 1 | Color Elevations | 09.29.25 |

| | |
|---|---|
| Permit # | #### |
| Publish Date: | 9/29/2025 2:45:54 PM |
| Original Issue Date: | 08/27/25 |
| Drawn By: | MAB |
| Reviewed By: | SGT |

**INDEX & BUILDING DATA**

Project No:
25-01934
Sheet No:
A001

# ABBREVIATIONS

| | | | |
|---|---|---|---|
| & | AND | HGT. | HEIGHT |
| ∠ | ANGLE | H.C. | HANDICAPPED ACCESSIBLE |
| @ | AT | HM. | HOLLOW METAL |
| ℄ | CENTERLINE | HORZ. | HORIZONTAL (LY) |
| ⊏ | CHANNEL | HB. | HOSE BIBB |
| ⌀ | DIAMETER OR ROUND | HR. | HOUR |
| ⊥ | PERPENDICULAR OR STRUCTURAL TEE | INCL. | INCLUDING |
| # | NUMBER OR POUND | INSUL. | INSULATE (D) (ING) (TION) |
| ABV. | ABOVE | INT. | INTERIOR |
| ACOUS./ACT | ACOUSTICAL TILE | JB | JUNCTION BOX (ES) |
| ADJ. | ADJUSTABLE | JC | JANITORS CLOSET |
| A/C | AIR CONDITIONING | JCT. | JUNCTION |
| A.F.F. | ABOVE FINISHED FLOOR | JT. | JOINT |
| ALT. | ALTERNATE | L. | LENGTH |
| AL. | ALUMINUM | LAM. | LAMINATE (D) |
| ALUM. | ALUMINUM | LAV. | LAVATORY |
| A.S.T.M. | AMERICAN SOCIETY TESTING MATERIALS | LG. | LAMINATED GLASS |
| A.I.S.C. | AMERICAN INSTITUTE OF STEEL CONSTRUCTION | LDG. | LEADED GLASS |
| A.I.A. | AMERICAN INSTITUTE OF ARCHITECTS | LL. | LIVE LOAD |
| AB. | ANCHOR BOLT | LT.WT. | LIGHT WEIGHT |
| ANOD. | ANODIED | MANUF. | MANUFACTURE (ER) |
| ARCH. | ARCHITECT(URAL) | MARB. | MARBLE |
| A.R. | AS REQUIRED | MAS. | MASONRY |
| AUTO. | AUTOMATIC | M.O. | MASONRY OPENING |
| A.N.S.I. | AMERICAN NATIONAL STANDARDS INSTITUTE | MAX. | MAXIMUM |
| AWWM. | ALIGN WITH WINDOW MULLION | MG. | MIRROR GLASS |
| BKSPL. | BACK SPLASH | MIN. | MINIMUM |
| BSMT. | BASEMENT | MR. | MOISTURE RESISTANT |
| BRG. | BEARING | MTD. | MOUNTED |
| BM. | BEAM | MTL. | METAL |
| BTWN. | BETWEEN | MECH. | MECHANIC (AL) |
| BIT. | BITUMINOUS | MAT. | MATERIAL |
| BLK. | BLOCK | MISC. | MISCELLANEOUS |
| BLKG. | BLOCKING | NFPA | NATIONAL FIRE PROTECTION AGENCY |
| BD. | BOARD | N. | NORTH |
| BOT. | BOTTOM | NTS | NOT TO SCALE |
| BRK. | BRICK | NEC | NATIONAL ELECTRIC CODE |
| BLDG. | BUILDING | NR | NON FIRE RATED |
| BU. | BUILT-UP | NSF | NATIONAL SANITATION FOUNDATION |
| CO. | CLEAN OUT | OSHA | OCCUPATIONAL SAFETY AND HEALTH ADMIN. |
| CPT. | CARPET (ED) | OC. | ON CENTER |
| C.B. | CATCH BASIN | OPG. | OPENING |
| CTR. | CENTER | OA. | OVERALL |
| CLG. | CEILING | OD. | OUTSIDE DIAMETER |
| C.F.C.I. | FURNISHED INSTALLED | O.F.O.I. | OWNER FURNISHED OWNER INSTALLED |
| CEM. | CEMENT | O.F.C.I. | OWNER FURNISHED CONTRACTOR INSTALLED |
| C.T. | CERAMIC TILE | O.H. | OPPOSITE HAND |
| CHAM. | CHAMFER | OWG. | ONE WAY GLASS |
| CHN LNK | CHAIN LINK | PNT | PAINT |
| C.I. | CAST IRON | PTD. | PAPER TOWEL DISPENSER |
| C.I.P. | CAST IN PLACE | PL | PROPERTY LINE |
| CIR. | CIRCLE | PLAM | PLASTIC LAMINATE |
| CIRCUM. | CIRCUMFERENCE | PLYWD | PLYWOOD |
| CLR. | CLEARANCE | P/CF | POUND PER CUBIC FOOT |
| COL. | COLUMN | P/LF | POUNDS PER LINEAR FOOT |
| CONC. | CONCRETE | P/SF | POUNDS PER SQUARE FOOT |
| CMU | CONCRETE MASONRY UNIT | PSI | POUNDS PER SQUARE INCH |
| CONST. | CONSTRUCTION | PT. | POINT |
| CONTR. | CONTRACTOR | P.T. | PRESSURE TREATED |
| CONT. | CONTINUOUS OR CONTINUE | R | FIRE RATED |
| CJT | CONTROL JOINT | RAD. | RADIUS |
| CTPG | CLEAR TEMPERED PLATE GLASS | RE: | REFERENCE OR SEE |
| CTR | COUNTER | REF. | REFERENCE |
| CW | COLD WATER | REINF. | REINFORCING |
| DCD | CASE DRAIN | REQ'D. | REQUIRED |
| D.F. | DRINKING WATER FOUNTAIN | REV. | REVISION (S) (REVISED) |
| DTL | DETAIL | RO | ROUGH OPENING |
| DIA | DIAMETER | R/W | RIGHT OF WAY |
| DIM | DIMENSION | SCH. | SCHEDULE |
| DS | DOWN SPOUT | SHT. | SHEET |
| DWG | DRAWING | SC. | SOLID CORE |
| DL. | DOWN LEADER | S. | SOUTH |
| DN | DOWN | SPEC. | SPECIFICATION (S) |
| EA. | EAST | S.S. | STAINLESS STEEL |
| E | EACH | S/S | SANITARY SEWER |
| E.H.D. | ELECTRIC HAND DRYER | SPG | SPANDRELITE PANEL GLASS |
| ELEC | ELECTRIC | STD | STANDARD |
| EL. | ELEVATION | STL. | STEEL |
| ELEV | ELEVATION | STOR | STORAGE |
| EQ. | EQUAL | STRUCT | STRUCTURE (AL) |
| E.W. | EACH WAY | SUSP. | SUSPENDED |
| E.W.C. | ELECTRIC WATER COOLER | T & B | TOP AND BOTTOM |
| E.W.H. | ELECTRIC WATER HEATER | T.M. | TO MATCH |
| EXH. | EXHAUST | T.M.E. | TO MATCH EXISTING |
| EJJT/E.J. | EXPANSION JOINT | T.O.C. | TOP OF CONCRETE |
| EXP. | EXPOSED | TOH. | TOTAL DYNAMIC HEAD |
| EXIST.EXTG. | EXISTING | T.O.M. | TOP OF MASONRY |
| EXT. | EXTERIOR | T.O.R.F. | TOP OF ROOF PERIMETER |
| FA | FIRE ALARM | T.O.R.D. | TOP OF ROOF DECK |
| FE. | FIRE EXTINGUISHER | T.O.W. | TOP OF WALL |
| F. CLG/ | | TTPG | TINTED TEMPERED PLATE GLASS |
| FIN. CEIL. | FINISH CEILING | T. OF F. | TOP OF FOUNDATION |
| F.F./FIN. FL. | FINISH FLOOR | TEL. | TELEPHONE |
| FIN. | FINISH (ED) | TV. | TELEVISION |
| FLASH. | FLASHING | T & G | TONGUE AND GROOVE |
| FLR. | FLOOR (ING) | TYP. | TYPICAL |
| FLUOR | FLUORESCENT | U.N.O. | UNLESS NOTED OTHERWISE |
| FOC. | FACE OF CONCRETE | V.B. | VAPOR BARRIER |
| FOF. | FACE OF FINISH | VERT. | VERTICAL |
| FOFM | FACE OF FINISHED MASONRY | VCT. | VINYL COMPOSITION TILE |
| FOS | FACE OF STUDS | VP | VENEER PLASTER |
| F.O.SH. | FACE OF SHEATHING | VTR. | VENT THRU ROOF |
| F.O.S.M. | FACE OF STRUCTURAL MASONRY | W/ | WITH |
| FTG. | FOOTING | W. | WIDTH OR WEST |
| FT. | FOOT | WC. | WATER CLOSET |
| GALV. | GALVANIZED | W. HTR. | WATER HEATER |
| G.I. | GALVANIZED IRON | WNDW | WINDOW |
| GD. | GRADE (GRADING) | WO | WITHOUT |
| GEN. | GENERAL | WD | WOOD |
| GYP./GWB | GYPSUM WALL BOARD | WG | WIRE GLASS |
| H OR HT. | HEIGHT | WT. | WEIGHT |
| HDW. | HARDWARE | WP. | WATER PROOFING |
| HDR. | HEADER | WWF. | WELDED WIRE FABRIC |
| HVAC. | HEATING/VENTILATING/AC | | |

# LEGEND OF SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| | NORTH ARROW |
| ROOM NAME<br>0000 SQ FT<br>302 | ROOM NAME & NUMBER - SEE FINISH SCHEDULE |
| 100A | DOOR NUMBER - SEE DOOR SCHEDULE |
| 100A | WINDOW NUMBER - SEE WINDOW SCHEDULE |
| 1 | COLUMN GRID REFERENCE |
| P-1 | PARTITION TYPE - SEE SHEET A000 |
| CONC. | FLOOR FINISH TAG |
| EL. 30'-3"<br>TOP OF BEAM | ELEVATION MARK |
| 2 / 5 1 A300 3 / 4 | INTERIOR ELEVATION MARK |
| # | PLAN NOTE NUMBER |
| # | LOUVER MARK |
| # | REVISION MARK |
| 1 A300 | DETAIL MARK |
| | INSULATION |
| | CONCRETE |
| | STUCCO, PLASTER OR G.W.B. |
| | BRICK / BLOCK ELEV. |
| | GRADE / EARTH |
| 1 A300 1 A300 | BUILDING SECTION MARK |
| 1 A300 | WALL SECTION MARK |
| 1 A300 | DETAIL MARK |

# PROJECT REQUIREMENTS & COMPLIANCE

1. CODE REQUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION
2. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE:
   A. GOVERNING MUNICIPAL REGULATORY AGENCIES
   B. LOCAL, STATE AND FEDERAL CODES

## APPLICABLE CODES:

| | |
|---|---|
| FLORIDA BUILDING CODE | FLORIDA BUILDING CODE 2023 8th ED. |
| FLORIDA PLUMBING CODE | FLORIDA BUILDING CODE 2023 8th ED. |
| FLORIDA MECHANICAL CODE | FLORIDA BUILDING CODE 2023 8th ED. |
| FLORIDA FUEL GAS CODE | FLORIDA BUILDING CODE 2023 8th ED. |
| NFPA 70 NATIONAL ELECTRIC CODE | 2020 NEC |
| FLORIDA FIRE PREVENTION CODE | 2023 8th ED. & CURRENT ADOPTED CODES & STANDARD BY THE STATE FLORIDA |
| NFPA 1 AND NFPA 101 FLORIDA EDITION | 2021 EDITION |
| FLORIDA ACCESSIBILITY CODE | FLORIDA BUILDING CODE 2023 8TH ED. |
| EXISTING FLORIDA BUILDING CODE | FLORIDA BUILDING CODE 2023 8TH ED. |

3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE SOILS REPORT. OBTAIN FROM THE OWNER THE CURRENT COPY OF THE SOILS INVESTIGATION REPORT IF NECESSARY.
4.ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY THE GENERAL CONTRACTOR AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION.
5. IT IS UNDERSTOOD THAT ALL INTENDED WORK IS SUBJECT TO REVIEW AND INTERPRETATION BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. IN NO CASE SHALL WORK BE PERFORMED WITHOUT THE REVIEW AND WRITTEN APPROVAL OF SAID AUTHORITY.
6. ALL TRADES SHALL BE RESPONSIBLE FOR ALL FEES RELATED TO THE ISSUE OF TRADE-SPECIFIC PERMITS, INSPECTIONS AND CERTIFICATES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK, AND THE OCCUPANCY OF THE WORK.
7. EXISTING CONDITIONS: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND FIELD-COORDINATE THE CORRECTIVE ACTION AS REQUIRED. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER OF ALL CONFLICTS AND DISCREPANCIES THAT AFFECT THE WORK PRIOR TO PROCEEDING WITH SAID WORK.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS WILL GOVERN. LARGE-SCALE DRAWINGS SHALL GOVERN OVER SMALLER-SCALED DRAWINGS. CONTACT ARCHITECT/DESIGNER TO CONFIRM ALL DISCREPANCIES.
9. THE ARCHITECT/DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR WORK PERFORMED NOT IN ACCORDANCE WITH THESE DOCUMENTS NOR FOR MISINTERPRETATION OF THE DRAWINGS, NOR FOR UNSATISFACTORY WORK BY CONTRACTOR.
10. CONFIRM ALL DIMENSIONS WITH PLANS AND IN FIELD PRIOR TO FABRICATION AND/OR CONSTRUCTION
11. ALL ELECTRICAL AND MECHANICAL INFORMATION CONTAINED IN THESE DRAWINGS IS SOLELY FOR THE PURPOSE OF COORDINATION OF THE ARCHITECT/DESIGNER'S WORK.

# TERMITE PROTECTION NOTES

PER FLORIDA BUILDING CODE 2023 8TH EDITION

SOIL CHEMICAL BARRIER METHOD

1. "A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR WATER HEATER OR ELECTRICAL PANEL."
2. "CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS."
3. "IRRIGATION / SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF BUILDING SIDE WALLS."
4. "TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES." EXCEPTION: PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.
5. "INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE."
6. "SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED."
7. "BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT."
8. "MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAIN FALL DILUTION. IF RAIN FALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREAT AS REQUIRED."
9. "CONCRETE OVERPOUR AND MORTAR ALONG FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT."
10. "SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS."
11. "AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE CHEMICAL BARRIER IS APPLIED, SHALL BE RETREATED."
12. "ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT."
13. "A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BE FOR CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: 'THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS OF THE FLORIDA BUILDING DEPARTMENT OF AGRICULTURE AND CUSTOMER SERVICES."
14. "AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL."
15. "NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING."

# PROJECT NOTES

1. THE SPECIFICATION, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT WRITTEN CONSENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO BEGINNING WORK. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
3. THE PLANS SHOW THE LOCATION OF ALL FIXTURES AND EQUIPMENT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK, BUT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.
4. NO WORK IS TO BE INSTALLED PRIOR TO THE SUBMISSION AND APPROVAL OF APPROPRIATE AND REQUIRED SHOP DRAWINGS, SAMPLES, ETC. AS DESCRIBED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND FINISHED PRODUCT. ANY ITEMS NOT SPECIFIED, OR IDENTIFIED, BUT REQUIRED TO COMPLETE AN ASSEMBLY, SYSTEM, ETC. SHALL BE CONSIDERED PART OF THIS CONTRACT.
6. THE CONTRACTORS SHALL COORDINATE AND ASSURE THEMSELVES THAT ALL ITEMS OF WORK WILL FIT AND FUNCTION IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS AND THAT INDIVIDUAL PIECES OF THE SAME AND DIFFERENT SYSTEMS WILL PROPERLY FUNCTION IN CONFORMANCE WITH THE MANUFACTURER AND INDUSTRY STANDARD REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE, INSIDE OR OUTSIDE THE LIMIT OF WORK DUE TO OPERATIONS. THE CONTRACTOR SHALL RESTORE ALL DAMAGED AREAS OR ITEMS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY PROTECTION AS REQUIRED TO PROPERLY SECURE THE BUILDING FROM INTRUDERS, ANIMALS, AND THE ELEMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIAL OR SYSTEM INTEGRATED WITH SCOPE OF WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND OBJECTIVES OF THIS PROJECT. ALL CLEARANCES AND CONFLICTS OF ANY AND ALL CONSTRUCTION; FRAMING/ MECHANICAL/ PLUMBING/ ELECTRICAL/ ETC REQUIRED SHALL BE ADJUSTED FOR PROPER FIT, ACCESSIBILITY AND FUNCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES NOT IDENTIFIED, INDICATED OR DESCRIBED IN THE DRAWINGS. INDIVIDUAL CONTRACTORS SHALL BE RESPONSIBLE FOR THE CONFORMANCE OF THEIR DESIGN AND EXECUTION TO ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES AND ORDINANCES, ZONING BYLAWS AND GOVERNING AGENCIES AS WELL AS OSHA, NFPA AND THE HEALTH ACTS. THE CONTRACTOR SHALL COORDINATE ALL N.I.C., OWNER SUPPLIED, AND FURNISHED ITEMS AS REQUIRED.
10. THE CONTRACTOR SHALL WORK IN A CLEAN, ORGANIZED, AND PROFESSIONAL MANNER AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SAFETY AND SECURITY OF THE SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF TRASH FROM THE SITE, ON A WEEKLY BASIS, AT A MINIMUM, AND MAINTAIN A SAFE AND ORDERLY CONDITION.
12. MATERIALS SPECIFIED ARE FOR CONFIGURATION, QUALITY, AND PERFORMANCE. DEMONSTRATED EQUALS WILL BE AMENABLE AND ACCEPTABLE WITH OWNER'S WRITTEN APPROVAL (UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
13. COORDINATE ALL DIMENSIONS OR EQUIPMENT AND BUILT IN ITEMS WITH FINAL PLACEMENT LOCATIONS AS-BUILT CONDITIONS.
14. ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RELATED TRADE PRACTICES OR STANDARDS. THE PREPARATIONS AND MODIFICATIONS OF UNDERLYING CONDITIONS SHALL BE COMPLETE AND READY FOR THE NEXT TRADE OR PRODUCT. ALL WORK SHALL BE IN CONFORMANCE WITH GOOD TRADE PRACTICE AND PERFORMED BY SKILLED WORKERS, TRAINED IN THE INSTALLATION OF THE PRODUCT BEING INSTALLED. WORK NOT CONFORMING TO THESE REQUIREMENTS SHALL BE CAUSE FOR REJECTION. SATISFACTORY REMEDIES MAY INVOLVE COMPLETE REMOVAL AND REPLACEMENT OF DEFECTIVE WORK OR MATERIAL AT THE CONTRACTORS EXPENSE .
15. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED DRAWINGS, CALCULATIONS AND DIAGRAMS FOR PLUMBING, MECHANICAL AND ELECTRICAL PERMITS AND TO INSTALL REQUIRED COMPONENTS TO MEET ALL APPLICABLE CODES.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED DRAWINGS, CALCULATIONS, DIAGRAMS AND CERTIFICATION FOR CONTRACTOR SUPPLIED SYSTEMS FOR REQUIRED PERMITTING AND AS REQUIRED TO MEET ALL APPLICABLE CODES.
17. IN THE EVENT OF A CONFLICT WITH ITEMS OR SYSTEMS SPECIFIED OR DETAILED IN MORE THAN ONE LOCATION, THE CONTRACTOR SHALL PROVIDE THE MORE EXPENSIVE OR HIGHER QUALITY ITEM AT NO COST TO THE OWNER.
18. THE CONTRACTOR IS ADVISED THAT THE OWNER AND OTHER CONTRACTORS MAY BE PERFORMING WORK DURING THE PERFORMANCE OF HIS WORK. COMPLETE COOPERATION AND COORDINATION IS REQUIRED.
19. ANY CONTRACTOR, SUBCONTRACTOR, INDIVIDUAL, COMPANY, OR THEIR DESIGNEES PERFORMING WORK OR SERVICES FOR THIS PROJECT, BE IT FOR MATERIALS, LABOR OR BOTH SHALL BE RESPONSIBLE FOR THE DETAILED EXAMINATION OF EXISTING CONDITIONS AT THE SITE, AS INDICATED IN DRAWINGS, OR IN OTHER INFORMATION AVAILABLE FROM A PUBLIC AGENCY OR UTILITY COMPANY. NO CONSIDERATION SHALL BE GIVEN FOR CLAIMS MADE AS A RESULT OF FAILURE TO UNDERSTAND, IDENTIFY OR ESTABLISH EXISTING CONDITIONS. ANY DAMAGE TO EXISTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REPAIRED AT HIS OWN EXPENSE.
20. THE CONTRACTOR SHALL SUPPLY ALL ITEMS IDENTIFIED TO BE PROVIDED IN THE SPECIFICATIONS OR THE DRAWING INDEPENDENT OF BEING INDICATED WITHIN THE OTHER.
21. CONTRACTOR TO PROVIDE 'UTILIGUARD SYSTEM' ENERGY MANAGEMENT SYSTEMS OR APPROVED EQUAL ON ALL ELECTRICAL POWER PANELS FOR ENERGY/GREEN SYSTEMS.

# GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO PREPARATION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH CONDITIONS OF THE CONSTRUCTION AREA AND WORK REQUIRED TO PERFORM THE WORK OF THIS CONTRACT. OBTAIN DIMENSIONS BY CALCULATION. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DO NOT SCALE THE DRAWINGS ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
2. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 1606 OF THE 2023 FLORIDA BUILDING CODE.
3. ALL DIMENSION ARE TAKEN FROM FACE OF MASONRY OR STUD UNLESS NOTED OTHERWISE.
4. ALL CONDUIT, PIPING, AND DUCTWORK PENETRATING ANY RATED ASSEMBLY; FLOOR, CEILING OR WALL SHALL HAVE AN APPROVED FIRE RATED ASSEMBLY FOR THE SPECIFIC APPLICATION.
5. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE LOCATED ON SITE PER ARCHITECTURAL OR CIVIL DRAWINGS.
6. ALL LUMBER IN CONTACT WITH THE SOIL, CONCRETE, MASONRY, OR AS INDICATED OR REQUIRED SHALL BE PRESSURE PRESERVATIVE TREATED.
7. ALL EXTERIOR STEEL STUD CONSTRUCTION SHALL BE MINIMUM 20 GAGE WITH A MAXIMUM SPACING OF 24" O.C. ALL INTERIOR STEEL STUD CONSTRUCTION SHALL BE MINIMUM 25 GAGE WITH A MAXIMUM SPACING OF 24" O.C. WITH NO EXCEPTION
8. AT ALL PERIMETER STOREFRONT WINDOW FRAMING PROVIDE CLOSED END FLAT POCKET FILLER.
9. AT ALL PERIMETER STOREFRONT FRAME ASSEMBLIES PROVIDE MIN. I" SHIM. STOREFRONT TO BE CLEANED OF ALL FOREIGN DEBRIS, I.E. STUCCO, PRIOR TO SEALANT APPLICATION.
10. HIGH PERFORMANCE STOREFRONT WINDOW SILL TO BE EXTRUDED ALUMINUM WITH CLOSED END PAN.
11. SEE FLOOR PLANS AND REFLECTED CEILING PLANS FOR SPECIFIC ELEVATIONS AND DETAILS.
12. INSTALL THRESHOLDS AT ALL EXTERIOR DOORS, AT FIRE RATED DOORS, AND DOORS BETWEEN AIR CONDITIONED & NON AIR CONDITIONED SPACES AND WHERE MATERIALS CHANGE ON EITHER SIDE.
13. ALL SOFFIT SYSTEMS, ROOF SYSTEMS AND WINDOW SYSTEMS TO MEET ALL UPLIFT AND SHAPE CRITERIA AS REQUIRED BY CODES.
14. SPECIFICATIONS AND REQUIREMENTS INDICATED ON STRUCTURAL , MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE CONSIDERED MINIMUM ACCEPTABLE CRITERIA AND MAY BE SUPERCEDED BY MORE STRINGENT CRITERIA REQUIRED AS PART OF ARCHITECTURAL DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR ANY POSSIBLE CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCING THE SPECIFIC WORK.
15. CONTRACTOR TO COORDINATE AND VERIFY ALL EXTERIOR WALL CONTROL AND EXPANSION JOINTS PRIOR TO THE COMMENCEMENT OF SPECIFIC WORK.
16. ALL GLASS TO BE TEMPERED PER CODE ADJACENT TO DOORS, ETC.
17. PROVIDE DURAROCK TILE BACKER BOARD @ ALL LOCATIONS SCHEDULED FOR TILE FINISH
18. PROVIDE VINYL BASE @ ALL WALLS UNLESS OTHERWISE SPECIFIED/NOTED.
19. PROVIDE CASING BEADS @ ALL STUCCO AND DRYWALL TRANSITIONS TO DIFFERENT MATERIAL. PROVIDE SEALANT JOINT W/ BACKER ROD OR BOND BREAK. TYPICAL UNLESS NOTED OTHERWISE.
20. PROVIDE CORNER BEADS @ ALL STUCCO & DRYWALL RETURNS.
21. EXTEND ALL NON BEARING WALLS TO 4" ABOVE FINISH CEILING UNLESS NOTED OTHERWISE
22. PROVIDE CONTROL JOINTS BETWEEN DIFFERENT CONSTRUCTION TYPES. I.E. METAL FRAMING AND C.I.P. OR C.M.U. CONSTRUCTION.
23. ALL FINISHES SHALL BE PROTECTED WHERE INDICATED AS FINAL FINISH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO PRODUCE A UNIFORM FINISH.
24. PROVIDE STEEL TROWEL FINISH AT ALL BEAM DETAILS, WINDOW SILLS AND UPPER ROOF AND COLUMN CAPS UNLESS NOTED OTHERWISE.
25. EXTERIOR PAINT - 2 COLOR LOCATIONS - TO BE DETERMINED BY ARCHITECT/OWNER.
26. ARCHITECT SHALL BE INDEMNIFIED, HELD HARMLESS FOR ANY HURT, LOSS , OR DAMAGE DUE TO ANY AND ALL OWNER FINISH SELECTIONS.

SITE PLAN SUBMITTAL ONLY

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**HILLSIDE GROVES AMENITY**

HOWEY-IN-THE-HILLS, FLORIDA

**Revision Schedule**

| NO | DESCRIPTION | 00/00/00 |
|---|---|---|

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**ABBREVIATIONS, LEGENDS, & NOTES**

Project No: 25-01934

Sheet No: A002

# FIXTURE CALCULATIONS

FIRST FLOOR PLAN (BASIS = M - 62, W - 63)

| | | | |
|---|---|---|---|
| WC MEN @ | 1/75 = | REQ'D 1 | PROVIDED 2 |
| WC WOMEN @ | 1/75 = | REQ'D 2 | PROVIDED 3 |
| LAVS MEN @ | 1/200 = | REQ'D 1 | PROVIDED 3 |
| LAVS WOMEN @ | 1/200 = | REQ'D 1 | PROVIDED 3 |
| SERVICE SINK | | REQ'D 1 | PROVIDED 1 |
| DRINKING FOUNTAINS @ | 1/500 = | REQ'D 1 | PROVIDED 1 |

# FIXTURE CALCULATIONS - POOL

**TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FIXTURE COUNT PER SQUARE FOOT OF POOL SERVICE**

| SIZE OF POOL (SF) | MEN'S RESTROOM | | | WOMEN'S RESTROOM | |
|---|---|---|---|---|---|
| | URINALS | WC | LAVATORY | WC | LAVATORY |
| 3,333 SF | 1 | 2 | 3 | 3 | 3 |

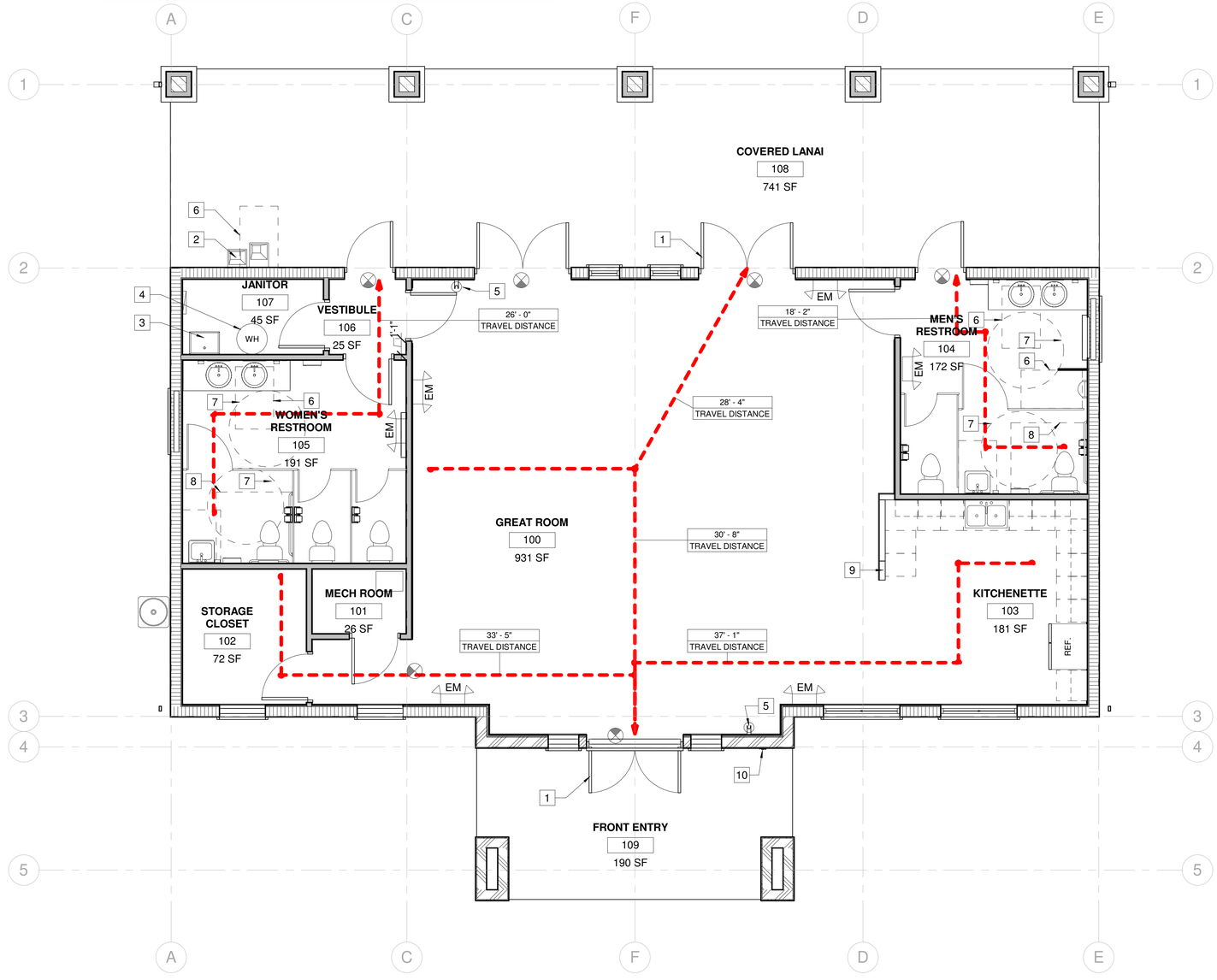
**TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FIXTURE COUNT PER SQUARE FOOT OF POOL SERVICE**

| MEN'S RESTROOMS | | WOMEN'S RESTROOMS | |
|---|---|---|---|
| WC | LAVATORY | WC | LAVATORY |
| 1 per 2,500 for the first 10,000, 1 per 5,000 for the remainder exceeding 10,000 | 1 per 5,000 for the first 10,000, 1 per 10,000 for the remainder exceeding 10,000 | 1 per 1,250 for the first 10,000, 1 per 2,500 for the remainder exceeding 10,000 | 1 per 5,000 for the first 10,000, 1 per 10,000 for the remainder exceeding 10,000 |

# ROOM OCCUPANCY SCHEDULE

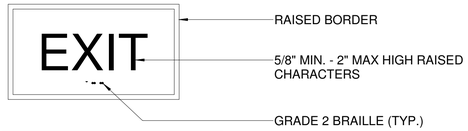
| ROOM NUMBER | ROOM NAME | OCCUPANCY CLASSIFACTION | GROSS ROOM AREA | OCCUPANT LOAD FACTOR | OCCUPANCY LOAD CALCULATED | REQUIRED EGRESS WIDTH |
|---|---|---|---|---|---|---|
| 100 | GREAT ROOM | ASSEMBLY (NON-FIXED SEATS) | 931 SF | 15 SF NET | 62 PPL | 12.4" |
| 101 | MECH ROOM | NO OCCUPANCY | 26 SF | - - - | - - - | - - - |
| 102 | STORAGE CLOSET | STORAGE | 72 SF | 300 SF GROSS | 1 PPL | 0.2" |
| 103 | KITCHENETTE | ASSEMBLY (NON-FIXED SEATS) | 180 SF | 15 SF NET | 12 PPL | 2.4" |
| 104 | MEN'S RESTROOM | NO OCCUPANCY | 171 SF | - - - | - - - | - - - |
| 105 | WOMEN'S RESTROOM | NO OCCUPANCY | 191 SF | - - - | - - - | - - - |
| 106 | VESTIBULE | CIRCULATION | - - - | - - - | - - - | - - - |
| 107 | JANITOR | NO OCCUPANCY | 45 SF | - - - | - - - | - - - |
| 108 | COVERED LANAI | ASSEMBLY (NON-FIXED SEATS) | 741 SF | 15 SF | 50 PPL | 10" |
| 109 | FRONT ENTRY | CIRCULATION | - - - | - - - | - - - | - - - |
| | | | | TOTALS: | 125 PPL | 25.0" |
| | | | | TOTAL EGRESS PROVIDED: | | 288" |

NOTES:
1. SCHEDULE COMPLIES WITH FBC 2023 8TH EDITION TABLE 1004.5
2. FBC 8TH ED. 2023 CH. 10 SECTION 1005.3.1 - REQUIRED EGRESS WIDTH IN INCHES FOR STAIRWAYS SHALL PROVIDE A MIN. OF .3" PER OCCUPANT, OCCUPANT FACTOR MAY BE REDUCED TO .2" IF THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
3. FBC 8TH ED. 2023 CH. 10 SECTION 1005.3.2 - REQUIRED EGRESS WIDTH IN INCHES FOR OTHER EGRESS COMPONENTS SHALL PROVIDE A MIN. OF .2" PER OCCUPANT, OCCUPANT FACTOR MAY BE REDUCED TO .15" IF THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
4. ANY DOOR IN A REQUIRED MEANS OF EGRESS FROM AN AREA HAVING AN OCCUPANT LOAD OF 100 OR MORE PERSONS SHALL BE PERMITTED TO BE PROVIDED WITH A LATCH OR LOCK ONLY IF THE LATCH OR LOCK IS PANIC HARDWARE OR FIRE EXIT HARDWARE AS PER NFPA 101.12.2.2.2.3
5. FBC 8TH ED. 2023 CH. 10 TABLE 1006.2.1 - AN ASSEMBLY OCCUPANCY OF 49 PPL OR LESS MAY UTILIZE A SINGLE MEANS OF EGRESS, HOWEVER WITH 50 OR MORE, TWO MEANS OF EGRESS SHALL BE REQUIRED W/ NECESSARY SEPARATION & DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE
6. FBC 8TH ED. 2023 CH. 10 SECTION 1004.7 OUTDOOR AREAS




# LEGEND

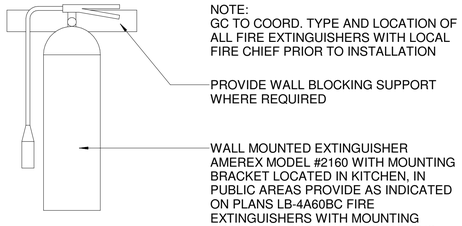
| SYMBOL | DISTRIBUTION | NOTES |
|---|---|---|
| | PATH OF TRAVEL | |
| FE | FIRE EXTINGUISHER - G.C. TO COORDINATE FINAL LOCATION WITH FIRE MARSHAL | |
| | EXIT LIGHT SIGN, REF. ELECTRICAL | |
| EM | EMERGENCY LIGHTING CEILING PACK, REF. ELECTRICAL | |




SIGNS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 101, SECT 7.10.1.3 AND ICC/ANSI A117.1, SECT 703.3-703.4

NOTE:
1. ALL COPY AND GRAPHICS SHALL BE RAISED 1/32"
2. LETTER FORM SHALL BE SANS SERIF

EXIT DOOR IDENTIFICATION DETAIL
SCALE: NTS




FIRE EXTINGUISHER DETAIL
SCALE: NTS

## 2 DETAIL - FIRE EXTINGUISHER-EXIT SIGNAGE
1/4" = 1'-0"

# # KEY NOTES

1. DOOR EXIT REQUIRES PANIC HARDWARE AS PER NFPA 101:12.2.2.2.3
2. HI-LOW DRINKING FOUNTAIN, REFER TO MEP DRAWINGS , REFER TO DETAIL 8/A102
3. SERVICE SINK, REFER TO MEP DRAWINGS
4. WATER HEATER
5. FIRE EXTINGUISHER, REFER TO DETAIL 2/A100
6. 30"x48" CLEAR FLOOR SPACE
7. 60" DIA.CLEAR FLOOR SPACE
8. 56"x60" CLEAR FLOOR SPACE
9. 34" MAX. HT. ADA COUNTERTOP
10. KNOX BOX INSTALLED AT FRONT ENTRANCE AT 6FT A.F.F.

## 1 LIFE SAFETY PLAN
1/4" = 1'-0"

SITE PLAN SUBMITTAL ONLY

TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida, 32751
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**HILLSIDE GROVES AMENITY**
HOWEY-IN-THE-HILLS, FLORIDA

**Revision Schedule**

| NO | DESCRIPTION | 00/00/00 |
|---|---|---|

| | |
|---|---|
| Permit # | #### |
| Publish Date: | 9/29/2025 2:45:56 PM |
| Original Issue Date: | 08/27/25 |
| Drawn By: | MAB |
| Reviewed By: | SGT |

**LIFE SAFETY PLAN**
Project No: 25-01934
Sheet No: A100

## FIXTURE CALCULATIONS

FIRST FLOOR PLAN (BASIS = M - 62, W - 63)

| | | | |
|---|---|---|---|
| WC MEN @ | 1/75 = | REQ'D 1 | PROVIDED 2 |
| WC WOMEN @ | 1/75 = | REQ'D 2 | PROVIDED 3 |
| LAVS MEN @ | 1/200 = | REQ'D 1 | PROVIDED 3 |
| LAVS WOMEN @ | 1/200 = | REQ'D 1 | PROVIDED 3 |
| SERVICE SINK | | REQ'D 1 | PROVIDED 1 |
| DRINKING FOUNTAINS @ | 1/500 = | REQ'D 1 | PROVIDED 1 |

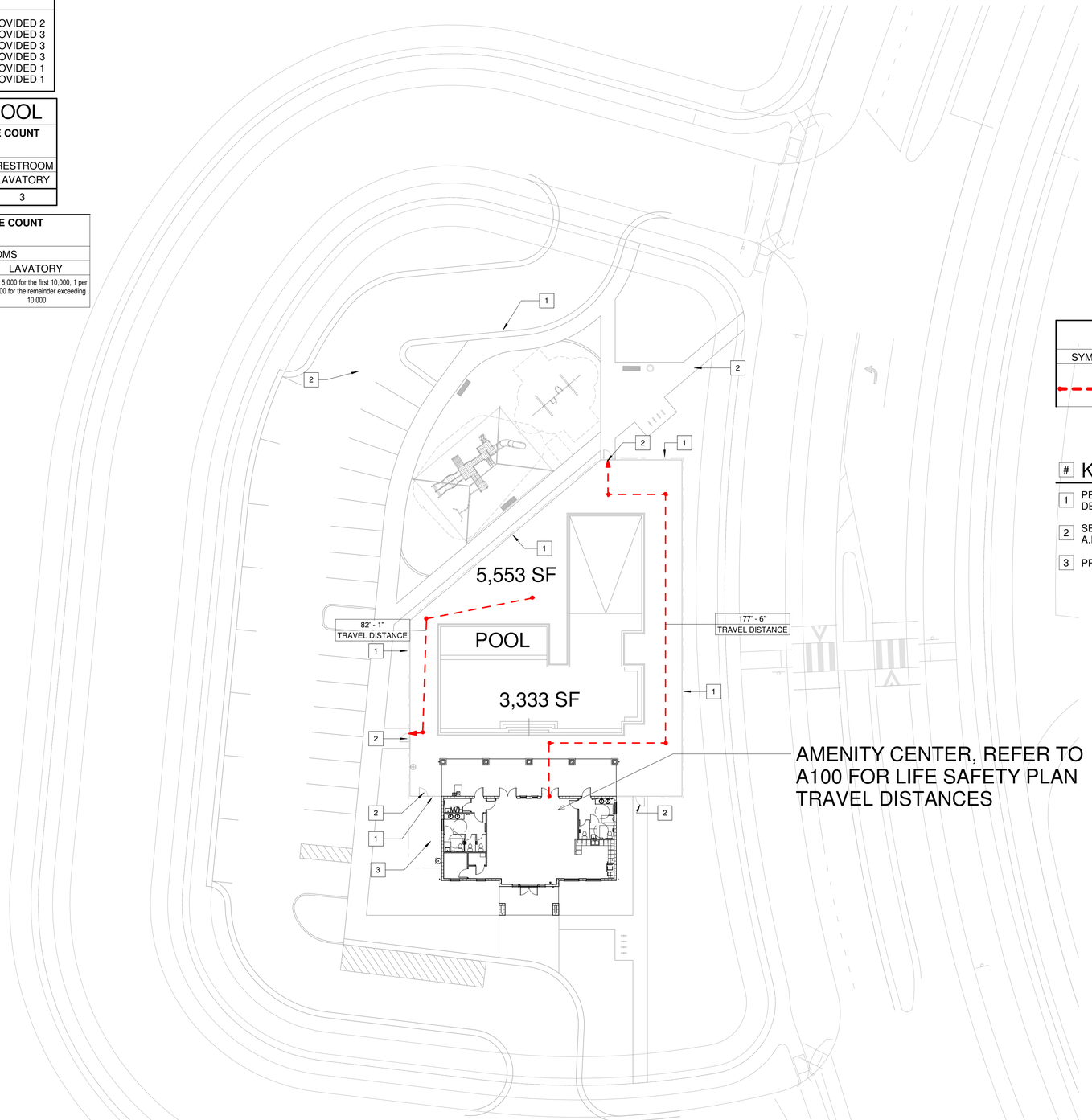
## FIXTURE CALCULATIONS - POOL

**TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FIXTURE COUNT PER SQUARE FOOT OF POOL SERVICE**

| SIZE OF POOL (SF) | MEN'S RESTROOM | | | WOMEN'S RESTROOM | |
|---|---|---|---|---|---|
| | URINALS | WC | LAVATORY | WC | LAVATORY |
| 3,333 SF | 1 | 2 | 3 | 3 | 3 |

**TABLE 403.6 PUBLIC SWIMMING POOL - REQUIRED FIXTURE COUNT PER SQUARE FOOT OF POOL SERVICE**

| MEN'S RESTROOMS | | WOMEN'S RESTROOMS | |
|---|---|---|---|
| WC | LAVATORY | WC | LAVATORY |
| 1 per 2,500 for the first 10,000, 1 per 5,000 for the remainder exceeding 10,000 | 1 per 5,000 for the first 10,000, 1 per 10,000 for the remainder exceeding 10,000 | 1 per 1,250 for the first 10,000, 1 per 2,500 for the remainder exceeding 10,000 | 1 per 5,000 for the first 10,000, 1 per 10,000 for the remainder exceeding 10,000 |




## GENERAL NOTES

1. THIS SITE PLAN IS PRESENTED FOR INFORMATION PURPOSES OF BUILDING LOCATION ONLY AND SHALL NOT BE VIEWED AS A SURVEY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY/CIVIL ENGINEERED PLAN

2. ALL BOUNDARY, SETBACK, EASEMENT, UTILITY, AND PERMANENT OBJECT INFORMATION AS SHOWN WAS SUPPLIED TO TOTAL SOLUTIONS GROUP VIA A SURVEY FURNISHED BY A LICENSED SURVEYOR

3. IF A LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY/CIVIL ENGINEERED PLAN IS REQUIRED, IT SHALL BE PROVIDED BY OTHERS AS A SEPARATE ATTACHMENT TO THE PERMIT PLAN SET PACKAGE SUBMITTED

4. DIMENSIONS AS SHOWN ARE FROM THE BUILDING CORNERS TO THEIR RESPECTIVE PERPENDICULAR LOCATIONS ALONG THE BOUNDARY LINES

5. PROPOSED FENCES AND/OR GATES ARE PROVIDED AND SUBMITTED BY OTHERS

## LEGEND

| SYMBOL | DISTRIBUTION | NOTES |
|---|---|---|
| | PATH OF TRAVEL | |

## # KEY NOTES

1 PERIMETER FENCE @ MIN. 60" ABV. FINISH DECK

2 SELF CLOSING SELF LATCHING GATE @ 60" A.F.F. BY OTHERS

3 PROPOSED POOL EQUIP. LOCATION

0 10' 20' 40' 60'

1" = 20'-0"

1 LIFE SAFETY SITE PLAN

1" = 20'-0"

SITE PLAN SUBMITTAL ONLY

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**HILLSIDE GROVES AMENITY**

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**Revision Schedule**

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| | |
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| Reviewed By: | Checker |

**LIFE SAFETY SITE PLAN**

Project No: 25-01934

Sheet No: A101

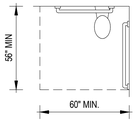
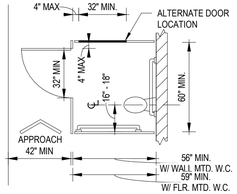
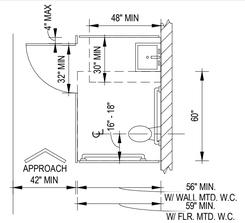


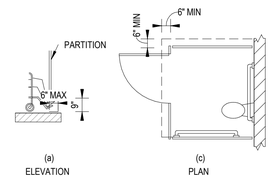

Fig. 604.3.1
CLEARANCE AT WATER CLOSETS



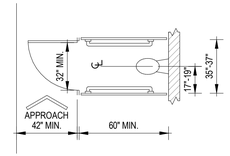

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT
Ref. Section 604




WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT - NEW CONSTRUCTION
Ref. Section 604



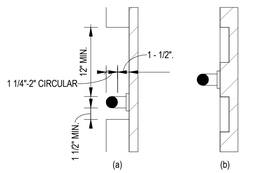

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE
Fig. 604.8.2



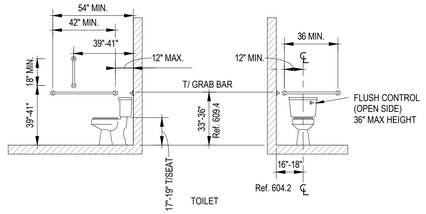

AMBULATORY ACCESSIBLE TOILET COMPARTMENT
Fig. 604.8.2

TOILET ROOM NOTES:

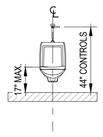
1. A TURNING SPACE PER SECTION 304 IS REQUIRED WITHIN A TOILET ROOM (603.2.1)
2. ONLY THE FOLLOWING OBJECTS ARE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE: GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNIT, COAT HOOKS AND SHELVES (604.3.2)
3. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET (604.6)
4. URINALS SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (605.3)
5. LAVATORIES SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (606.2)
6. KNEE & TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED (602.2)
7. EXPOSED WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES (606.5)
8. INSTALL GRAB BARS TO WITHSTAND NOT LESS THAN A 250 POUND FORCE APPLIED AT ANY POINT ON THE BAR (609.8)



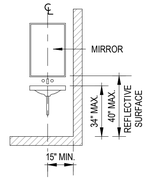

SPACING OF GRAB BARS
Fig. 609.3




TOILET ROOM CLEARANCES & MOUNTING HEIGHTS
Ref. Chapter 6




Ref. Section 605




Ref. Sections 606 & 603.3

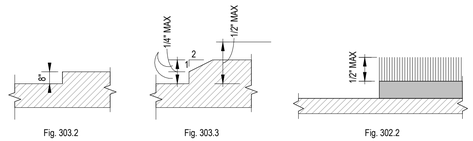
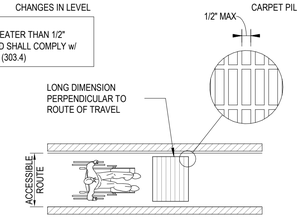



Fig. 303.2 — CHANGES IN LEVEL
Fig. 303.3
Fig. 302.2 — CARPET PILE THICKNESS

NOTE:
CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED, AND SHALL COMPLY w/ SECTIONS 405 OR 406. (303.4)




OPENINGS IN FLOOR OR GROUND SURFACE
Ref. Section 302.3

FLOOR & GROUND SURFACES
Ref. Sections 302 & 303

## 1 FBC ADA CHAPTER 6
1/4" = 1'-0"

## 2 FBC ADA SECTIONS 302 & 303
1/4" = 1'-0"

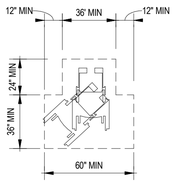
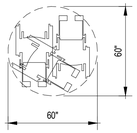



Fig. 304.3.2
T-SHAPED SPACE




Ref. 304.3.1
CIRCULAR SPACE

TURNING SPACE
Ref. Section 304

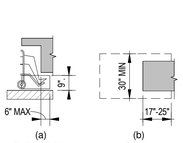



Fig. 306.2
TOE CLEARANCES

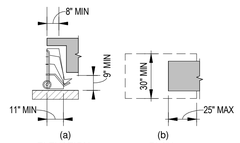



Fig. 306.3
KNEE CLEARANCES

KNEE & TOE CLEARANCES
Ref. Section 306

NOTE:
ANY OPERABLE PART OF ANY DEVICE SHALL BE INSTALLED WITHIN THE REACHES SHOWN (309)

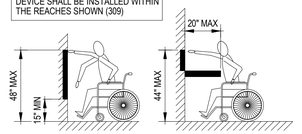



Fig. 308.2.1
UNOBSTRUCTED FORWARD REACH

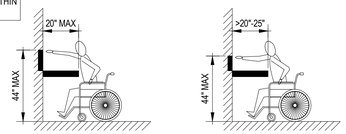



Fig. 308.2.2
OBSTRUCTED HIGH FORWARD REACH

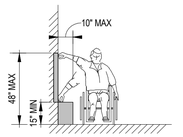



Fig. 308.3.1
UNOBSTRUCTED SIDE REACH

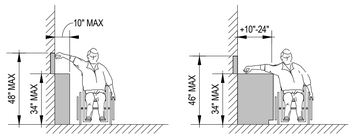



Fig. 308.3.2
OBSTRUCTED HIGH SIDE REACH

REACH RANGES
Ref. Section 308

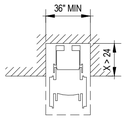



Fig. 305.7.1

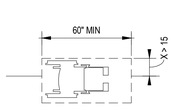
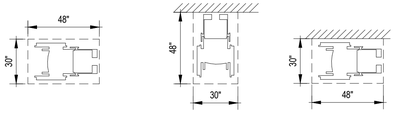



Fig. 305.7.2

CLEAR FLOOR SPACE IN ALCOVES




CLEAR FLOOR SPACE NOTES:

1. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES (304.4)
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE MUST ADJOIN AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE (305.6)
3. A CLEAR FLOOR SPACE IS REQUIRED AT ANY DEVICE WITH AN OPERABLE PART (309.2)

MINIMUM CLEAR FLOOR SPACE

Ref. Sections 304 & 305

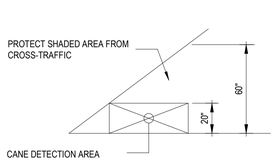



Fig. 307.5
VERTICAL CLEARANCES

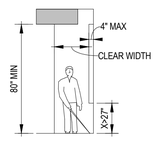
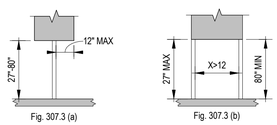



Fig. 307.2
LIMITS OF PROTRUDING OBJECTS

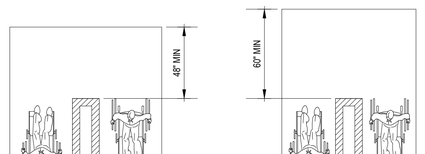



POST-MOUNTED PROTRUDING OBJECTS

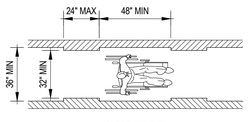
PROTRUDING OBJECTS
Ref. Section 307

NOTES:

1. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED WIDTH OF AN ACCESSIBLE ROUTE (307.5)
2. PROTRUDING OBJECTS ON A CIRCULATION PATH SHALL COMPLY w/ SECTION 307 (204.1)




CLEAR WIDTHS AT 180 DEGREE TURNS




CLEAR WIDTHS
Fig. 403.5.1

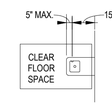
ACCESSIBLE ROUTE NOTE:

THE SLOPE OF A WALKING SURFACE ALONG AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPES SHALL NOT EXCEED 1:48 (402)

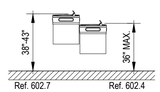
ACCESSIBLE ROUTE
Ref. Section 402

DRINKING FOUNTAIN NOTES:

1. KNEE & TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED (602.2).
2. WHERE A DRINKING FOUNTAIN IS REQUIRED, TWO SHALL BE PROVIDED; ONE HIGH & ONE LOW (211.2)
3. UNITS SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (602.2)




DRINKING FOUNTAIN SPOUT LOCATION
Fig. 602.5




DRINKING FOUNTAIN OUTLET HEIGHTS

DRINKING FOUNTAIN
Ref. Section 602

## 3 FBC ADA SECTIONS 304 & 305
1/4" = 1'-0"

## 4 FBC ADA SECTION 306
1/4" = 1'-0"

## 5 FBC ADA SECTION 307
1/4" = 1'-0"

## 6 FBC ADA SECTION 308
1/4" = 1'-0"

## 7 FBC ADA SECTION 402
1/4" = 1'-0"

## 8 FBC ADA SECTION 602
1/4" = 1'-0"

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**ADA CLEARANCE REQUIREMENTS**
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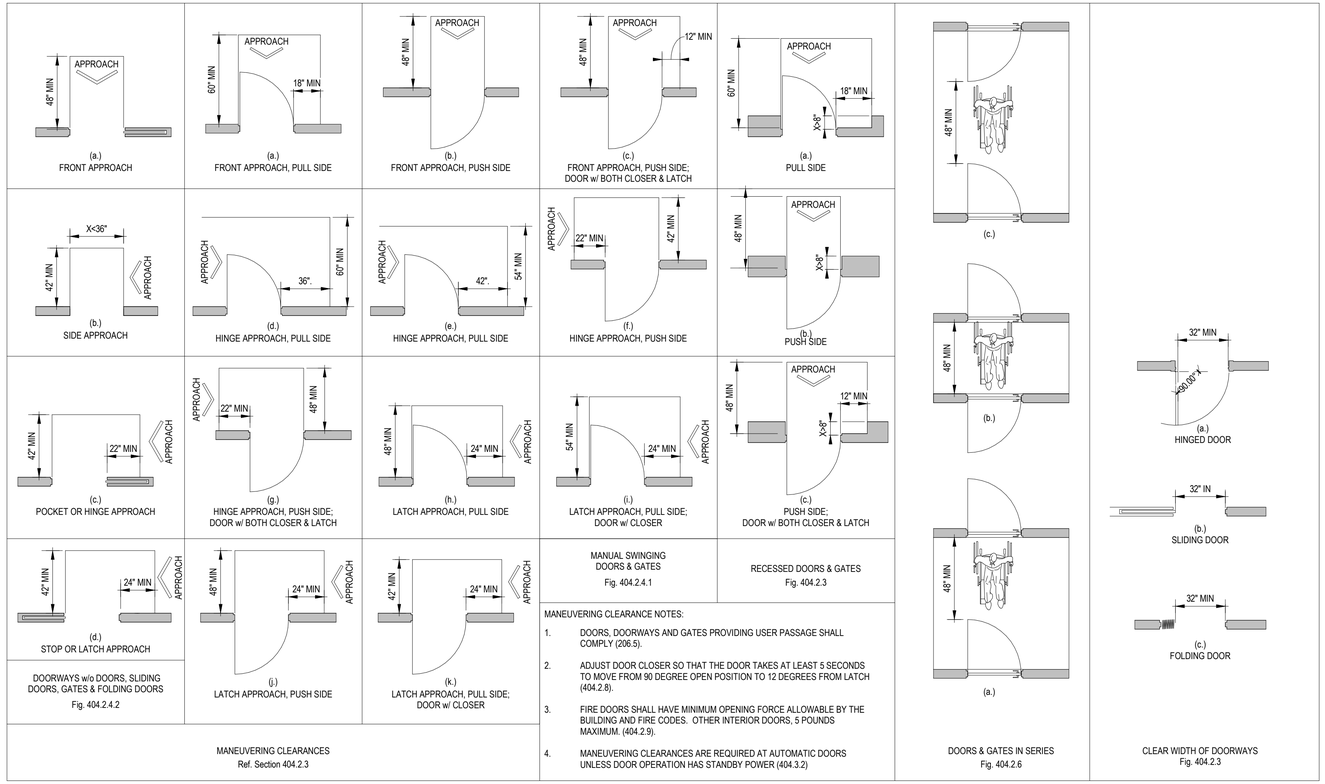
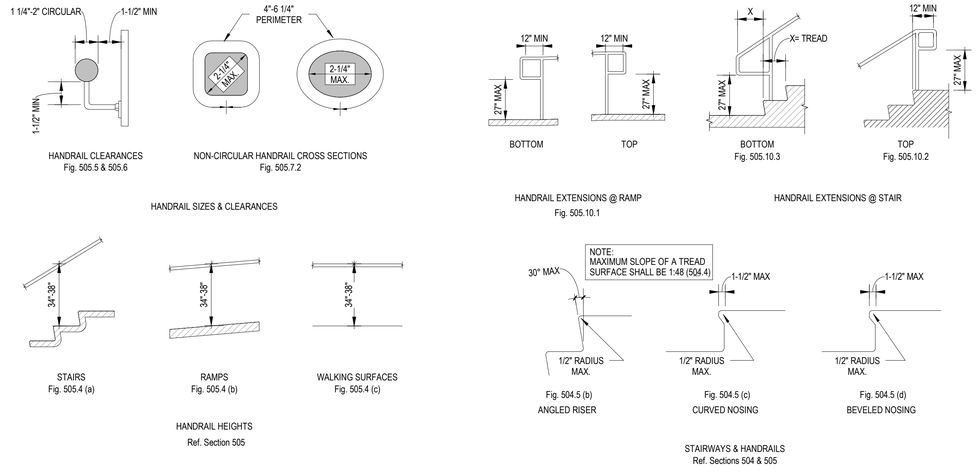


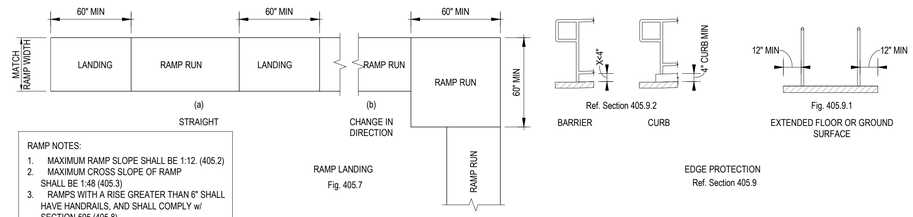

## 1 FBC ADA SECTION 404

1/4" = 1'-0"




## 2 FBC ADA SECTION 405

1/4" = 1'-0"

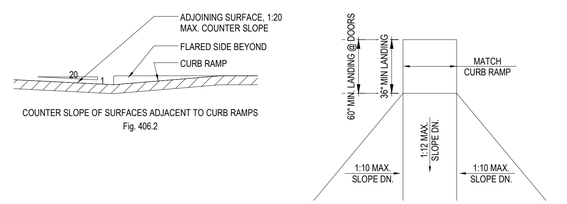



RAMP NOTES:
1. MAXIMUM RAMP SLOPE SHALL BE 1:12. (405.2)
2. MAXIMUM CROSS SLOPE OF RAMP SHALL BE 1:48 (405.3)
3. RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS, AND SHALL COMPLY w/ SECTION 505 (405.8)

RAMPS
Ref. Section 405

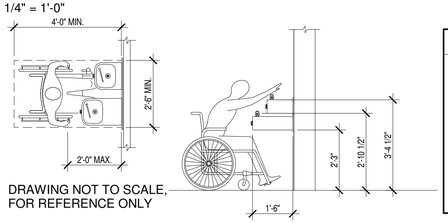
## 3 FBC ADA SECTION 406

1/4" = 1'-0"




## 4 FBC ADA SECTIONS 504 & 505

1/4" = 1'-0"

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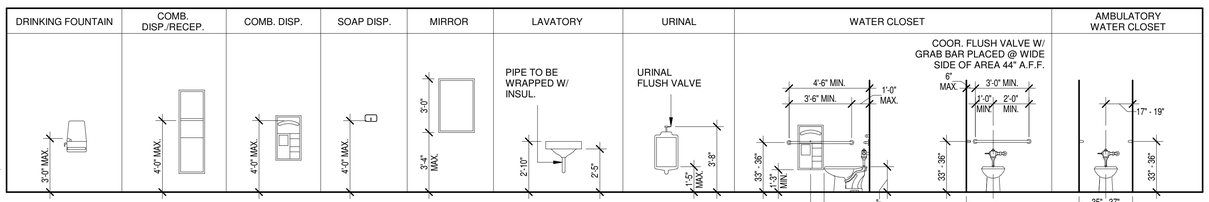
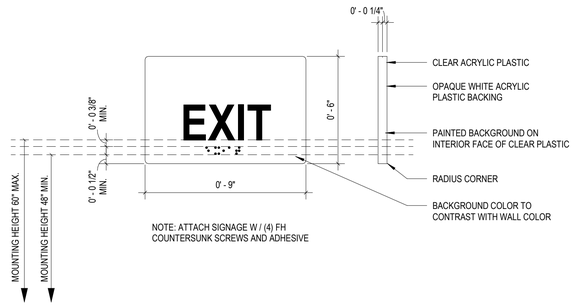
## 5 FBC ADA SECTION 703

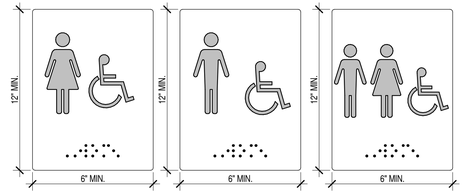
1/4" = 1'-0"




## 6 ACCESSIBILITY EXIT SIGNAGE

3" = 1'-0"

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** PROVIDE (1) SIGN PER TOILET COMPLYING WITH ADA LOCAL CODE. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY MOUNT 5'-0" TO CENTERLINE A.F.F. & 9" FROM CENTERLINE OF SIGN TO EDGE OF DOOR (OPPOSITE HINGE)
*** TYPICAL INTERIOR ACCESS SIGNS

## 7 DETAIL - DRINKING FOUNTAIN

3/8" = 1'-0"

## 8 DETAIL - TYPICAL MOUNTING HEIGHTS

1/4" = 1'-0"




TACTILE SIGN NOTES:
1. RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4. (703.2)
2. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 703.3 AND 703.4. (703.3)
3. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. (703.3.2)
4. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES (150 MM) MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. (703.6.1)
5. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. (703.6.2)

TACTILE SIGNS
Ref. Section 703

## 9 DETAIL - HANDICAP SIGNAGE

1/2" = 1'-0"

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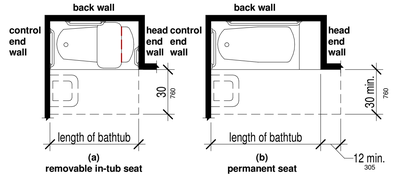



FIGURE 607.2 CLEARANCE FOR BATHTUBS

## 1 FBC ADA SECTION 607.2

1/4" = 1'-0"

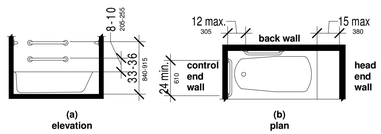



FIGURE 607.4.2 GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS

## 2 FBC ADA SECTION 607.4.1

1/4" = 1'-0"

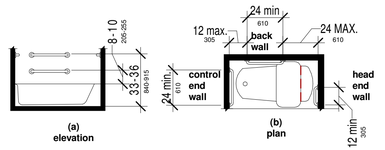



FIGURE 607.4.2 GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

## 3 FBC ADA SECTION 607.4.2

1/4" = 1'-0"

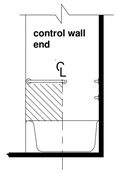
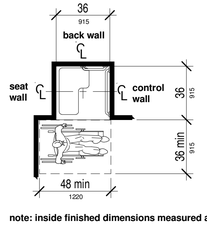



FIGURE 607.5 BATHTUB CONTROL LOCATION

## 4 FBC ADA SECTION 607.5

1/4" = 1'-0"

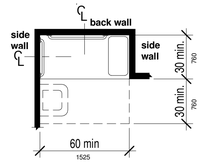



note: inside finished dimensions measured a the center points of opposing sides

FIGURE 608.2.1 TRANSFER TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

## 5 FBC ADA SECTION 608.2.1

1/4" = 1'-0"

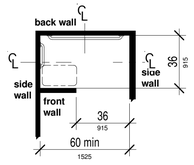



note: inside finished dimensions measured a the center points of opposing sides

FIGURE 608.2.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

## 6 FBC ADA SECTION 608.2.2

1/4" = 1'-0"




note: inside finished dimensions measured a the center points of opposing sides

FIGURE 608.2.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

## 7 FBC ADA SECTION 608.2.3

1/4" = 1'-0"




FIGURE 608.3.1 GRAB BARS FOR TRANSFER TYPE SHOWERS

## 8 FBC ADA SECTION 608.3.1

1/4" = 1'-0"

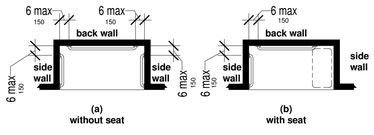



FIGURE 608.3.2 GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

## 9 FBC ADA SECTION 608.3.2

1/4" = 1'-0"

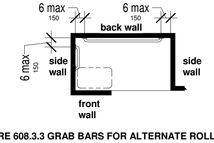



FIGURE 608.3.3 GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

## 10 FBC ADA SECTION 608.3.3

1/4" = 1'-0"

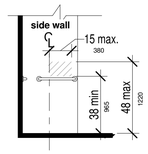



FIGURE 608.5.1
TRANSFER TYPE SHOWER COMPARTMENT CONTROL LOCATION

## 11 FBC ADA SECTION 608.5.1

1/4" = 1'-0"

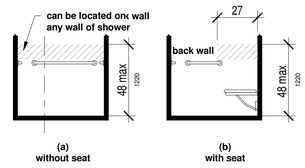



FIGURE 608.5.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

## 12 FBC ADA SECTION 608.5.2

1/4" = 1'-0"

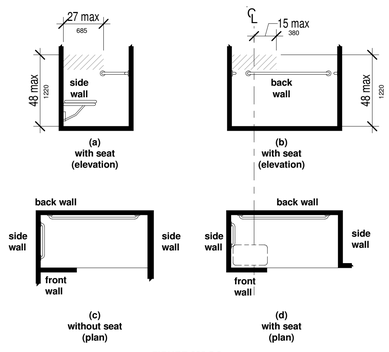



FIGURE 608.5.3
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

## 13 FBC ADA SECTION 608.5.3

1/4" = 1'-0"

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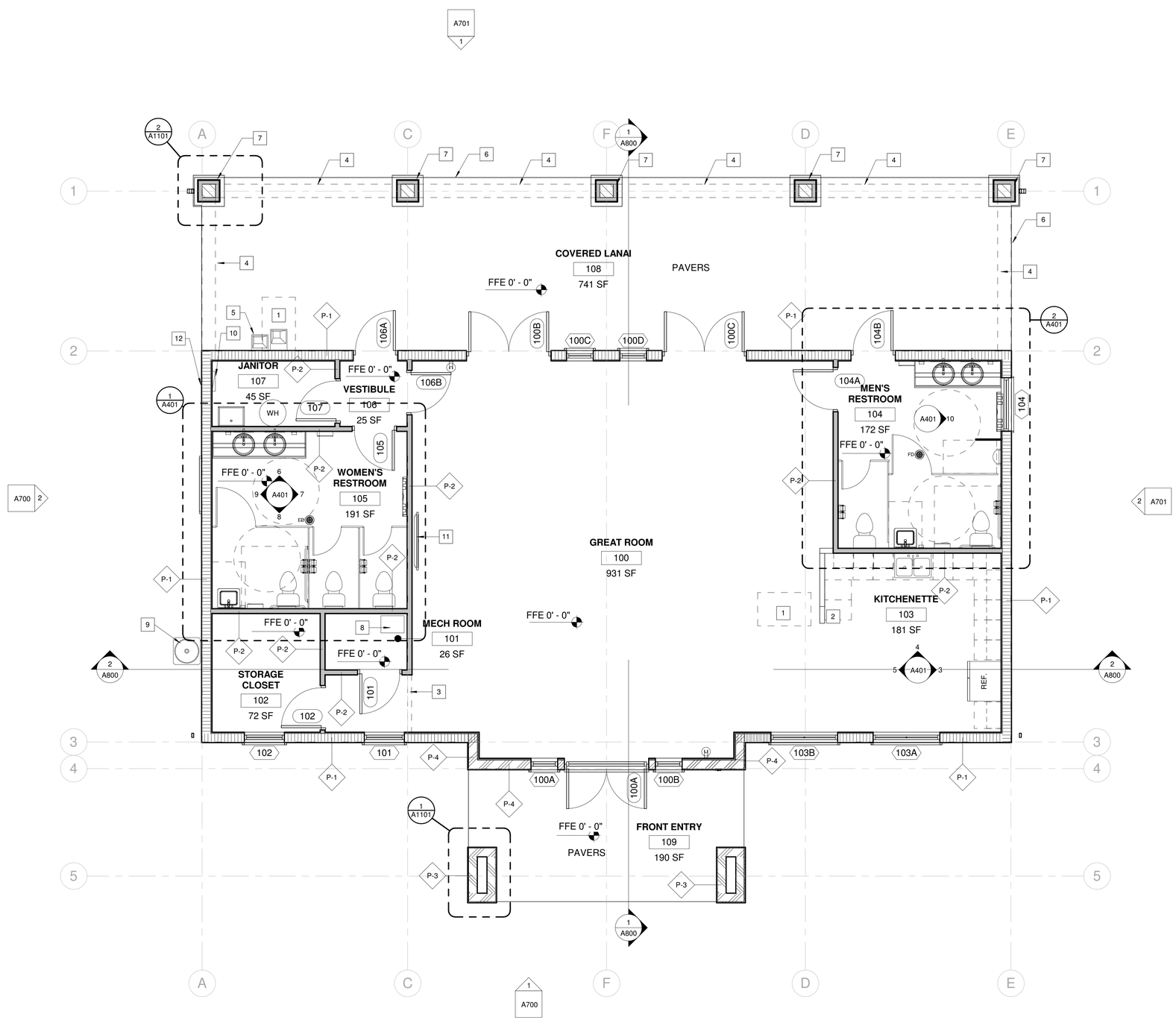


## GROSS AREA TABULATION

| AREA NAME | SQUARE FT. |
|---|---|
| CLUBHOUSE | 1829 SF |
| COVERED LANAI - NON AC | 789 SF |
| FRONT ENTRY - NON AC | 207 SF |
| TOTAL SQUARE FOOTAGE | 2826 SF |

## WALL TYPE LEGEND

| | |
|---|---|
| | 8" CONCRETE BLOCK, AT 10'-0" HT |
| | 8" CONCRETE BLOCK, AT 11'-4" HT |
| | 2x 4 WOOD FRAMED WALL |

## # KEYNOTES

1. 30X48 ADA. CLR. FLOOR SPACE
2. 34" MAX. HT. ADA COUNTERTOP
3. HEADER, REFER TO RCP
4. WOOD FRAME BEAM, SEE STRUCT. DWGS.
5. LO/HI ADA. WATER FOUNTAIN
6. CONC. FLOOR SLAB, TIE TO POOL DECK, SEE STRUCT. DWGS
7. 12X12 CMU COL., HARDIE BD. FINISH, WD. FRAMED BASE FINISH WITH STONE VENEER
8. AHU UNIT, REFER TO MECHANICAL DRAWINGS
9. A/C UNIT, REFER TO MECHANICAL DRAWINGS
10. ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS
11. WALL MOUNTED TV, MOUNTING HT. 5'-6" TO CENTER.
12. ELECTRICAL METER CAN LOCATION W/ DISCONNECT

0 2' 4' 8' 12'

1/4" = 1'-0"

## 1 FIRST FLOOR PLAN - NOTES

1/4" = 1'-0"

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**FLOOR PLAN - NOTES**

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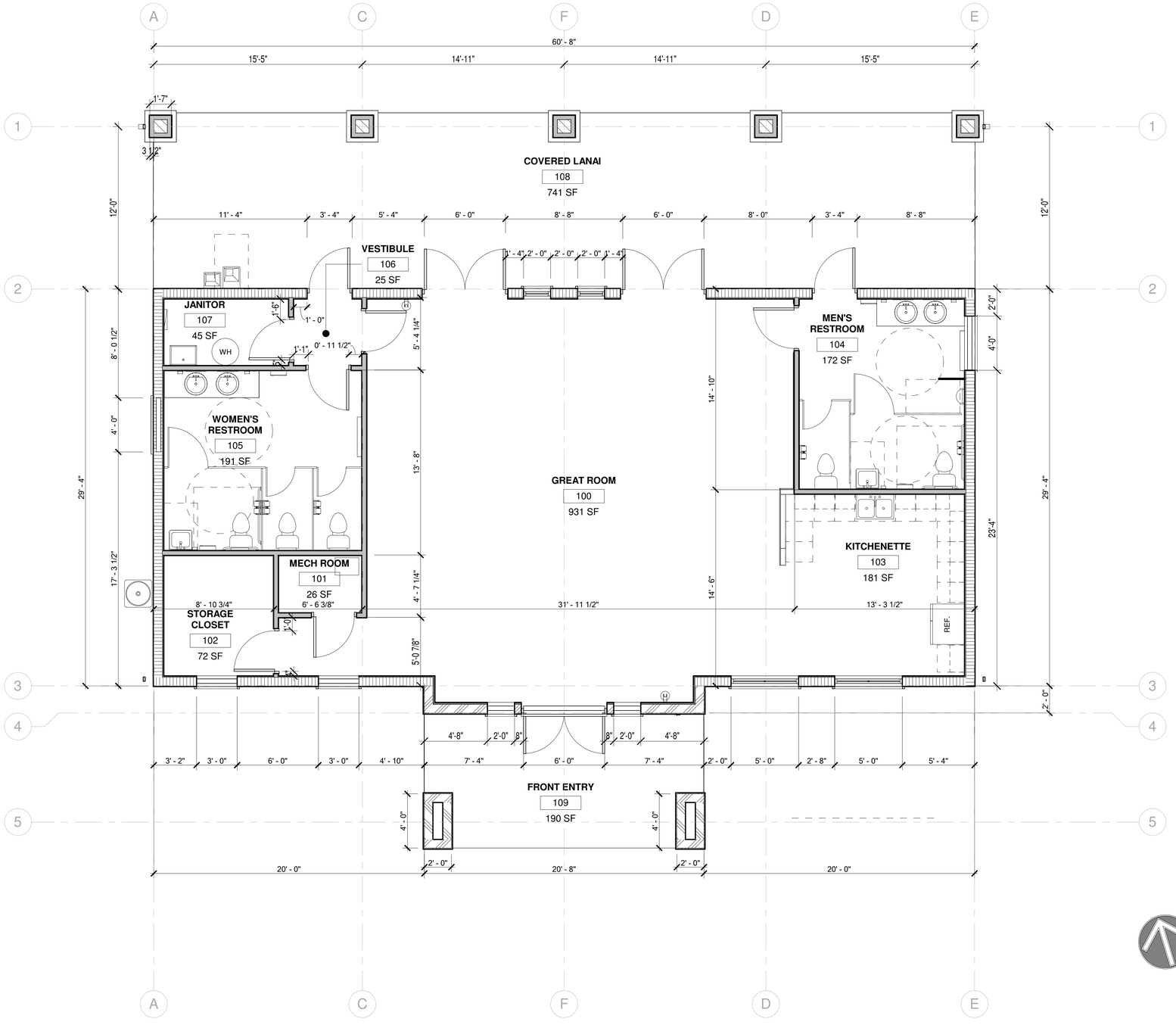


## GROSS AREA TABULATION

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| | 8" CONCRETE BLOCK, AT 11'-4" HT |
| | 2x 4 WOOD FRAMED WALL |

0 2' 4' 8' 12'

1/4" = 1'-0"

1 FIRST FLOOR PLAN - DIMENSIONS
1/4" = 1'-0"

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**FLOOR PLAN - DIMENSIONS**

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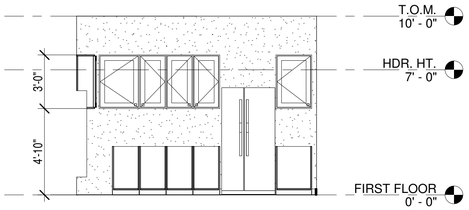
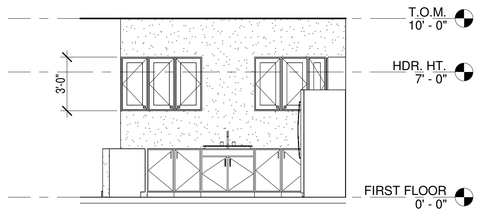
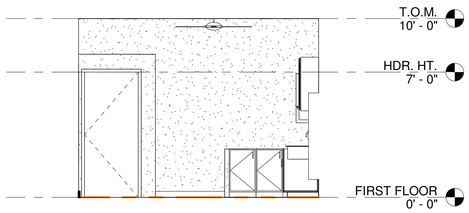
Sheet No:
A302




3 KITCHENETTE ELEV - EAST
1/4" = 1'-0"



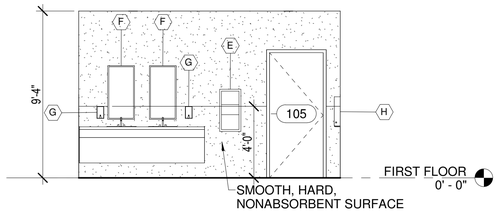

4 KITCHENETTE ELEV - NORTH
1/4" = 1'-0"



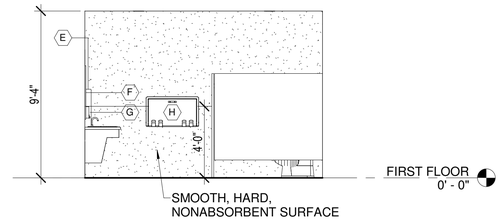

5 KITCHENETTE ELEV - WEST
1/4" = 1'-0"

## ROOM SCHEDULE

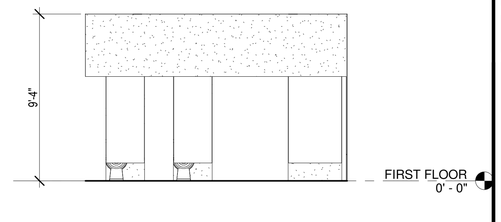
| ROOM NUMBER | ROOM NAME | Area | FLOOR FINISH | BASE FINISH | WALL FINISH | CEILING FINISH | CEILING HEIGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| 100 | GREAT ROOM | 931 SF | TILE | WOOD | PAINTED GYP. BD. | PAINTED GYP. BD. | 10'-0" | TRAY CEILING AT 11'-0" |
| 101 | MECH ROOM | 26 SF | CONC. | WOOD | PAINTED GYP. BD. | PAINTED GYP. BD. | 9'-11 1/2" | |
| 102 | STORAGE CLOSET | 72 SF | CONC. | WOOD | PAINTED GYP. BD. | PAINTED GYP. BD. | 10 | |
| 103 | KITCHENETTE | 181 SF | TILE | WOOD | PAINTED GYP. BD. | PAINTED GYP. BD. | 10'-0" | |
| 104 | MEN'S RESTROOM | 172 SF | TILE | TILE | PAINTED GYP. BD. & TILE | PAINTED GYP. BD. | 9'-4" | SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4' ABV. FFE AT SINK, URINAL AND WC. |
| 105 | WOMEN'S RESTROOM | 191 SF | TILE | TILE | PAINTED GYP. BD. & TILE | PAINTED GYP. BD. | 9'-4" | SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4' ABV. FFE AT SINK AND WC. |
| 106 | VESTIBULE | 25 SF | TILE | WOOD | PAINTED GYP. BD. | PAINTED GYP. BD. | 9'-4" | |
| 107 | JANITOR | 45 SF | CONC. | TILE | PAINTED GYP. BD. | PAINTED GYP. BD. | 9'-4" | SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4' ABV. FFE AT SERVICE SINK |
| 108 | COVERED LANAI | 741 SF | PAVERS | -- | (SEE BUILDING ELEVATION) | PAINTED GYP. BD. | 9'-11 1/2" | OUTDOOR COVERED |
| 109 | FRONT ENTRY | 190 SF | PAVERS | -- | (SEE BUILDING ELEVATION) | T&G CEILING | 11'-4" | OUTDOOR COVERED |



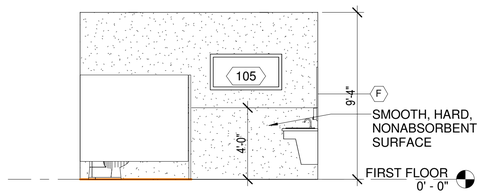

6 WOMEN'S RR ELEVATION 1
1/4" = 1'-0"



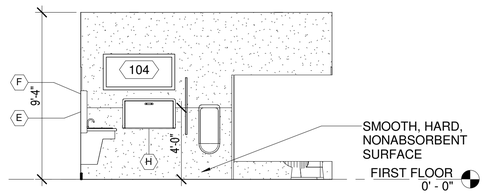

7 WOMEN'S RR ELEVATION 2
1/4" = 1'-0"



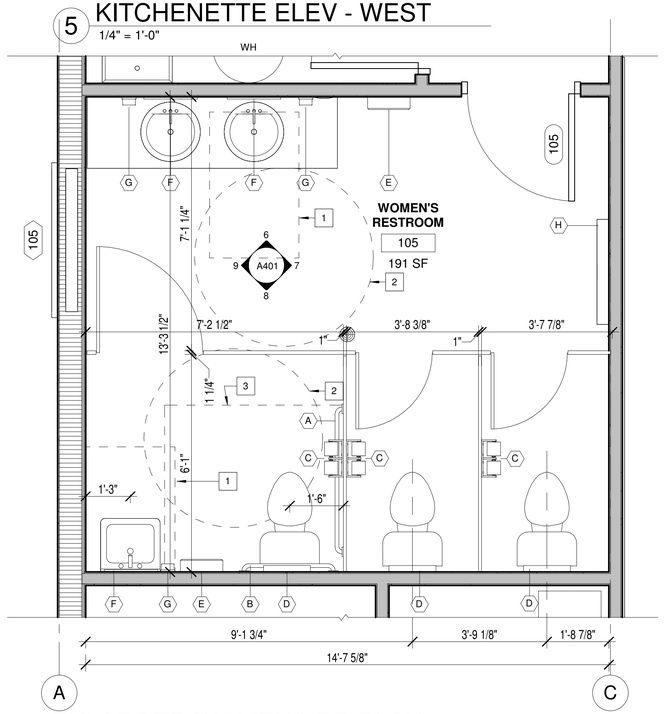

8 WOMEN'S RR ELEVATION 3
1/4" = 1'-0"



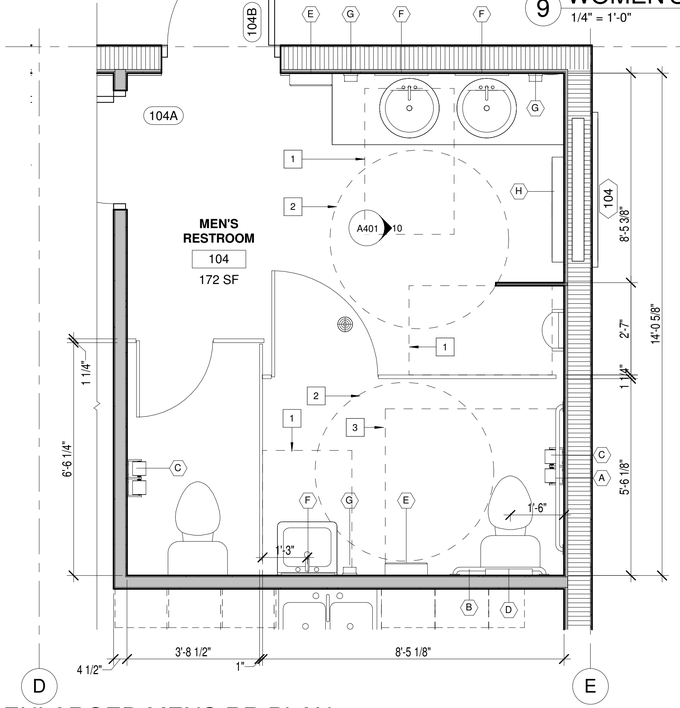

9 WOMEN'S RR ELEVATION 4
1/4" = 1'-0"




10 MEN'S RR ELEVATION
1/4" = 1'-0"




1 ENLARGED WOMENS RR PLAN
1/2" = 1'-0"




2 ENLARGED MENS RR PLAN
1/2" = 1'-0"

## # KEY NOTES

1. 30"X 48" CLEAR FLOOR SPACE
2. 60" DIA.CLEAR FLOOR SPACE
3. 60"x60" CLEAR FLOOR SPACE

## GENERAL NOTES

1. REFER TO SHEET A103 FOR MOUNTING HEIGHTS.
2. FOR DRINKING FOUNTAIN DETAIL, REFER TO 8/A102.
3. FOR HANDICAP SIGNAGE DETAIL, REFER TO 9/A103.

## EQUIPMENT SCHEDULE

| Type Mark | DESCRIPTION | MODEL NO. | COMMENTS |
|---|---|---|---|
| A | 1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange | B-5806 Series | 42" |
| B | 1 1/4" Diameter Stainless Steel Grab Bars with Snap Flange | B-5806 Series | 36" |
| C | Bobrick B-2740 Surface Mounted Double Toilet Tissue Dispenser | B-2740 | |
| D | Contura Series Surface Mounted Seat Cover Dispenser | B-4221 | |
| E | Surface-Mounted Paper Towel Dispenser And Waste Receptacle | B-3699 ClassicSeries | |
| F | Glass Mirror with Stainless Steel Angle Frame | B-290 Series | |
| G | Classic Series Surface Mounted Soap Dispenser | B-2111 | |
| H | Baby Changing Station | | |

0 2' 4' 8'
3/8" = 1'-0"

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**HILLSIDE GROVES AMENITY**
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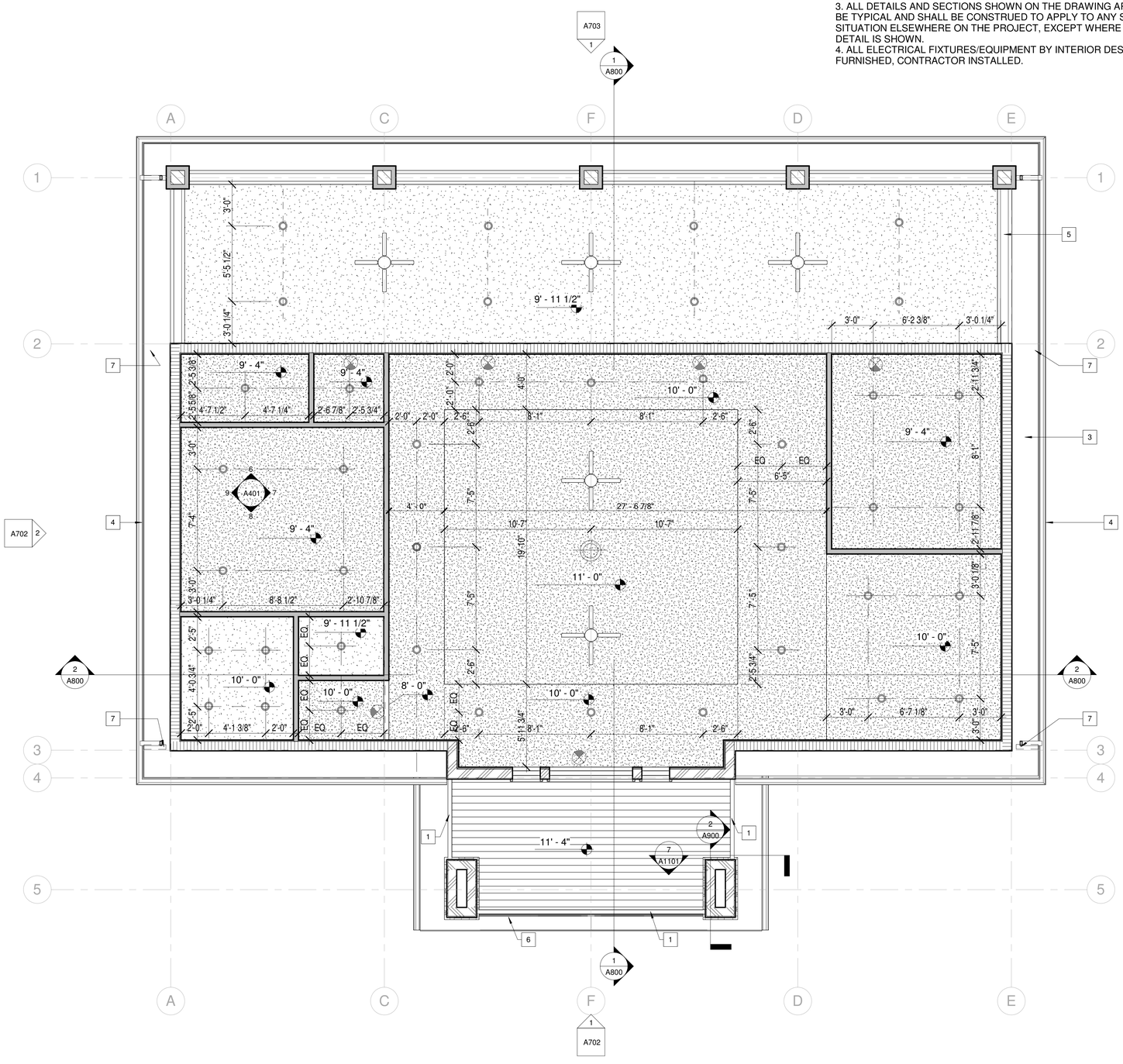
ENLARGED PLANS / INTERIOR ELEVATIONS
Project No: 25-01934
Sheet No: A401

## GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHTING LAYOUT AND FIXTURE INFORMATION
2. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL INFORMATION.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. ALL ELECTRICAL FIXTURES/EQUIPMENT BY INTERIOR DESIGNER, OWNER FURNISHED, CONTRACTOR INSTALLED.




## LEGEND - REFLECTED CEILING PLAN

| SYMBOL | DESCRIPTION | NOTES |
|---|---|---|
| | GYPSUM BOARD CEILING | - |
| | 6" T & G CEILING | |
| | EMERGENCY LIGHT | REFER TO MEP DRAWINGS |
| | EXIT SIGNAGE | REFER TO MEP DRAWINGS |
| | HVAC SUPPLY GRILL | REFER TO MEP DRAWINGS |
| | HVAC RETURN AIR GRILL | REFER TO MEP DRAWINGS |
| | RECESSED LIGHT | REFER TO MEP DRAWINGS |

## # KEYNOTES

1. WD STRUCT. BEAM, REFER TO STRUCT. DWGS.
2. NOT USED
3. CONTINUOUS VINYL SOFFIT
4. GUTTER SYSTEM, 5" MIN
5. 2X WD. FRAMED BEAM, SEE STRUCT. DWGS. W/ HARDIE BD. FINISH
6. WD. FRAMED GABLE END W/ HARDIE SMOOTH PANEL AND DECORATIVE HARDIE TRIM, SEE ELEVATION
7. DOWNSPOUT, MIN 4", TIE TO TERMINATE ON SPLASH BLOCK

0 2' 4' 8' 12'

1/4" = 1'-0"

## 1 REFLECTED CEILING PLAN

1/4" = 1'-0"

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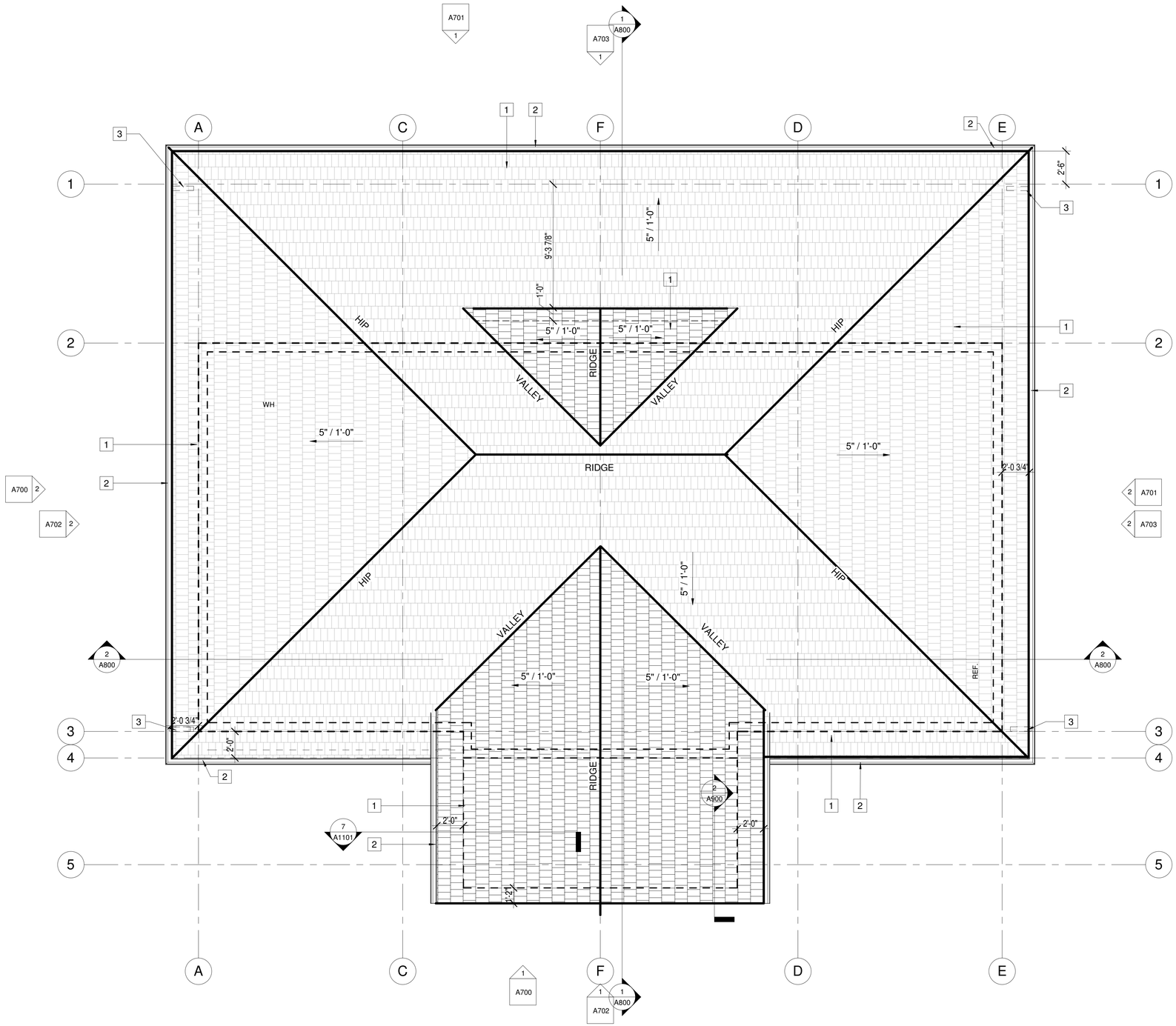
**REFLECTED CEILING PLAN**

Project No:
25-01934
Sheet No:
A500

## ROOF TYPE LEGEND

| | |
|---|---|
| | ARCH. SHINGLES |




## # KEYNOTES

1. ARCH. SHINGLES, ON ROOFING UNDERLAYMENT ON STRUCT. SHEATHING, ON PRE. ENG. WD. TRUSSES
2. ALUMINUM GUTTER SYSTEM, 5" MIN.
3. ALUMINUM DOWNSPOUT, 4" MIN. TERMINATE ON SPLASH BLOCKS.

0 2' 4' 8' 12'

1/4" = 1'-0"

## 1 ROOF PLAN

1/4" = 1'-0"

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**HILLSIDE GROVES AMENITY**

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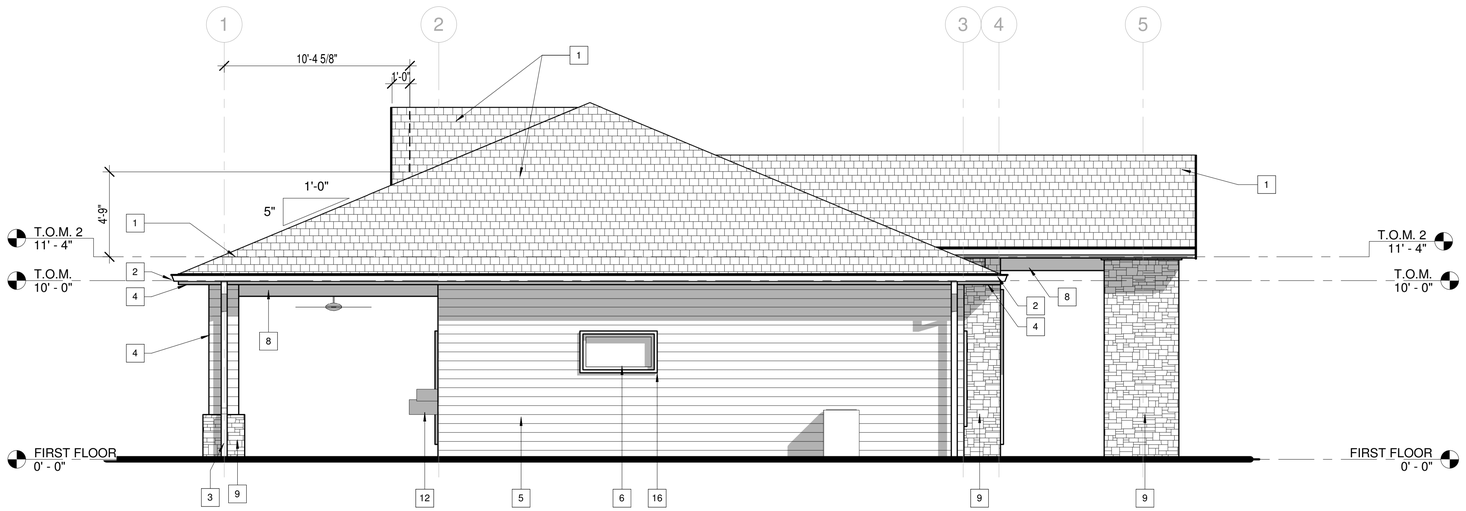
**ROOF PLAN**

Project No:
**25-01934**
Sheet No:
**A600**

## 1 BUILDING ELEVATION - SOUTH

1/4" = 1'-0"




## 2 BUILDING ELEVATION - WEST

1/4" = 1'-0"

## # KEYNOTES

1. ARCH. SHINGLES, ON ROOFING UNDERLAYMENT ON STRUCT. SHEATHING, ON PRE. ENG. WD. TRUSSES
2. GUTTER SYSTEM, 5" MIN.
3. DOWNSPOUT, 4" MIN. TERMINATE ON SPLASH BLOCK
4. 2X P.T. WOOD FASCIA BD.
5. HORIZONTAL HARDIE PLANK LAP SIDING, ON WATER RESISTANT BARRIERS
6. ALUMINUM WINDOW, REFER TO WINDOW SCHEDULE
7. STOREFRONT ENTRANCE DOOR, REFER TO DOOR SCHEDULE
8. WD. STRUCTURAL BEAM, W/ HARDIE FINISH SEE STRUCT.
9. STONE VENEER W/ STONE CAP SLOPED
10. HEAVY TIMBER TRUSS, REFER TO STRUCT. DWGS.
11. METAL EXTERIOR DOOR, REFER TO DOOR SCHEDULE
12. HI/LO ADA WATER FOUNTAIN
13. HARDIE VERTICAL BOARD & BATTEN SIDING
14. 1X6 HARDIE CORNER BD.
15. STONE STRINGCOURSE
16. HARDIE WINDOW AND DOOR TRIM BD.
17. HARDIE SMOOTH PANEL GABLE END
18. DECORATIVE HARDIE TRIM BOARD
19. FLASHING

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0 2' 4' 8' 12'

1/4" = 1'-0"

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**HILLSIDE GROVES AMENITY**

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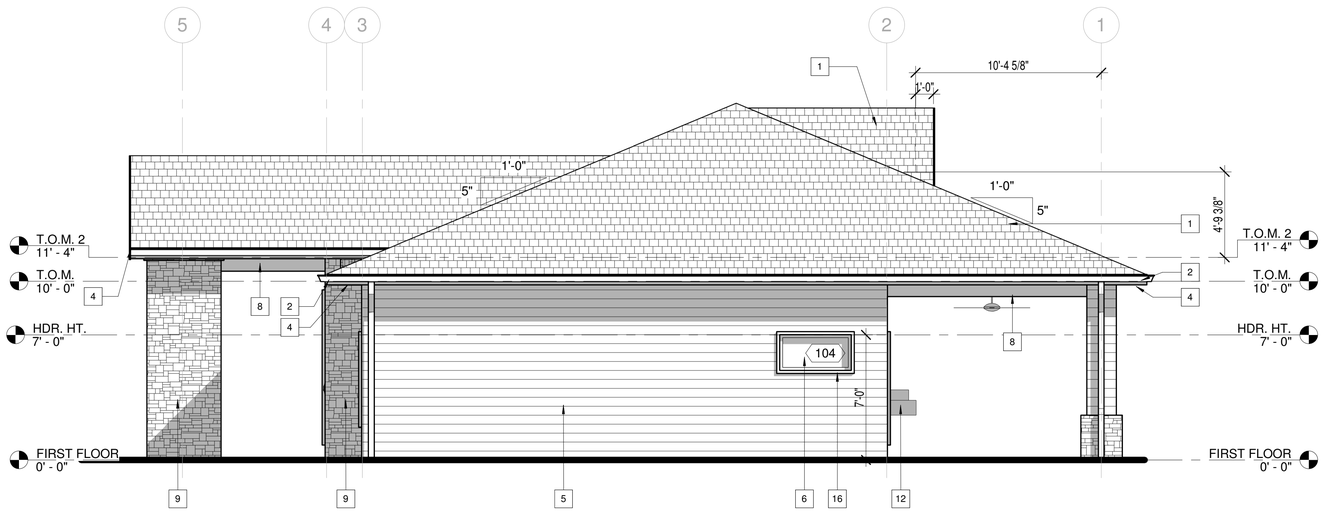
**BUILDING ELEVATIONS**

Project No: 25-01934

Sheet No: A700

# 1 BUILDING ELEVATION - NORTH

1/4" = 1'-0"




# 2 BUILDING ELEVATION - EAST

1/4" = 1'-0"

## # KEYNOTES

1. ARCH. SHINGLES, ON ROOFING UNDERLAYMENT ON STRUCT. SHEATHING, ON PRE. ENG. WD. TRUSSES
2. GUTTER SYSTEM, 5" MIN.
3. DOWNSPOUT, 4" MIN. TERMINATE ON SPLASH BLOCK
4. 2X P.T. WOOD FASCIA BD.
5. HORIZONTAL HARDIE PLANK LAP SIDING, ON WATER RESISTANT BARRIERS
6. ALUMINUM WINDOW, REFER TO WINDOW SCHEDULE
7. STOREFRONT ENTRANCE DOOR, REFER TO DOOR SCHEDULE
8. WD. STRUCTURAL BEAM, W/ HARDIE FINISH SEE STRUCT.
9. STONE VENEER W/ STONE CAP SLOPED
10. HEAVY TIMBER TRUSS, REFER TO STRUCT. DWGS.
11. METAL EXTERIOR DOOR, REFER TO DOOR SCHEDULE
12. HI/LO ADA WATER FOUNTAIN
13. HARDIE VERTICAL BOARD & BATTEN SIDING
14. 1X6 HARDIE CORNER BD.
15. STONE STRINGCOURSE
16. HARDIE WINDOW AND DOOR TRIM BD.
17. HARDIE SMOOTH PANEL GABLE END
18. DECORATIVE HARDIE TRIM BOARD
19. FLASHING

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0 2' 4' 8' 12'

1/4" = 1'-0"

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**HILLSIDE GROVES AMENITY**

HOWEY-IN-THE-HILLS, FLORIDA

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**BUILDING ELEVATIONS**

Project No:
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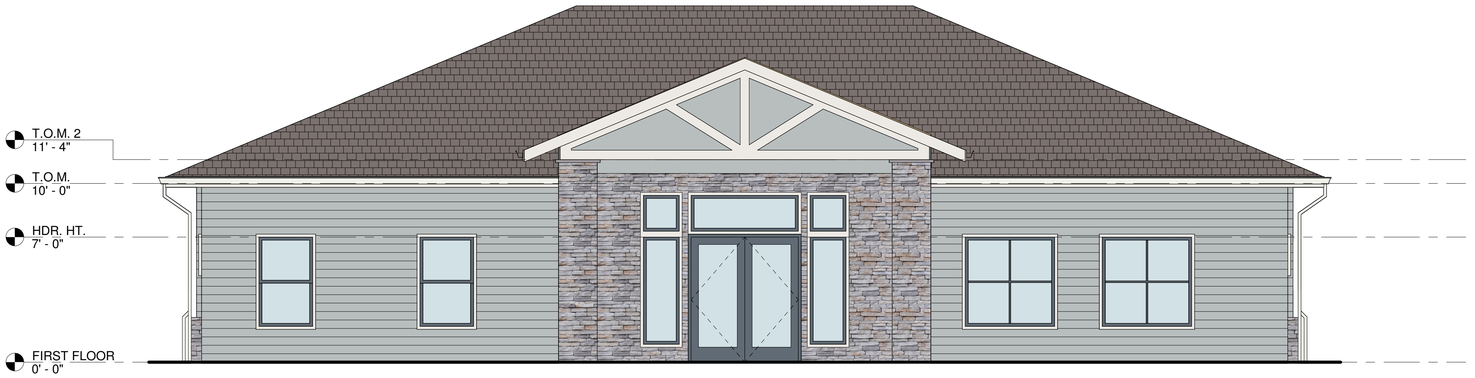
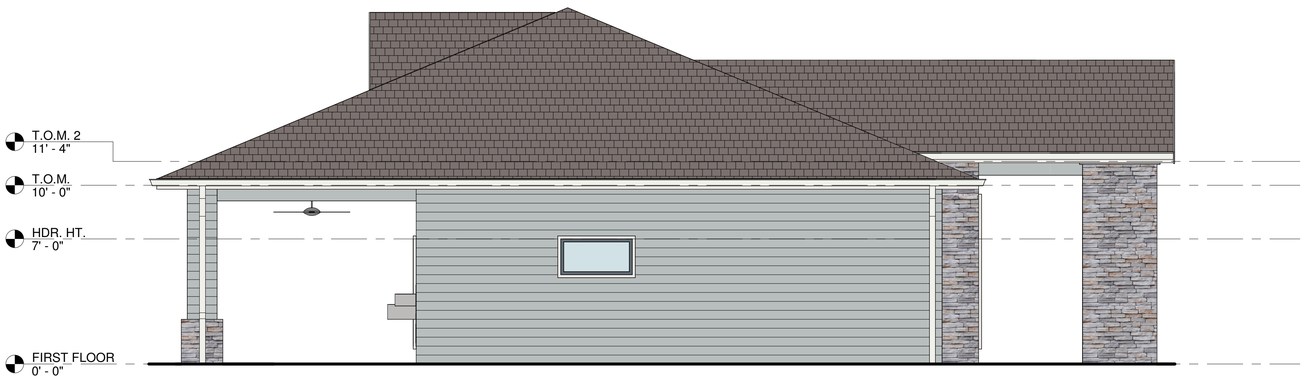
Sheet No:
**A701**




1 COLOR BUILDING ELEVATION - SOUTH

1/4" = 1'-0"




2 COLOR BUILDING ELEVATION - WEST

1/4" = 1'-0"

| Exterior Finishes | |
|---|---|
| | |
| Stucco texture and color | Stucco: Accessible Beige SW7036, Finish (Smooth Cementous) |
| Exterior Paint | Ceiling: Whitetail SW7103<br>Doors/Door frames: Granite Peak SW6250<br>Storage Rooms: Accessible Beige SW7036<br>Exterior Paint (Hardie): Cadet SW9143<br>Hardie Trim and Stucco Bands: Snowbound SW7004 |
| Gutters & Downspouts | White 30 |
| Stone Veneer/Mortar | Nappanee Laytite with Grey Grout |
| Doors/Frames/Hardware | Doors – Granite Peak SW6250<br>Frames – Granite Peak SW6250<br>Hardware: Per Drawings<br>Finish- Brushed Alum |
| Siding & Trim | Hardie siding – Color – Cadet SW9143<br>Hardie Trim and Stucco bands – Snowbound SW7004 |
| Roofing | Shingle Roof: Certainteed Weathered Wood<br>Metal Roof: 24ga Black snaplock metal roof |
| Eaves, Flashing & Soffit, Drip Edge | White |
| Fence & Gate Color | Powder Coated Black |
| Board & Batten Ceilings | Color – Whitetail SW7103 |
| Toilet Partitions | Pebble 959 |
| Flooring | Resuflor 3561V Epoxy Deco Flake ¼" Velvet Feather |

| Hardscape/Other Finishes | |
|---|---|
| Fences & Gates | PVC pool fence color - White |
| Pool Finishes: Tiles/Surface | Pool Tile – NPT - Terrasini Blue<br>Step Edge tile – LUV Tile-2685 Sapphire Blue<br>Interior/Step Edge Finish – PMM Marquis Series- 050462 Pool Quartz<br>Coping – Buff White<br>Zero Entry Grate – Buff White |
| Pavers type & Color | Amaretto (12x12 with 4x8 Holland Stone Border at deck edges)<br>Layout – block on block |
| Playground | Color Scheme – Creamsicle<br>RSP Color – Chocolate & Latte |
| Sidewalks Concrete Finish | Broom Finish |

0 2' 4' 8' 12'

1/4" = 1'-0"

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# HILLSIDE GROVES AMENITY

HOWEY-IN-THE-HILLS, FLORIDA

| Revision Schedule | | |
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| NO | DESCRIPTION | 00/00/00 |
| 1 | Color Elevations | 09.29.25 |

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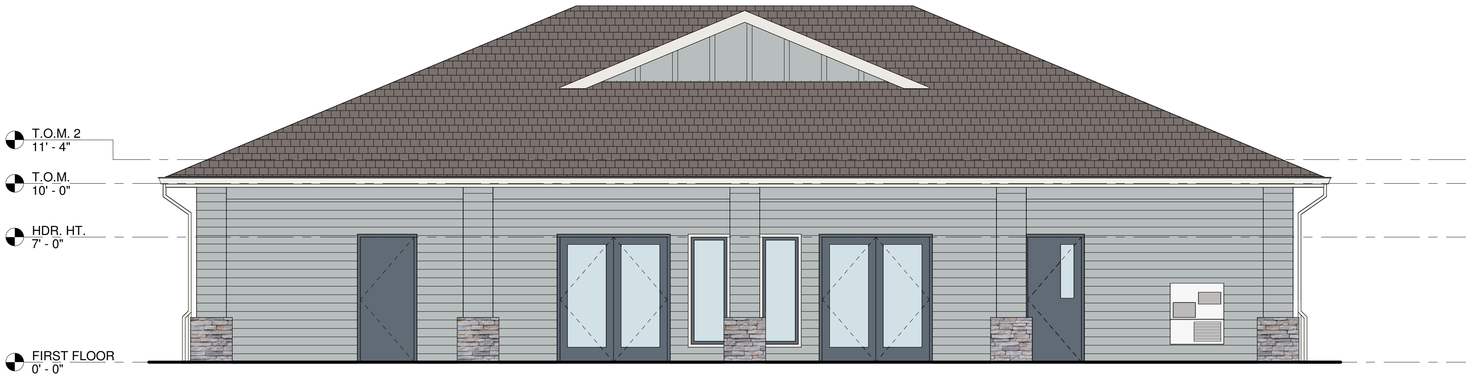
COLOR BUILDING ELEVATIONS

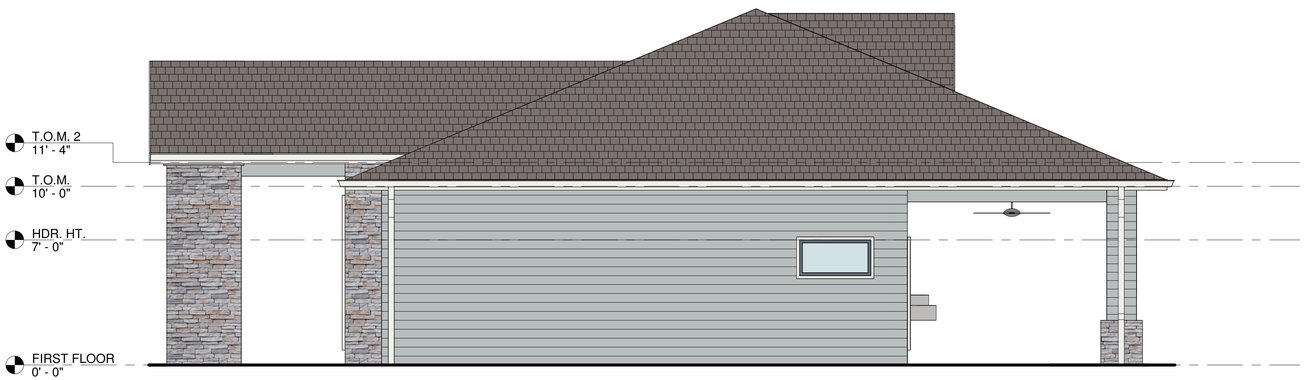
Project No:
25-01934
Sheet No:
A702




1 COLOR BUILDING ELEVATION - NORTH
1/4" = 1'-0"

| Exterior Finishes | |
|---|---|
| | |
| Stucco texture and color | Stucco: Accessible Beige SW7036, Finish (Smooth Cementous) |
| Exterior Paint | Ceiling: Whitetail SW7103<br>Doors/Door frames: Granite Peak SW6250<br>Storage Rooms: Accessible Beige SW7036<br>Exterior Paint (Hardie): Cadet SW9143<br>Hardie Trim and Stucco Bands: Snowbound SW7004 |
| Gutters & Downspouts | White 30 |
| Stone Veneer/Mortar | Nappanee Laytite with Grey Grout |
| Doors/Frames/Hardware | Doors – Granite Peak SW6250<br>Frames – Granite Peak SW6250<br>Hardware: Per Drawings<br>Finish- Brushed Alum |
| Siding & Trim | Hardie siding – Color – Cadet SW9143<br>Hardie Trim and Stucco bands – Snowbound SW7004 |
| Roofing | Shingle Roof: Certainteed Weathered Wood<br>Metal Roof: 24ga Black snaplock metal roof |
| Eaves, Flashing & Soffit, Drip Edge | White |
| Fence & Gate Color | Powder Coated Black |
| Board & Batten Ceilings | Color – Whitetail SW7103 |
| Toilet Partitions | Pebble 959 |
| Flooring | Resuflor 3561V Epoxy Deco Flake ¼" Velvet Feather |

| Hardscape/Other Finishes | |
|---|---|
| Fences & Gates | PVC pool fence color - White |
| Pool Finishes: Tiles/Surface | Pool Tile – NPT - Terrasini Blue<br>Step Edge tile – LUV Tile-2685 Sapphire Blue<br>Interior/Step Edge Finish – PMM Marquis Series- 050462 Pool Quartz<br>Coping – Buff White<br>Zero Entry Grate – Buff White |
| Pavers type & Color | Amaretto (12x12 with 4x8 Holland Stone Border at deck edges)<br>Layout – block on block |
| Playground | Color Scheme – Creamsicle<br>RSP Color – Chocolate & Latte |
| Sidewalks Concrete Finish | Broom Finish |




2 COLOR BUILDING ELEVATION - EAST
1/4" = 1'-0"

0 2' 4' 8' 12'
1/4" = 1'-0"

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**HILLSIDE GROVES AMENITY**

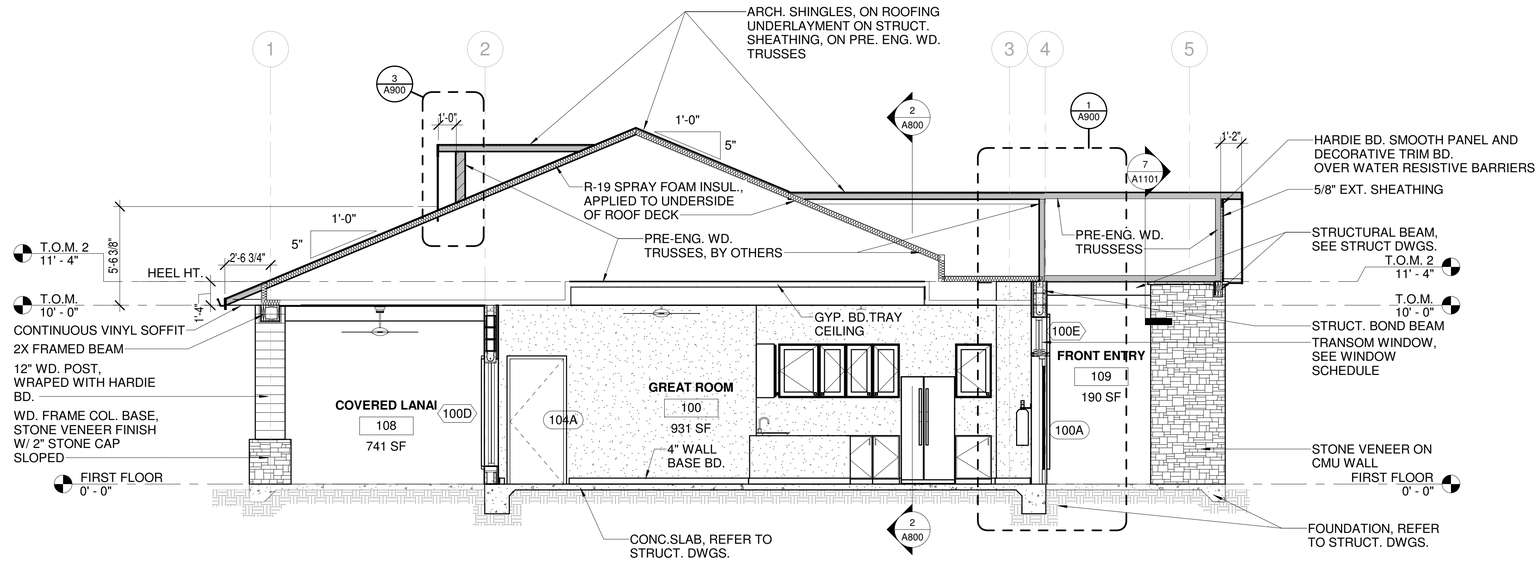
HOWEY-IN-THE-HILLS, FLORIDA

| Revision Schedule | | |
|---|---|---|
| NO | DESCRIPTION | 00/00/00 |
| 1 | Color Elevations | 09.29.25 |

| | |
|---|---|
| Permit # | #### |
| Publish Date: | 9/29/2025 2:46:18 PM |
| Original Issue Date: | 08/27/25 |
| Drawn By: | MAB |
| Reviewed By: | SGT |

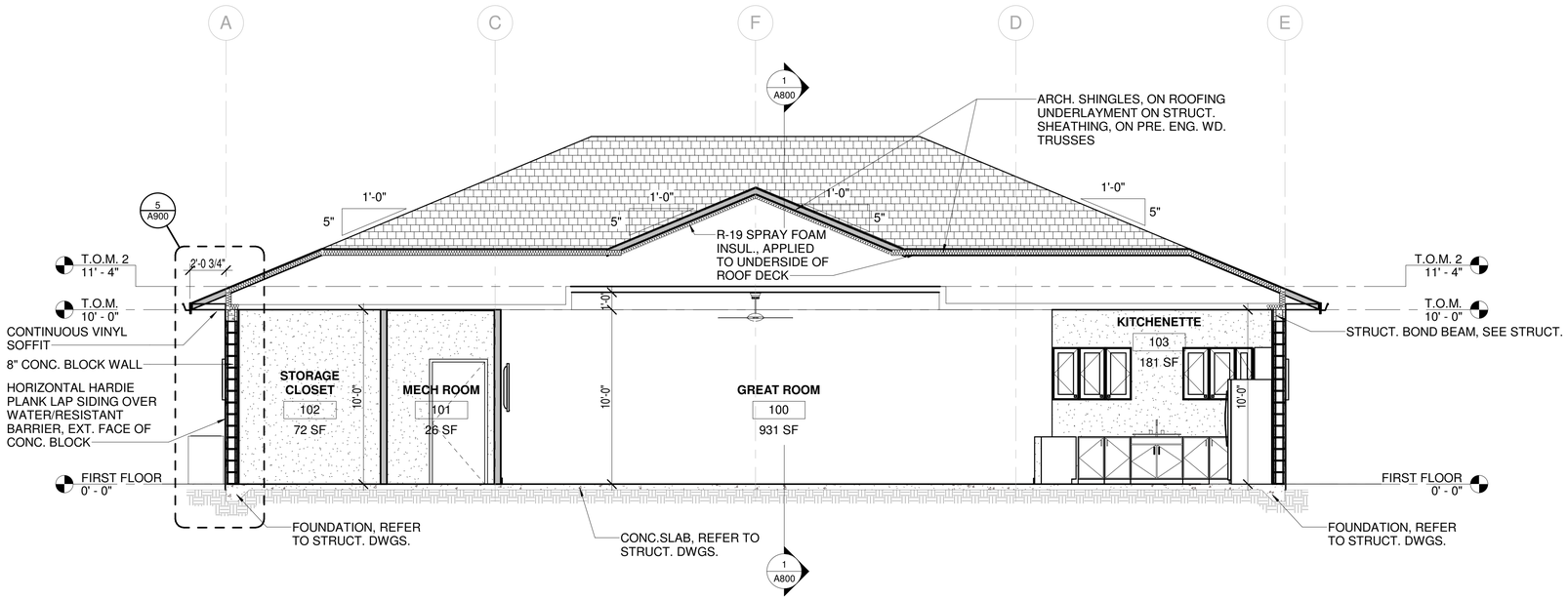
**COLOR BUILDING ELEVATIONS**

Project No:
25-01934
Sheet No:
A703




## 1 BUILDING SECTION 1

1/4" = 1'-0"




## 2 BUILDING SECTION 2

1/4" = 1'-0"

0 2' 4' 8' 12'

1/4" = 1'-0"

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**HILLSIDE GROVES AMENITY**

HOWEY-IN-THE-HILLS, FLORIDA

**Revision Schedule**

| NO | DESCRIPTION | 00/00/00 |
|---|---|---|

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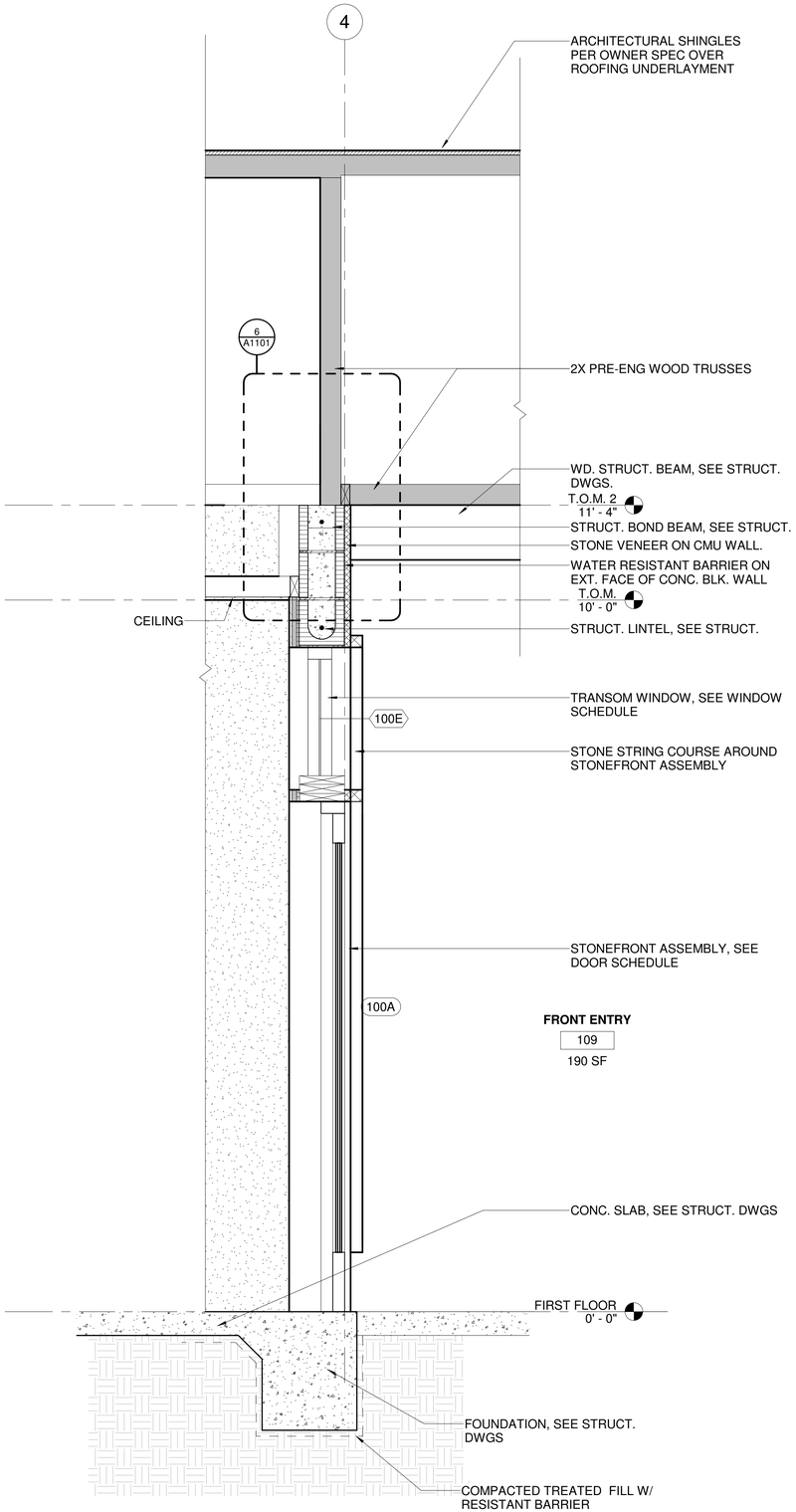
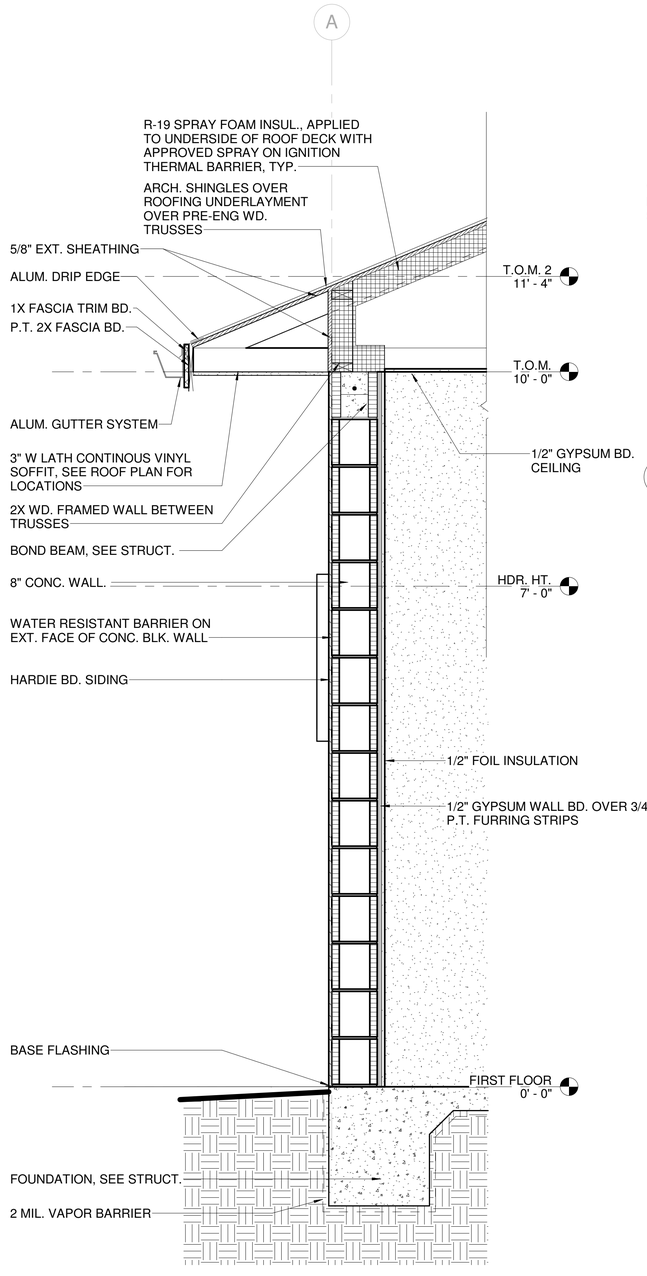
**BUILDING SECTIONS**

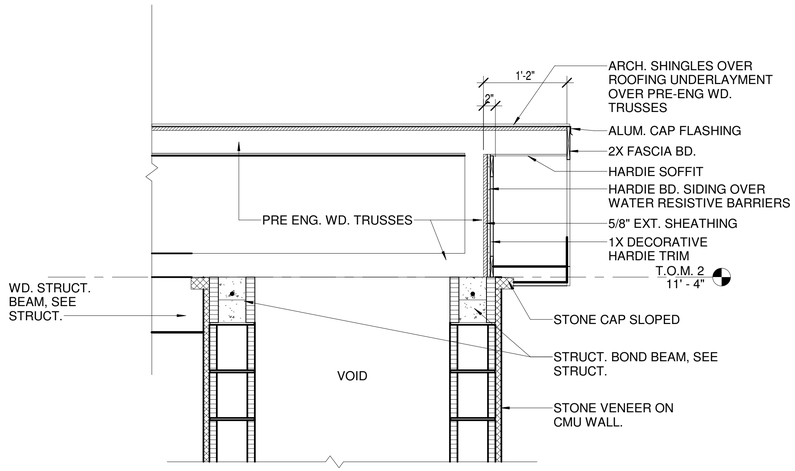
Project No:
25-01934
Sheet No:
A800



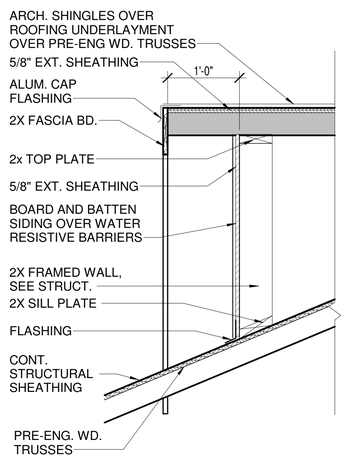

1 WALL SECTION
1" = 1'-0"




5 WALL SECTION
1" = 1'-0"




2 ENTRANCE GABLE DETAIL
1" = 1'-0"




3 WALL SECTION
1" = 1'-0"

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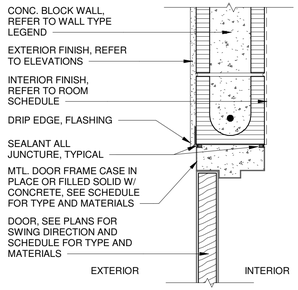
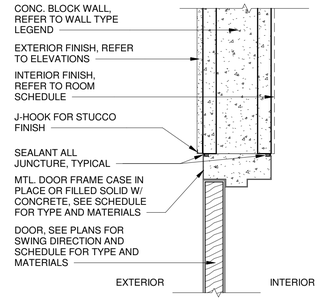
**WALL SECTIONS**

Project No:
25-01934
Sheet No:
A900



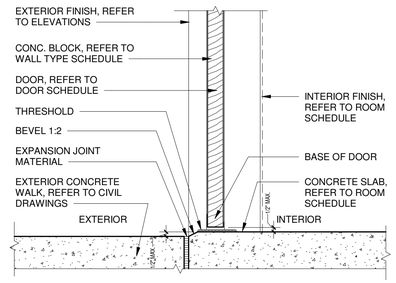

## 1 DETAIL - DOOR HEAD @ CONCRETE

1 1/2" = 1'-0"



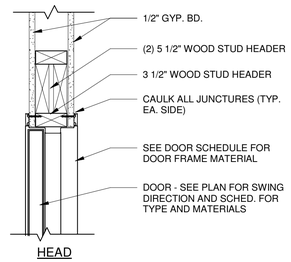

## 2 DETAIL - DOOR JAMB @ CONCRETE

1 1/2" = 1'-0"

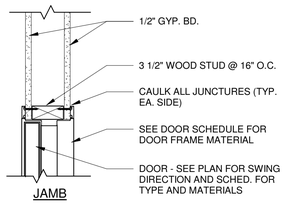



## 3 DETAIL - DOOR SILL @ CONCRETE

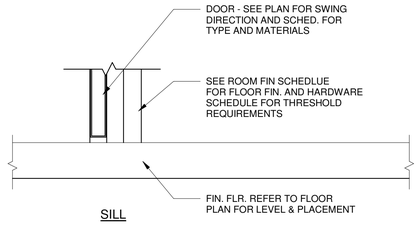
1 1/2" = 1'-0"




HEAD




JAMB




SILL

## 4 DETAIL - DOOR HEAD WOOD STUD

1 1/2" = 1'-0"

## 5 DETAIL - DOOR JAMB WOOD STUD

1 1/2" = 1'-0"

## 6 DETAIL - DOOR SILL WOOD STUD

1 1/2" = 1'-0"

## DOOR SCHEDULE

| DOOR MARK | ROOM NUMBER | DOOR TYPE | DOOR MATERIAL | FRAME MATERIAL | HARDWARE | DOOR SIZE | | DETAIL REFERENCES | | | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | WIDTH | HEIGHT | SILL DETAIL REF. | JAMB DETAIL REF. | HEAD DETAIL REF. | |
| 100A | 100 | B | METAL | ALUM | H1 | 6' - 0" | 7' - 0" | 3/A1000 | 2/A1000 | 1/A1000 | ACCESS CONTROL, WITH PANIC HARDWARE |
| 100B | 100 | B | METAL | ALUM | H1 | 6' - 0" | 7' - 0" | 3/A1000 | 2/A1000 | 1/A1000 | ACCESS CONTROL, WITH PANIC HARDWARE |
| 100C | 100 | B | METAL | ALUM | H1 | 6' - 0" | 7' - 0" | 3/A1000 | 2/A1000 | 1/A1000 | ACCESS CONTROL, WITH PANIC HARDWARE |
| 101 | 101 | C | WOOD | WOOD | H3 | 3' - 0" | 7' - 0" | 6/A1000 | 5/A1000 | 4/A1000 | |
| 102 | 102 | C | WOOD | WOOD | H3 | 3' - 0" | 7' - 0" | 6/A1000 | 5/A1000 | 4/A1000 | |
| 104A | 104 | C | METAL | H.M | H2 | 3' - 0" | 7' - 0" | 6/A1000 | 5/A1000 | 4/A1000 | |
| 104B | 104 | C | METAL | H.M | H2 | 3' - 0" | 7' - 0" | 3/A1000 | 2/A1000 | 1/A1000 | |
| 105 | 105 | C | METAL | H.M | H2 | 3' - 0" | 7' - 0" | 6/A1000 | 5/A1000 | 4/A1000 | |
| 106A | 106 | A | METAL | H.M | H2 | 3' - 0" | 7' - 0" | 3/A1000 | 2/A1000 | 1/A1000 | |
| 106B | 106 | C | METAL | H.M | H3 | 3' - 0" | 7' - 0" | 6/A1000 | 5/A1000 | 4/A1000 | |
| 107 | 107 | C | METAL | H.M | H3 | 3' - 0" | 7' - 0" | 6/A1000 | 5/A1000 | 4/A1000 | |

**HARDWARE TYPE KEY**

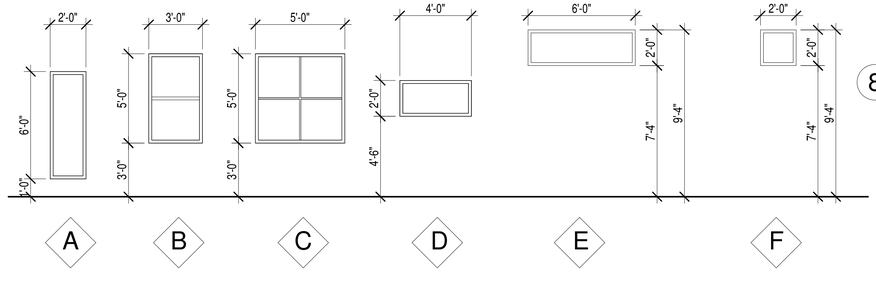
| SET | PANIC | LOCKSET | PUSH PULL | DEAD BOLT | DESCRIPTION | LOCATIONS | INSIDE | OUTSIDE |
|---|---|---|---|---|---|---|---|---|
| H1 | | | YES | YES | PANEL INSIDE PULL HANDLE OUTSIDE | EXTERIOR MAINS | PANIC BAR | KEY LOCK OR CARD READER WITH HANDLE |
| H2 | | | | YES | ACCESSIBLE LEVER W/ KEY DEAD BOLT LOCK OUTSIDE | UTILITY ROOMS & RESTROOMS | THUMB LOCK, LEVER | KEY LOCK, OR CARD READER LEVER |
| H3 | | YES | | | ACCESSIBLE LEVER W/ KEY LOCK OUTSIDE LEVERLOCK INSIDE | LOCKED STORAGE/UTILITY ROOMS | THUMB LOCK, LEVER | KEY LOCK, LEVER |

NOTES: ALL EXTERIOR DOORS SHALL BE KEYED THE SAME BASED ON ONE MASTER KEY SET.

HARDWARE IS GIVEN AS BASIS OF DESIGN FOR OPERATION AND FUNCTIONS ONLY. REFER TO 'ID' FOR SPECS AND FINISHES.

## WINDOW SCHEDULE

| WINDOW NUMBER | WINDOW TYPE | FRAME TYPE | SIZE BREAKDOWN | | DETAIL REFERENCES | | | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| | | | WIDTH | HEIGHT | HEAD DETAIL REF. | JAMB DETAIL REF. | SILL DETAIL REF. | |
| 100A | A | ALUM | 2' - 0" | 6' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 100B | A | ALUM | 2' - 0" | 6' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 100C | A | ALUM | 2' - 0" | 6' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 100D | A | ALUM | 2' - 0" | 6' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 100E | E | ALUM | 6' - 0" | 2' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 100F | F | ALUM | 2' - 0" | 2' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 100G | F | ALUM | 2' - 0" | 2' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 101 | B | ALUM | 3' - 0" | 5' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 102 | B | ALUM | 3' - 0" | 5' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 103A | C | ALUM | 5' - 0" | 5' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 103B | C | ALUM | 5' - 0" | 5' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | |
| 104 | D | ALUM | 4' - 0" | 2' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | PRIVACY FILMS |
| 105 | D | ALUM | 4' - 0" | 2' - 0" | 7/A1000 | 8/A1000 | 9/A1000 | PRIVACY FILMS |

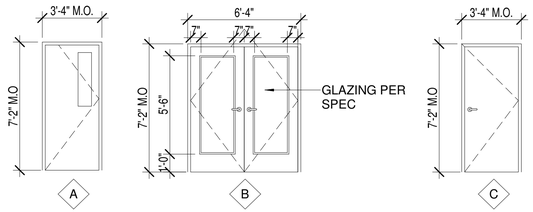



WINDOW TYPES

SCALE: 1/4" = 1'-0"

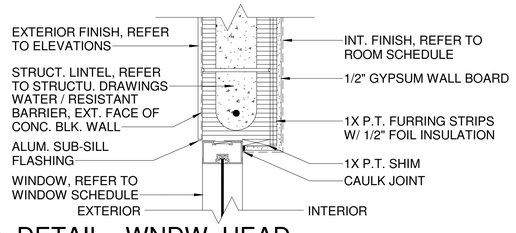
## GENERAL NOTES

1. ALL EXTERIOR DOORS TO MEET WIND LOAD CRITERIA
2. ALL GROUND FLOOR UNIT HARDWARE @ ENTRY DOORS SHALL MEET ALL CODES, LAWS AND GUIDELINES FOR HANDICAP ACCESSIBILITY
3. THRESHOLDS AT EXTERIOR DOORS, INCLUDING SLIDING GLASS DOOR TRACKS, ARE NO HIGHER THAN 1/2 INCH, THRESHOLDS AND CHANGES IN LEVEL AT THESE LOCATIONS ARE BEVELED WITH SLOPES NO GREATER THAN 1:12
4. FRAMES ARE TYPICALLY WRAPAROUND; SET EXTERIOR FRAMES AS DETAILED
5. ALL GLASS LIGHTS IN DOORS AND DOORS AND FRAMES SHALL BE TEMPERED UNLESS NOTED AS LABELED; ALL GLASS LIGHTS IN LABELED DOORS AND FRAMES SHALL BE CLEAR FIREGLASS 20 BY TGP OR EQUAL
6. ALL EXT. FRAMES SHALL BE GROUTED FULL
7. ALL DOORS 1 3/4" THICK; ALL FRAMES TO HAVE 5/8" X 1 3/4" RABBETS EACH SIDE, VARY STOP WIDTHS TO ACCOMMODATE CLEAR THROAT DIMENSIONS INDICATED.
8. ALL DOOR AND FRAME LABELS SHALL BE METAL (RIVET OR SCREW ATTACHED), STICK-ON LABELS NOT ACCEPTABLE; PROTECT LABELS FROM BOTH PRIMERS AND FINISH PAINTING, LABELS SHALL BE BRIGHT EMBOSSED METAL PER NFPA 80
9. THRESHOLDS SHALL BE ALUMINUM @ EXTERIOR, INCLUDE TRANSITION STRIPS, CONTINUE FLOOR UNDER DOOR



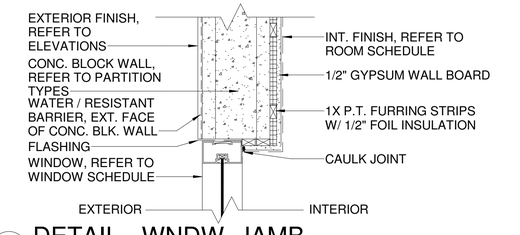

DOOR LEGEND

SCALE: 1/4" = 1'-0"



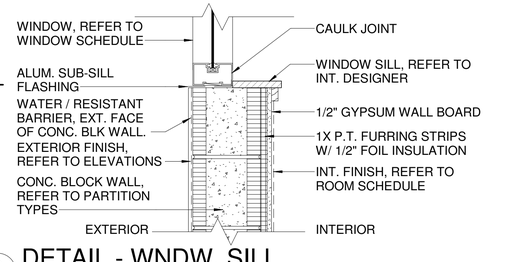

## 7 DETAIL - WNDW. HEAD

1 1/2" = 1'-0"




## 8 DETAIL - WNDW. JAMB

1 1/2" = 1'-0"




## 9 DETAIL - WNDW. SILL

1 1/2" = 1'-0"

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**HILLSIDE GROVES AMENITY**

HOWEY-IN-THE-HILLS, FLORIDA

| Revision Schedule | | |
|---|---|---|
| NO | DESCRIPTION | 00/00/00 |

| | |
|---|---|
| Permit # | #### |
| Publish Date: | 9/29/2025 2:46:22 PM |
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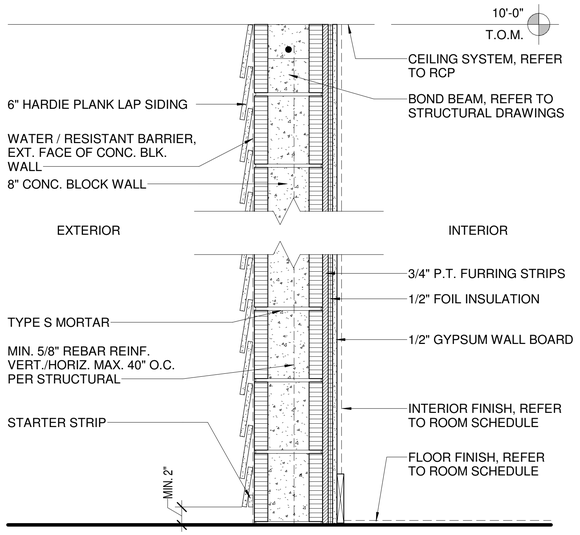
DOOR & WINDOW SCHEDULES & DETAILS

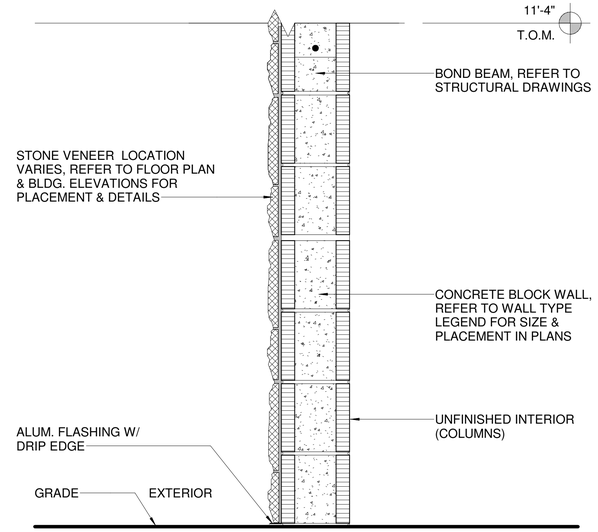
Project No: 25-01934

Sheet No: A1000



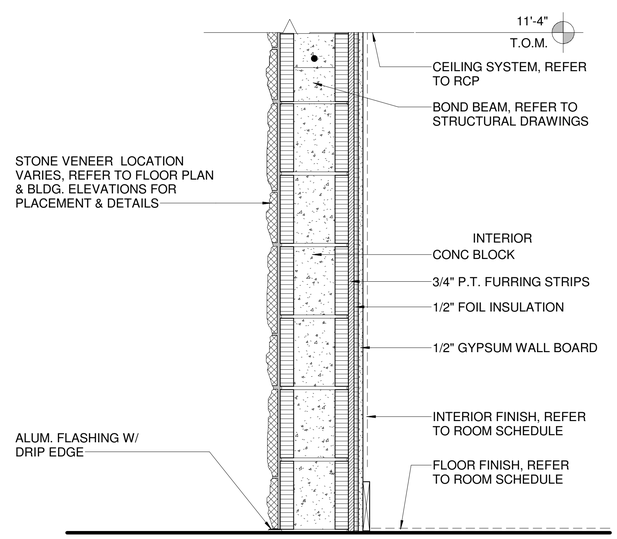

## 1 P-1 PARTITION TYPE - EXT. CONC. BLOCK WALL & SIDING

1 1/2" = 1'-0"



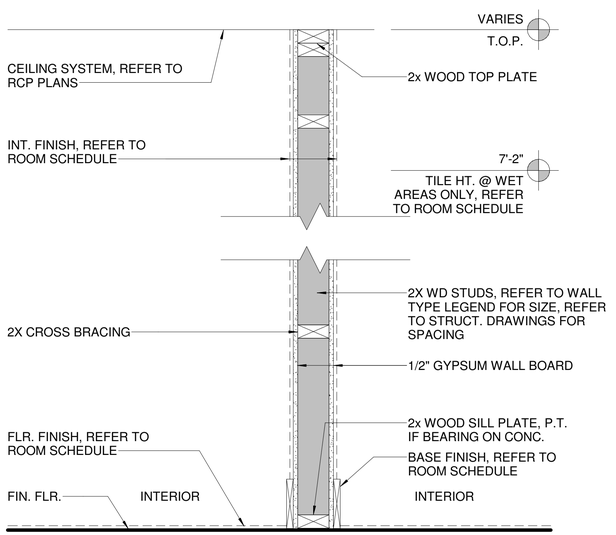

## 2 P-3 PARTITION TYPE - EXT. CONC. BLOCK & STONE

1 1/2" = 1'-0"




## 3 P-4 PARTITION TYPE - EXT. CONC. BLOCK & STONE

1 1/2" = 1'-0"




## 4 P-2 PARTITION TYPE - WD FRAME WALL (NR/NLB)

1 1/2" = 1'-0"

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**HILLSIDE GROVES AMENITY**

HOWEY-IN-THE-HILLS, FLORIDA

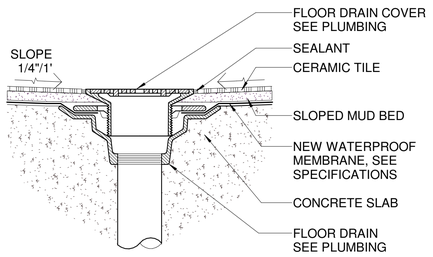
| Revision Schedule | | |
|---|---|---|
| NO | DESCRIPTION | 00/00/00 |

| | |
|---|---|
| Permit # | #### |
| Publish Date: | 9/29/2025 2:46:22 PM |
| Original Issue Date: | 08/27/25 |
| Drawn By: | MAB |
| Reviewed By: | SGT |

**WALL PARTITION TYPES**

Project No: 25-01934

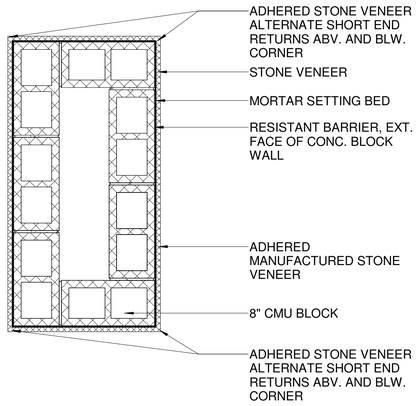
Sheet No: A1100



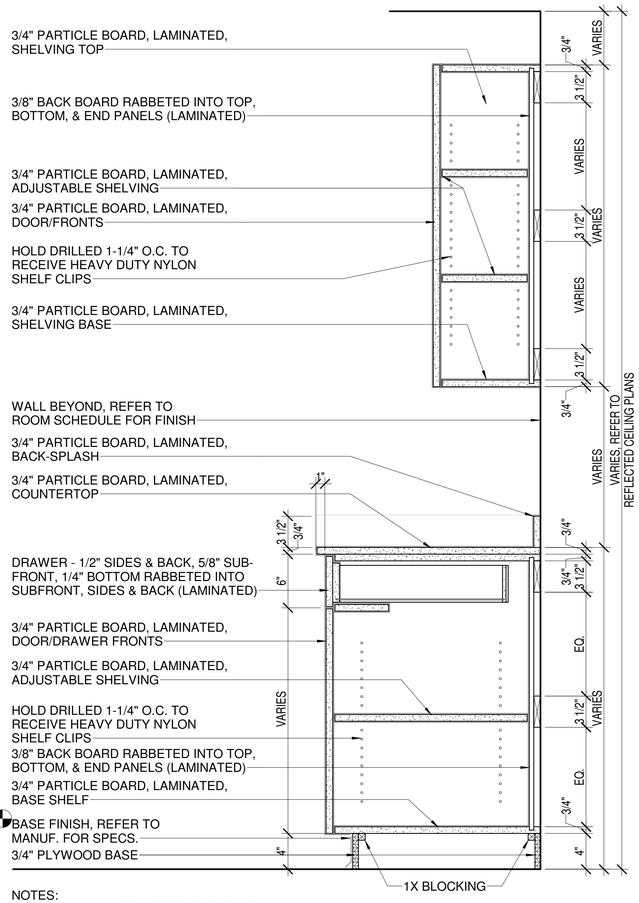

NOTE:

SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

## 4 FLOOR DRAIN SECTION
3" = 1'-0"

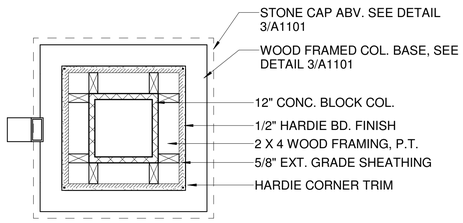


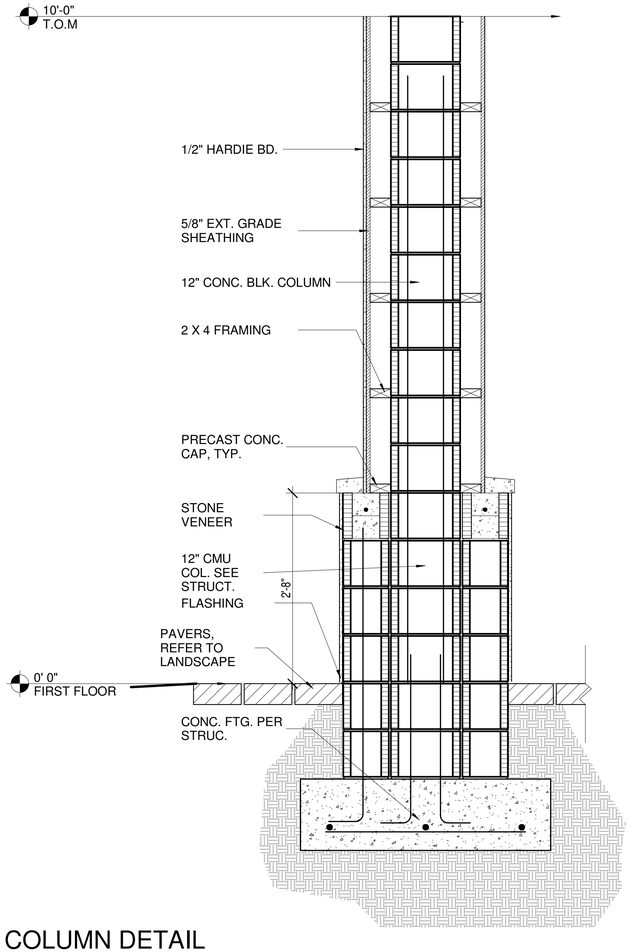

## 1 TYP. ENLARGED COLUMN PLAN 1
1" = 1'-0"



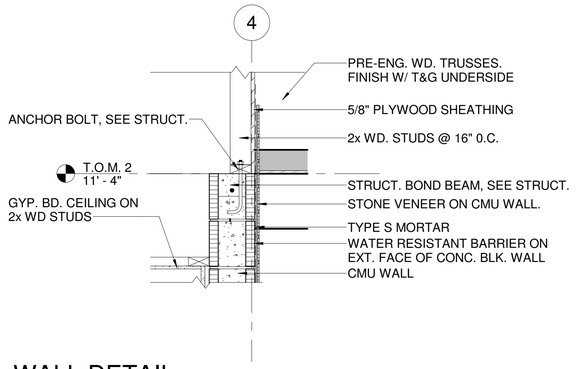

NOTES:
- SEE ROOM SCHEDULE FOR FLR. FINISH
- SUBSTITUTE 1" FOR 3/4" WHEN CABINET WIDTH EXCEEDS 36" (TYPICAL)
- NO SHELF OR DRAWERS IF THERE IS A SINK PRESENT

## 2 TYP. ENLARGED COLUMN PLAN 2
1" = 1'-0"

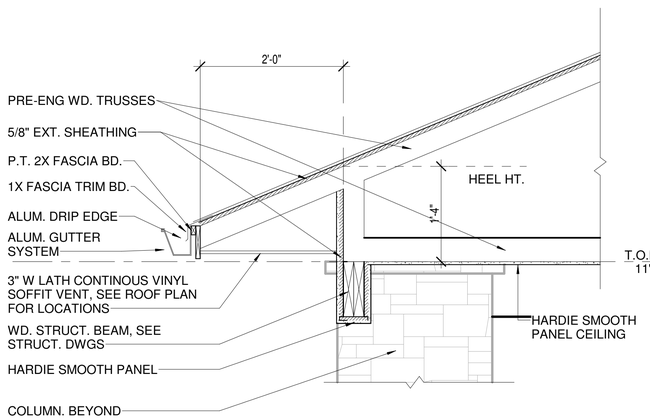



## 3 COLUMN DETAIL
1" = 1'-0"




## 6 WALL DETAIL
1" = 1'-0"




## 7 ENTRANCE SECTION DETAIL
1" = 1'-0"

## 5 DETAIL - TYPICAL BASE & UPPER CABINETS
1 1/2" = 1'-0"

SITE PLAN SUBMITTAL ONLY

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STATE OF FLORIDA
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**HILLSIDE GROVES AMENITY**

HOWEY-IN-THE-HILLS, FLORIDA

| Revision Schedule | | |
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| NO | DESCRIPTION | 00/00/00 |

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| Publish Date: | 9/29/2025 2:46:24 PM |
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DETAILS

Project No: 25-01934

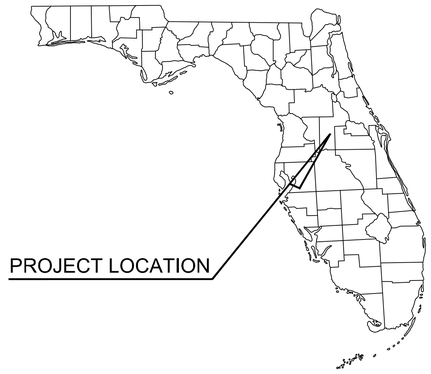
Sheet No: A1101

# CONSTRUCTION PLANS
FOR
# HILLSIDE GROVES COMMON

PARCEL I.D. # 35-20-25-0002-000-00800

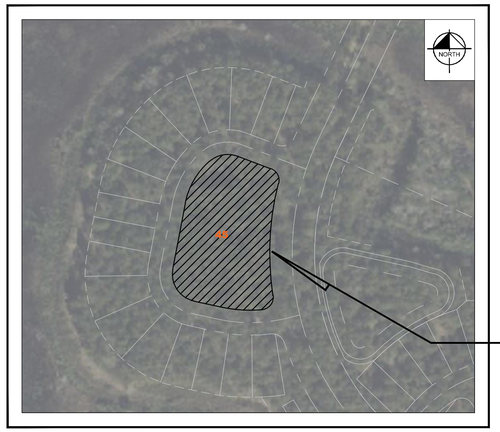
HOWEY-IN-THE-HILLS, FLORIDA

OCTOBER 07, 2025




LEGAL DESCRIPTION:

TRACT R, HILLSIDE GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK XX, PAGES XX THROUGH XX OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.




SOILS MAP
N.T.S.

45 - TAVARES SAND
99 - WATER

SECTION 35 , TOWNSHIP 20S, RANGE 25E
LOCATION MAP
N.T.S.

AERIAL PHOTOGRAPH
N.T.S.

## Sheet List Table

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| C1.1 | GENERAL NOTES |
| C2.0 | STORMWATER POLLUTION PREVENTION PLAN |
| C2.1 | EROSION CONTROL DETAILS |
| C3.0 | EXISTING CONDITIONS |
| C4.0 | SITE PLAN |
| C4.1 | FIRE TRUCK ROUTING PLAN |
| C5.0 | PAVING GRADING AND DRAINAGE |
| C5.1 | SECTIONS |
| C6.0 | UTILITY PLAN |
| C7.0 | CONSTRUCTION DETAILS |
| C8.0 | HOWEY-IN-THE-HILLS DETAILS |
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| L1.00 | OVERALL LANDSCAPE PLAN |
| L1.01 | LANDSCAPE PLAN |
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| L2.00 | OVERALL IRRIGATION PLAN |
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| L2.50 | IRRIGATION DETAILS |
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| L3.52 | HARDSCAPE DETAILS |
| L3.53 | HARDSCAPE DETAILS |
| L3.54 | HARDSCAPE DETAILS |

Blake Wagner
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PROJECT TITLE:HILLSIDE GROVES COMMON
DATE: 10/07/2025
ENGINEER'S PROJECT No. 149658038

| DRC COMMENTS | REVISIONS | DATE | BY |
|---|---|---|---|
| | | 10-07-25 | BJW |

SHEET NUMBER
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Drawing name: K:\ORL_LA\149658038_Hillside Groves Common\CADD\CONST\PlanSheets\C0.0-COVR.dwg COVER SHEET Oct 07, 2025 4:51pm by: Nicholas.Ferrer
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Plotted By:Ferner, Nicholas Sheet Set:HILLSIDE GROVES COMMON Layout:C1.0 - GENERAL NOTES October 07, 2025 04:51:26pm K:\ORL_LA\149658038_Hillside Groves Common\CAD\CONST\PlanSheets\C1.0-NOTES.dwg
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## GENERAL

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON HILLSIDE GROVES CONSTRUCTION PLANS DATED 04/18/2025 PROVIDED BY CONNELLY & WICKER INC. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

10. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

11. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

12. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

13. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

14. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

15. ALL SIGNAGE MUST COMPLY WITH THE TOWN OF HOWEY IN THE HILLS LAND DEVELOPMENT CODE (CHAPTER 5 – ACCESSORY AND TEMPORARY USES AND STRUCTURES).

## STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE FY 2025-26 EDITION OF F.D.O.T. "STANDARD PLANS FOR ROAD AN BRIDGE CONSTRUCTION".

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

## DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

## PAVING, GRADING AND DRAINAGE

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNERS ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE FY 2023-24 EDITION OF F.D.O.T. "STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #711-001.

11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

16. LIME ROCK AS-BUILTS ARE TO BE APPROVED BY OWNER'S ENGINEER PRIOR TO PAVING.

17. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

## PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

## POTABLE WATER SYSTEM

1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH TOWN OF HOWEY-IN-THE-HILLS STANDARDS AND SPECIFICATIONS.

3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.

4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.

5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO TOWN OF HOWEY-IN-THE-HILLS UTILITIES STANDARDS AND SPECIFICATIONS.

6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

7. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY TOWN OF HOWEY-IN-THE-HILLS WATER DEPARTMENT INSPECTOR.

8. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND TOWN OF HOWEY-IN-THE-HILLS WATER DEPARTMENT SPECIFICATIONS.

9. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.

10. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.

11. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.

12. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE TOWN OF HOWEY-IN-THE-HILLS UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

## POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WINTER PARK UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

## SANITARY SYSTEM

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.

2. ALL GRAVITY SEWERS MUST BE SDR 35 PVC, EXCEPT FOR PIPE DEEPER THAN 14 FEET, IN WHICH CASE SDR 26 PIPE SHALL BE USED. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

3. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150 DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAIN SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 4" DIAMETER.

4. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.

5. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00%; 6" @ 1.00% ; AND 8" @ 0.40%

6. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE TOWN OF HOWEY-IN-THE-HILLS UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

7. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

8. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

## SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

## CONTRACTOR'S AS-BUILT

1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA. AT A MINIMUM, THIS "AS-BUILT" INFORMATION SHALL INCLUDE: TOP OF PIPE/INVERT ELEVATIONS AND HORIZONTAL LOCATIONS OF ALL WATER, SANITARY SEWER, AND RECLAIM WATER UTILITIES INSTALLED (AS APPLICABLE); PAVEMENT GRADE BREAK LOCATIONS AND SUFFICIENT ELEVATIONS OF FINISHED GRADE SURFACES WHICH ALLOW THE ENGINEER TO DETERMINE COMPLIANCE WITH THE PROPOSED DESIGN; TOP, GRATE, & INVERT ELEVATIONS OF THE STORMWATER COLLECTION SYSTEM, INCLUDING THE POND GRADES (TOP, BANK, BOTTOM), POND CONTROL STRUCTURE, & SWALES; ANY IMPROVEMENTS WITHIN FDOT OR CITY RIGHT-OF-WAYS.
2. THE DIGITAL "AS-BUILT" FILE, PROVIDED IN AUTOCAD FORMAT, SHALL ALSO BE PROVIDED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM. NO ENGINEER'S CERTIFICATIONS OF COMPLETION OR REQUESTS FOR FINAL ACCEPTANCE WILL BE SUBMITTED UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.
3. SURVEYOR AS-BUILT SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF HOWEY-IN-THE-HILLS STANDARDS AND SPECIFICATIONS.

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Item 3.

| No. | REVISIONS | DATE | BJW |
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| 1 | DRC COMMENTS | 10-07-2025 | BJW |

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: (407) 536-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

STATE OF FLORIDA SEAL — Blake Wagner — Digitally signed by Blake Wagner — DN: C=US, E=blake.wagner@kimley-horn.com, O=KIMLEY-HORN AND ASSOCIATES, INC., CN=Blake Wagner — Reason: I am the author of this document — Date: 2025.10.07 17:28:10 -04'00' — LICENSE NUMBER 93822 — STATE OF FLORIDA — BLAKE A. WAGNER — REGISTERED ENGINEER — KIMLEY-HORN AND ASSOCIATES, INC. — CERTIFICATE NO. EB 35106

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| KHA PROJECT | 149658038 |
| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

GENERAL NOTES

HILLSIDE GROVES COMMON — HOWEY-IN-THE-HILLS — FLORIDA

SHEET NUMBER C1.0

## TREES AND VEGETATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
2. REFER TO LANDSCAPE PLANS FOR DETAILS REGARDING TREE REMOVAL AND TREE PRESERVATION.

## PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE F.D.O.T. "STANDARD PLANS". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.
2. STOP BARS AND STOP SIGNS ARE TO BE PROVIDED AT ALL INTERNAL, ONSITE INTERSECTIONS, WITH THE EXCEPTION OF SIGNALIZED INTERSECTIONS (UNLESS OTHERWISE NOTED).
3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH F.D.O.T. STANDARD PLANS #711-001 (2025-26).

## STORM DRAINAGE SYSTEM

1. THE LATEST EDITION OF F.D.O.T. "STANDARD PLANS" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.
2. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH F.D.O.T. AND THE TOWN OF HOWEY-IN-THE-HILLS CODE OF ORDINANCES.
3. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
4. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD DESIGN INDEX (2025-26) #430-001.
5. THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE STORMWATER COLLECTION SYSTEM (INLETS, PIPES) FROM EXCESSIVE MUD, SILT, DIRT, DEBRIS, TRASH, ETC. UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN AND FLUSH STORM PIPES AND INLETS OF ALL EXCESSIVE SILT, DEBRIS, ETC.

## SAFETY

1. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
2. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED IF LANE CLOSURE DURATIONS ARE LONGER THAN DAYTIME OPERATIONS.
3. CONTRACTOR TO PREPARE MAINTENANCE OF TRAFFIC (M.O.T.) PLAN FOR APPROVAL BY ENGINEER OF RECORD. M.O.T. PLAN SHALL MEET THE FDOT INDEX 600 REQUIREMENTS. A MINIMUM OF ONE LANE MUST BE MAINTAINED ALONG ALL ROADS AT ALL TIMES. LANES MAY ONLY BE CLOSED DURING ACTIVE WORK PERIODS. MAINTAINING TRAFFIC MAY REQUIRE DETAILED PHASING INCLUDING, BUT NOT LIMITED TO TEMPORARY ASPHALT, TEMPORARY SIGNING AND MARKING AND CONCRETE BARRIER WALLS. CONTRACTOR M.O.T. SHOULD BE PREPARED BY PROFESSIONAL ENGINEER.
4. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   C. THE MINIMUM STANDARDS AS SET FORTH IN THE 2013 EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

## DEMOLITION

1. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "TO REMAIN".
3. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
4. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
5. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
6. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

## DEWATERING NOTES

1. DURING THE EXCAVATION OF THE STORMWATER FACILITIES, AND IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE.
3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSES THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.
4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.
5. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS ASSOCIATED WITH DEWATERING.

## EARTHWORK / GRADING / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
4. IF ANY UNSUITABLE ORGANIC SOIL IS FOUND, NOTIFY THE ENGINEER AND THE ARCHITECT FOR REMOVAL PROCEDURES.

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| 1 | DRC COMMENTS | 10-07-2025 | BJW |

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STATE OF FLORIDA SEAL — FLORIDA LICENSED PROFESSIONAL ENGINEER — NAME: BLAKE J. WAGNER — LICENSE NUMBER: 94035

Blake Wagner
Digitally signed by Blake Wagner
DN: CN=Blake Wagner, E=blake.wagner@kimley-horn.com, O=Kimley-Horn and Associates, Inc., C=US
Date: 2025.10.07 13:26:42 -04'00'

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| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

# GENERAL NOTES

# HILLSIDE GROVES COMMON

HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER C1.1

Plotted By:Farrer, Nicholas Sheet Set:HILLSIDE GROVES COMMON Layout:C1.1 - GENERAL NOTES October 07, 2025 04:51:27pm K:\ORL_LA\149658038 -Hillside Groves Common\CADD\CONST\PlanSheets\C1.0-NOTES.dwg
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# STORMWATER POLLUTION PREVENTION PLAN

## SITE DESCRIPTION

PROJECT NAME AND LOCATION

HILLSIDE GROVE COMMON
TAX PARCEL: 35-20-25-0002-000-00800
HOWEY-IN-THE-HILLS, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

MERITAGE HOMES
5337 MILLENIA LAKES BLVD, SUITE 235
ORLANDO, FL 32839
CONTACT: CLAUDIO TORRES
PHONE: (407) 284-4152
EMAIL: CLAUDIO.TORRES@MERITAGEHOMES.COM

PROJECT DESCRIPTION

THE PROJECT PROPOSES AN AMENITY CENTER IN HOWEY-IN-THE-HILLS, FLORIDA, AS AN ADDITION TO A NEW SINGLE-FAMILY SUBDIVISION. IT CONSISTS OF THE CLEARING AND GRUBBING OF THE EXISTING AREA ON THE 1.22-ACRE SITE. THE PROJECT INCLUDES THE CONSTRUCTION OF A STATE-OF-THE-ART POOL AND SUPPORTING AMENITIES, AS WELL AS THE INSTALLATION OF PARKING INFRASTRUCTURE.

PROJECT AREA: 1.22 ACRES
CONTRIBUTING DRAINAGE AREA: 1.22 ACERS

CONTROL STRUCTURE : S-5
LONGITUDE : W81° 47' 09.30"
LATITUDE: N28° 42' 18.50"

ULTIMATE RECEIVING WATERS: LAKE ILLINOIS

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

| SERIES NAME | HYDROLOGIC GROUP |
|---|---|
| TAVARES SAND, 0 TO 5 PERCENT SLOPES | A |
| | |
| | |
| | |
| | |

## SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

## EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORM WATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE AREAS THAT ARE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADING.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER.

DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.

## ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

## SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

## SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

## MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ON THE CITY OF SANFORD'S FORM ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.50" OR MORE DURING THE CONSTRUCTION PHASE. THESE REPORTS SHALL BE MADE AVAILABLE TO THE CITY AT ANY TIME AND COPIES OF ALL OF THE INSPECTIONS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF CERTIFICATE OF COMPLETION OR OCCUPANCY.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

## POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

BLAKE J. WAGNER, P.E.
FLORIDA REGISTRATION NUMBER: 94035
PROFESSIONAL ENGINEER

## CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

| SIGNATURE AND DATE | NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER | RESPONSIBILITY |
|---|---|---|
| | | |
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| No. | REVISIONS | DATE | |
|---|---|---|---|
| 1 | DRC COMMENTS | 10-07-2025 | BJW |

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PHONE: (407) 536-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

STATE OF FLORIDA SEAL

Blake Wagner

| | |
|---|---|
| KHA PROJECT | 149658038 |
| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

STORMWATER POLLUTION PREVENTION PLAN

HILLSIDE GROVES COMMON
HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C2.0



Plotted By:Ferner, Nicholas Sheet Set:HILLSIDE GROVES COMMON Layout:C2.0 - SWPP PLAN October 07, 2025 04:51:38pm K:\ORL_LA\149658038_Hillside Groves Common\CAD\CONSTPlanSheets\C2.0-SWPPP.dwg
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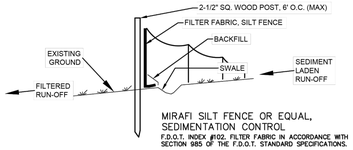


MIRAFI SILT FENCE OR EQUAL, SEDIMENTATION CONTROL
F.D.O.T. INDEX #102. FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

## EROSION & SEDIMENT CONTROL
(N.T.S.)

| | | |
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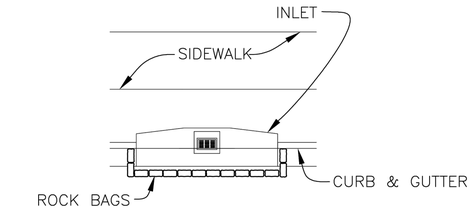
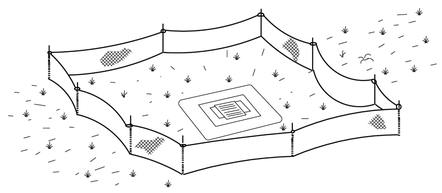
| Howey-in-the-Hills | Standard Details | DATE: FEB 2022<br>DETAIL G-1 |




CURB INLET



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

ALTERNATE DESIGNS MAY BE PROPOSED BY ENGINEER

## INLET PROTECTION (N.T.S.)

| | | |
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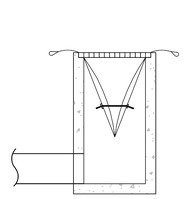
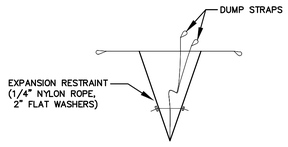
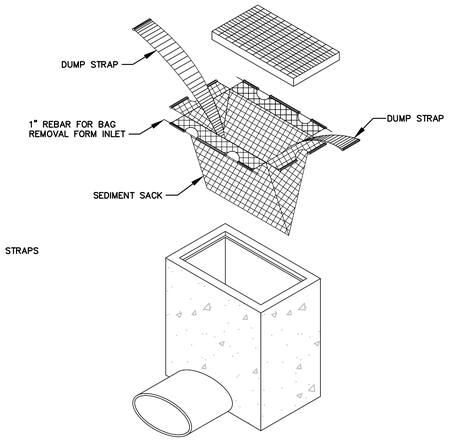
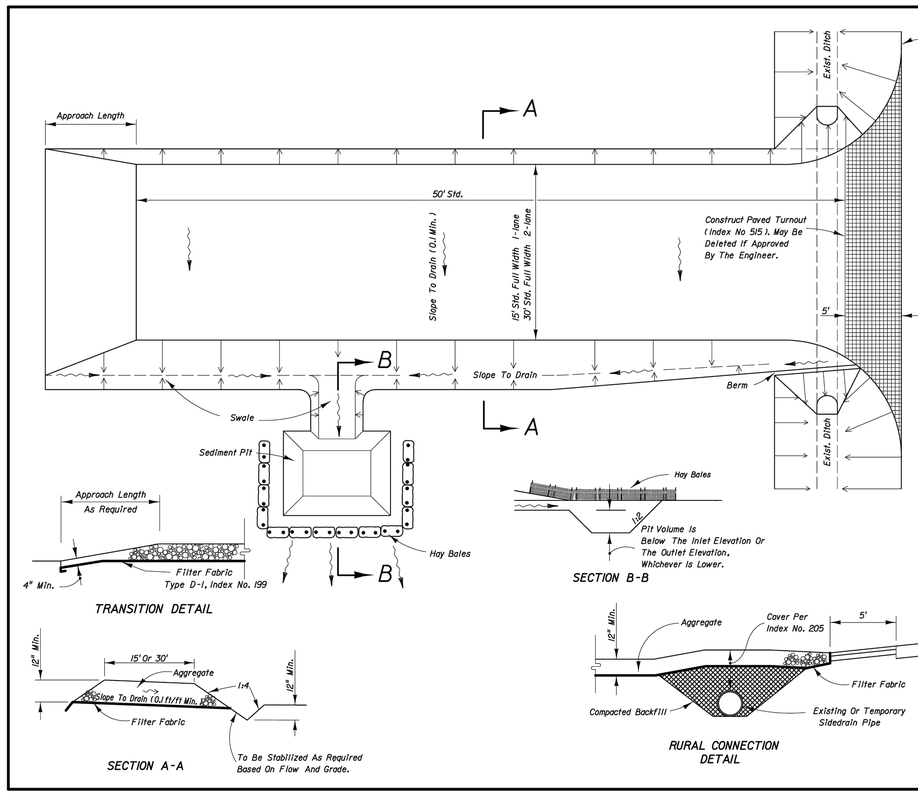
| Howey-in-the-Hills | Standard Details | DATE: FEB 2022<br>DETAIL G-3 |




## STANDARD INLET SEDIMENT CONTROL DEVICE
NTS




*GENERAL NOTES*

1. *A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.*
2. *The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.*
3. *All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.*
4. *Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.*
5. *The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:*
   *15' x 50' = 100 ft³ — 30' x 50' = 200 ft²*
   *As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, hay bales or silt fence shall be placed along the entire length.*
6. *The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.*
7. *Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.*
8. *The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.*
9. *A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD, including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Hay bales shall be paid for under the contract unit price for Hay or Straw Bales, EA. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.*
10. *The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.*

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

**SOIL TRACKING PREVENTION DEVICE TYPE A**

| | Names | Dates |
|---|---|---|
| Designed By | CWM | 8/24 |
| Drawn By | JDT | 1/26 |
| Checked By | CPH | 1/26 |

Approved By: State Drainage Engineer

| Revision | Sheet No. | Index No. |
|---|---|---|
| 00 | 1 of 1 | 106 |

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| No. | REVISIONS | DATE |
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| 1 | DRC COMMENTS | 10-07-2025 BJW |

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STATE OF FLORIDA SEAL — LICENSED AND SEALED AND E-SIGNED AND SEALED AND ACCEPTED BY ENGINEER ON BEHALF OF KHA, INC. ON DATE INDICATED
SIGNATURE: Blake Wagner
DIGITALLY SIGNED BY: BLAKE J. WAGNER
LICENSE ACCEPTANCE #: FL PE 94035

| KHA PROJECT | 149658038 |
|---|---|
| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

# EROSION CONTROL DETAILS

# HILLSIDE GROVES COMMON
HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C2.1



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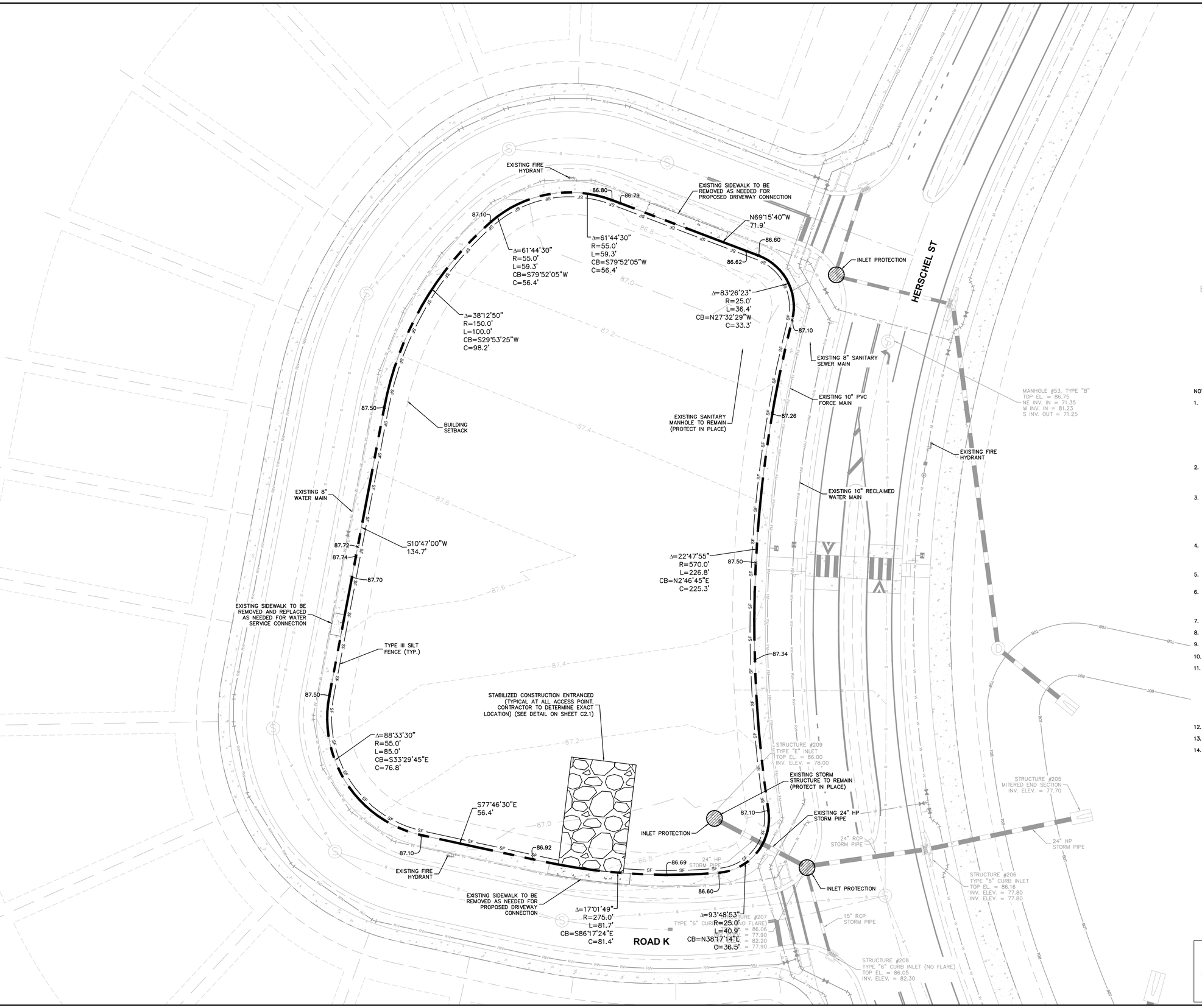


## LEGEND

- TRACT LINE
- SF — SILT FENCE
- S — EXISTING SANITARY SEWER LINE
- FM — EXISTING FORCE MAIN LINE
- RW — EXISTING RECLAIM WATER LINE
- W — EXISTING WATER LINE
- 87.0 — EXISTING CONTOUR
- ×87.50 — EXISTING SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURES
- INLET PROTECTION
- SOIL TRACKING PREVENTION DEVICE

NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE HILLSIDE GROVE CONSTRUCTION PLANS DATED 04/18/2025 PROVIDED BY CONNELLY & WICKER INC. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.
2. ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON THE HILLSIDE GROVE CONSTRUCTION PLANS DATED 04/18/2025 PROVIDED BY CONNELLY & WICKER INC.
3. THERE MAY BE ON-SITE UNDERGROUND EXISTING UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, ELECTRIC, TELEPHONE, AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.
4. IF EXISTING UTILITIES ARE DISCOVERED THAT ARE NOT IDENTIFIED BY THE CONSTRUCTION DOCUMENTS, AND WILL BE IMPACTED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
6. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. WIRE MESH REINFORCED SILT FENCE SHALL BE USED AT ALL POINTS ALONG PROPERTY BOUNDARY WITH OFF-SITE STORMWATER FLOWS. SEE DETAIL SHEET C2.1
7. REFER FOR SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
8. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
9. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET C2.1.
10. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
11. CONTRACTOR TO VERIFY EXISTING SANITARY, STORM, WATER, ELECTRIC, PHONE, CABLE, AND NATURAL GAS SERVICES TO BUILDINGS SCHEDULED FOR DEMOLITION. SERVICES ARE TO BE ISOLATED FROM THE MAIN UTILITY SERVICE CONNECTIONS, AND CAPPED AND/OR REMOVED AS REQUIRED BY THE UTILITY PROVIDER. UTILITY SERVICES ARE TO BE ISOLATED IN A MANNER THAT WILL ENSURE THAT ADJACENT PROPERTIES REMAIN CONNECTED WITHOUT EXPERIENCING AN INTERRUPTION OF SERVICE.
12. ALL VEGETATION TO BE REMOVED UNLESS NOTED TO REMAIN.
13. ALL SIDEWALK CLOSURES SHALL BE IN COMPLIANCE WITH FDOT INDEX #102-660.
14. ALL WORK WITHIN RIGHT-OF-WAY AND ADJACENT TO TRAVEL LANES TO FOLLOW FDOT INDEX #102-602 AND #102-603 FOR MAINTENANCE OF TRAFFIC. CONTRACTOR TO COORDINATE WITH THE TOWN OF HOWEY-IN-THE-HILLS FOR ANY LANE CLOSURES.

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STATE OF FLORIDA SEAL

Blake Wagner

NAME: BLAKE A. WAGNER
LICENSE NUMBER: 93106

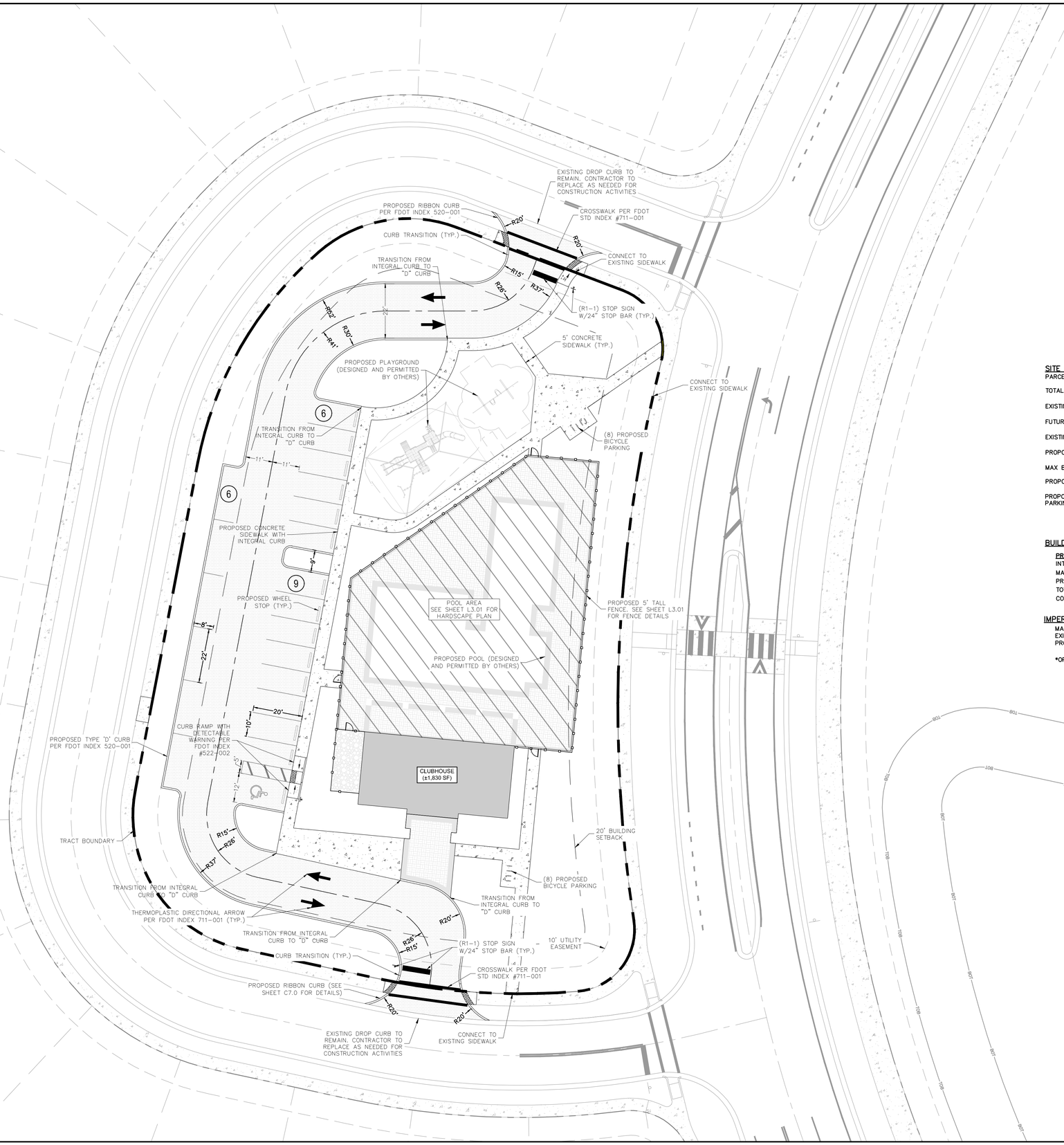
| | |
|---|---|
| KHA PROJECT | 149658038 |
| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

# EXISTING CONDITIONS

# HILLSIDE GROVES COMMON

HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C3.0




NORTH

GRAPHIC SCALE IN FEET
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## LEGEND

- TRACT BOUNDARY
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MEDIUM DUTY ASPHALT PAVEMENT (SEE SHEET C7.0 FOR DETAILS)

## SITE DATA

| | |
|---|---|
| PARCEL NUMBER: | 35-20-25-0002-000-00800 |
| TOTAL SITE AREA: | 1.22 AC (53,144 SF) |
| EXISTING ZONING: | PUD |
| FUTURE LAND USE: | PUD |
| EXISTING USE: | VACANT |
| PROPOSED USE: | PUD – AMENITY CENTER |
| MAX BUILDING HEIGHT: | 35 FT |
| PROPOSED PARKING: | 21 SPACES (14 STANDARD, 6 PARALLEL, 1 ADA). SEE NOTE 4 BELOW FOR JUSTIFICATION. |
| PROPOSED BICYCLE PARKING: | 16 SPACES |

## BUILDING SUMMARY (1 STRUCTURE)

**PROPOSED INTERIOR BUILDING AREA**

| | |
|---|---|
| INTERIOR FLOOR AREA: | 1,643 SF |
| MAXIMUM FAR | 0.50 |
| PROPOSED FAR: | 0.03 (1,643 SF/53,144 SF) |
| TOTAL ROOF AREA: | 2,827 SF |
| CONSTRUCTION TYPE: | V-B |

## IMPERVIOUS AREA & OPEN SPACE SUMMARY

| | |
|---|---|
| MAXIMUM ALLOWABLE (ISR): | 70% |
| EXISTING IMPERVIOUS (ISR): | 0% |
| PROPOSED IMPERVIOUS (ISR): | 64% (0.78 ACRES) |

*OPEN SPACE PROVIDED FOR IN OVERALL SUBDIVISION

GENERAL NOTES:

1. ALL RADII ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. DETECABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
8. NONE OF THE PROPERTY DESIGNATED AS STREETS OR ALLEYS (COMMON AREAS), ARE NOT AND WILL NOT BE A PART OF THE TOWN OF HOWEY-IN-THE-HILLS SYSTEMS OF PUBLIC ROADS, AND SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS, AND/OR ASSIGNS.

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LICENSE NUMBER 96035
STATE OF FLORIDA
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LICENSE NUMBER 96035
Blake Wagner
Digitally signed by Blake Wagner
DN: C=US, E=blake.wagner@kimley-horn.com, O=Kimley-Horn and Associates, Inc., CN=Blake Wagner
Reason: I am the author of this document
Date: 2025.10.07 07:28:49-04'00'

KHA PROJECT 149580038
DATE 10/07/2025
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DESIGNED BY NDF
DRAWN BY NDF
CHECKED BY BJW

# SITE PLAN

# HILLSIDE GROVES COMMON

HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C4.0



Plotted By:Ferrer, Nicholas Sheet Set:HILLSIDE GROVES COMMON Layout:SITE PLAN October 07, 2025 04:52:09pm K:\ORL_LA\149580038_Hillside Groves Common\CADD\CONST\Plan Sheets\C4.0-SITE.dwg
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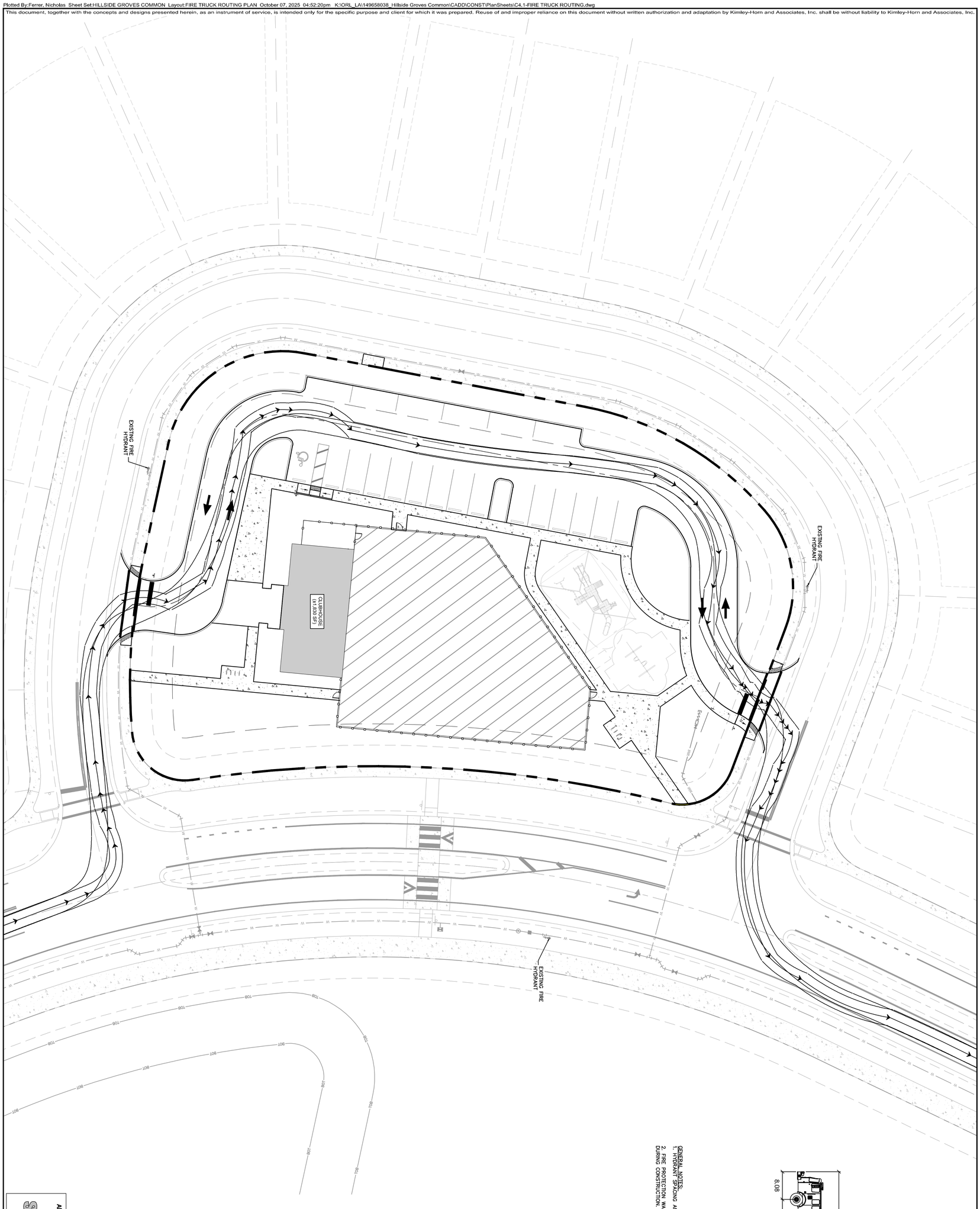
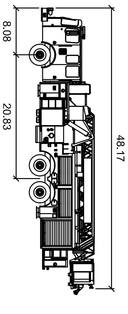



GENERAL NOTES:
1. HYDRANT SPACING AND HOSE LENGTH PER NFPA 1, SECTION 18.2.3.2.2.
2. FIRE PROTECTION WATER SUPPLY TO BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.

Smeal Platform MM 100ft

| | feet |
|---|---|
| Width | 8.33 |
| Track | 7.92 |
| Lock to Lock Time | 6.0 |
| Steering Angle | 45.0 |

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0 10 20 40

NORTH

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SHEET NUMBER C4.1

# HILLSIDE GROVES COMMON

HOWEY-IN-THE-HILLS FLORIDA

# FIRE TRUCK ROUTING PLAN

| | |
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| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

STATE OF FLORIDA SEAL

Blake Wagner

NAME: BLAKE J. WAGNER
LICENSE/REGISTRATION #: FL PE 94035

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Item 2.

54

| STRUCTURE NAME: | DETAILS: |
|---|---|
| D-01 | TYPE "D" INLET<br>PER FDOT INDEX #425-052<br>TOP: 86.05<br>S. INV OUT: 81.78 (18" RCP) |
| D-02 | TYPE "P7" MANHOLE<br>PER FDOT INDEX #425-010<br>TOP: 86.68<br>N. INV IN: 81.42 (18" RCP)<br>E. INV IN: 83.40 (12" HDPE)<br>S. INV OUT: 81.42 (18" RCP) |
| D-03 | TYPE "D" INLET<br>PER FDOT INDEX #425-052<br>TOP: 86.31<br>N. INV IN: 80.74 (18" RCP)<br>E. INV OUT: 80.74 (18" RCP) |
| EX-01 | TYPE "E" INLET<br>PER FDOT INDEX #425-052<br>TOP: 86.24<br>W. INV IN: 80.00 (18" RCP)<br>NW. INV IN: 83.29 (10" HDPE)<br>SE. INV OUT: 78.00 (24" HDPE) |
| YD-01 | 12" YARD DRAIN<br>WITH 12" CONCRETE COLLAR<br>TOP: 87.63<br>N. INV IN: 84.57 (6" HDPE)<br>E. INV OUT: 84.57 (6" HDPE) |
| YD-02 | 12" YARD DRAIN<br>WITH 12" CONCRETE COLLAR<br>TOP: 87.67<br>N. INV IN: 83.88 (6" HDPE)<br>W. INV IN: 83.88 (6" HDPE)<br>SE. INV OUT: 83.88 (10" HDPE) |
| YD-3 | 12" YARD DRAIN<br>WITH 12" CONCRETE COLLAR<br>TOP: 87.88<br>N. INV IN: 85.83 (6" HDPE)<br>S. INV OUT: 85.83 (6" HDPE) |
| YD-4 | 12" YARD DRAIN<br>WITH 12" CONCRETE COLLAR<br>TOP: 87.49<br>N. INV IN: 84.01 (6" HDPE)<br>E. INV IN: 84.01 (6" HDPE)<br>S. INV IN: 84.01 (6" HDPE)<br>W. INV OUT: 83.80 (12" HDPE) |

GRAPHIC SCALE IN FEET
0 10 20 40

## LEGEND

- TRACT BOUNDARY
- 73.00 — PROPOSED SPOT ELEVATION
- 78.29 / 77.79 — PROPOSED TOP OF CURB/PAVEMENT ELEVATION
- 87.0 — EXISTING CONTOUR
- 87.0 — PROPOSED CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- EXISTING STORM STRUCTURES
- PROPOSED CONCRETE SIDEWALK

GENERAL NOTES:
1: ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. SEE SPECIFICATIONS.
2: ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
3: ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
4: GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
5: SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
6: ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR PER JURISDICTIONAL REQUIREMENTS.
7: EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8: IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
9: ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AND STRUCTURE IS WATER TIGHT.
10: CONTRACTOR IS TO ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
11: CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
12: CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
13: CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS, MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING.
14: DETENTION POND OUTFLOW DEVICES SHALL BE DESIGNATED TO LIMIT FLOWS TO CAPACITY LEVELS OF DOWNSTREAM DRAINAGE STRUCTURES.
15: CONTRACTOR TO VERIFY T.A.S./A.D.A. COMPLIANCE PRIOR TO POURING CONCRETE. FOR ANY QUESTIONS, CONTACT CIVIL ENGINEER IMMEDIATELY.
16: GRADES IN ALL ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. AND T.A.S. STANDARDS: MAXIMUM RUNNING SLOPE FOR ALL PATHS IS 5%, MAX CROSS SLOPE FOR ALL PATHS IS 2%, FOR THE FIRST FIVE FEET FROM THE DOOR, A 2% SLOPE IN ALL DIRECTIONS (MAX) MUST BE MAINTAINED.
17: IN GENERAL, THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5%, THE MINIMUM SLOPE SHALL NOT BE INFERIOR THAN 1.5% AND THE PREFERRED SLOPE SHALL BE 2.5%.
18: REFER TO LANDSCAPE PLANS FOR LANDSCAPE/HARDSCAPE DETAILS.
19: THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET HOWEY IN THE HILLS AND A.D.A. SPECIFICATIONS.
20: CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL/STRUCTURAL PLANS PRIOR TO CONSTRUCTION STAKING.
21: LANDSCAPE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM BUILDING AT A MINIMUM OF 2% SLOPE.
22: AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
23: CONCRETE VALLEY GUTTER SHALL BE CONSTRUCTED IF ASPHALT PAVEMENT IS USED. REFER TO CONSTRUCTION DETAILS
24: SEE SHEET C3.0 FOR APPROXIMATE LOCATION OF EXISTING UTILITIES.
25: ALL THE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.
26: CONTRACTOR SHALL REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES/ENTRIES, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
27: TERMITE SPRAY IF NEEDED IS TO BE PROVIDED FOR FOUNDATION BY FOUNDATION CONTRACTOR.
28: SITE PREPARATION TO BE PROVIDED BY CONTRACTOR TO INCLUDE:
A. PROTECTING EXISTING VEGETATION TO REMAIN.
B. REMOVING EXISTING VEGETATION.
C. CLEARING AND GRUBBING.
D. STRIPPING AND STOCKPILING TOPSOIL
E. REMOVING ABOVE-AND BELOW-GRADE SITE IMPROVEMENTS.
F. DISCONNECTING, CAPPING OR SEALING SITE UTILITIES.
G. TEMPORARY EROSION AND SEDIMENTATION CONTROL.
35: NONE OF THE PROPERTY DESIGNATED AS STREETS OR ALLEYS (COMMON AREAS), ARE NOT AND WILL NOT BE A PART OF THE TOWN OF HOWEY-IN-THE-HILLS SYSTEMS OF PUBLIC ROADS, AND SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS, AND/OR ASSIGNS.

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STATE OF FLORIDA SEAL
Blake Wagner
Digitally signed by Blake Wagner
DN: C=US, E=blake.wagner@kimley-horn.com, O=KIMLEY-HORN AND ASSOCIATES, INC., CN=Blake Wagner
Reason: I am the author of this document
Date: 2025.10.07 12:28:47 -04'00'
NAME: BLAKE J. WAGNER
LICENSE NUMBER: 93965 STATE: FL

KHA PROJECT 149658038
DATE 10/07/2025
SCALE AS SHOWN
DESIGNED BY NDF
DRAWN BY NDF
CHECKED BY BJW

# HILLSIDE GROVES COMMON
HOWEY-IN-THE-HILLS FLORIDA

# PAVING GRADING AND DRAINAGE

SHEET NUMBER
C5.0

Plotted By: Ferrer, Nicholas Sheet Set: HILLSIDE GROVES COMMON Layout: PAVING GRADING AND DRAINAGE October 07, 2025 04:52:38pm K:\ORL_LA\149658038 Hillside Groves Common\CADD\CONST\PlanSheets\C5.0-PG.dwg
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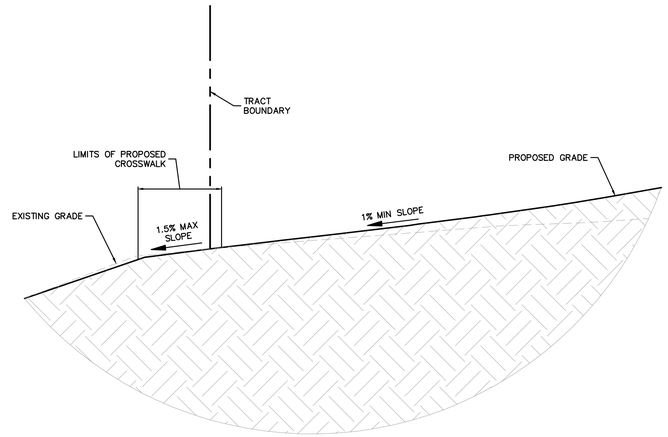
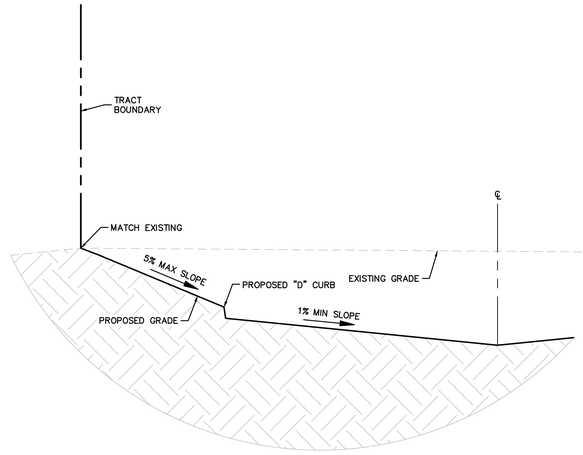
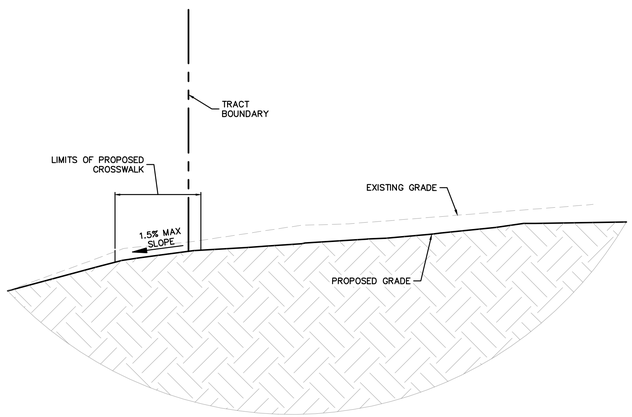


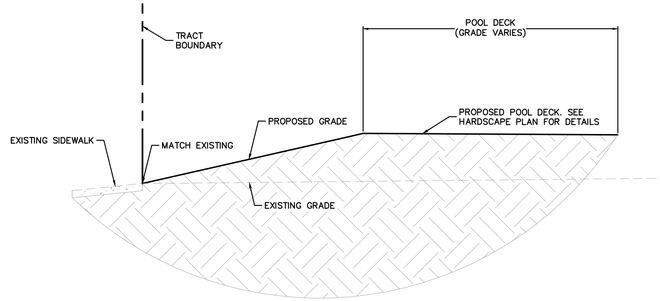

SECTION A–A
NTS




SECTION B–B
NTS




SECTION C–C
NTS




SECTION D–D
NTS

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Item 3.

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STATE OF FLORIDA SEAL
SIGNATURE IS SIGNED AND SEALED AND A.E. INC. DATE INDICATED
Blake Wagner
Digitally signed by Blake Wagner
DN: C=US, E=blake.wagner@kimley-horn.com, O=Kimley-Horn and Associates, Inc., CN=Blake Wagner
Reason: I am the author of this document
Date: 2025.10.07 13:26:47 -04'00'
PRINTED NAME: BLAKE J. WAGNER
LICENSE NUMBER: 84035 STATE: FL

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|---|---|
| KHA PROJECT | 149658038 |
| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
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# SECTIONS

# HILLSIDE GROVES COMMON

HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C5.1

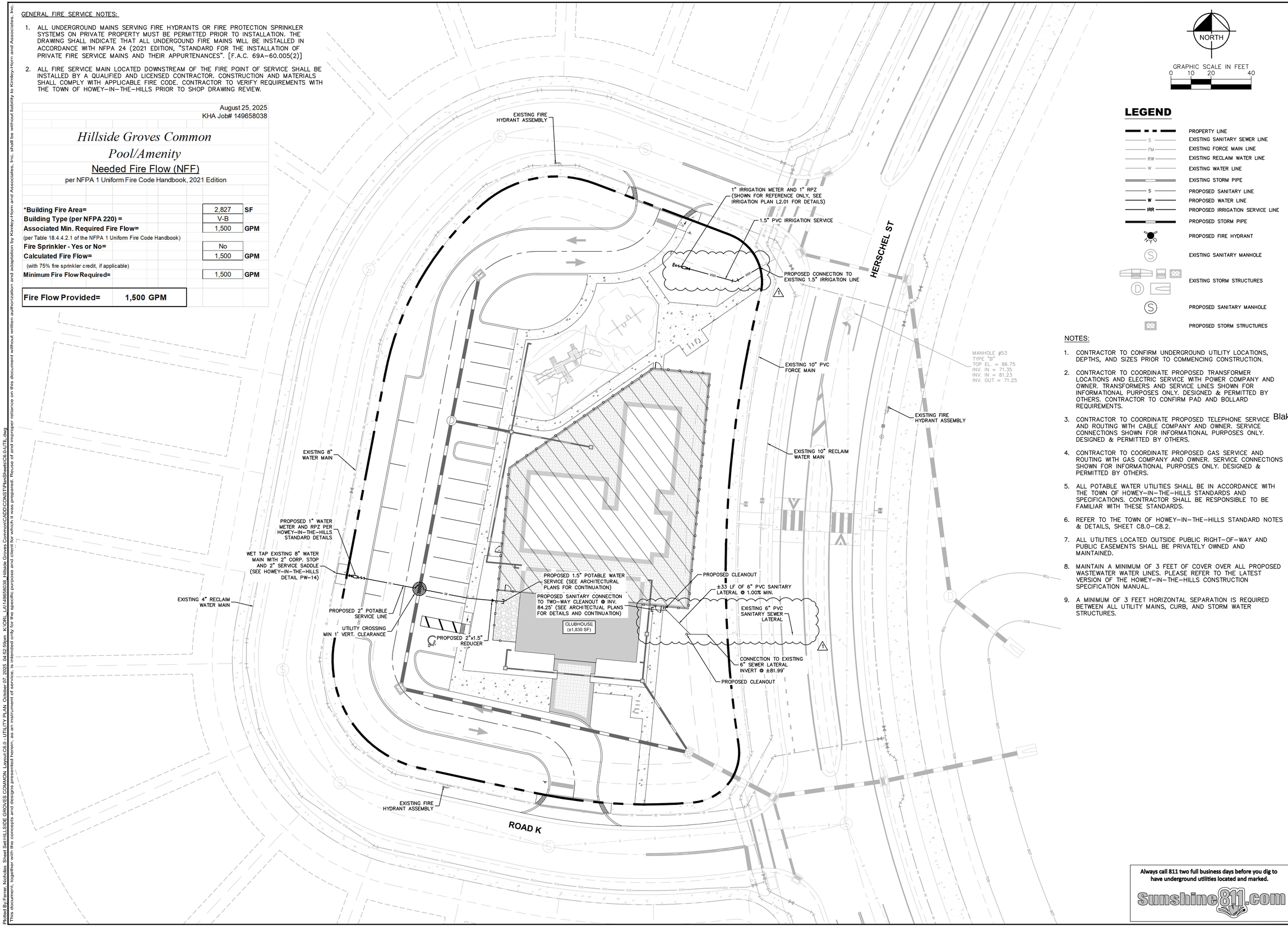
GENERAL FIRE SERVICE NOTES:

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGOUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (2021 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH THE TOWN OF HOWEY-IN-THE-HILLS PRIOR TO SHOP DRAWING REVIEW.

August 25, 2025
KHA Job# 149658038

*Hillside Groves Common*
*Pool/Amenity*
Needed Fire Flow (NFF)
per NFPA 1 Uniform Fire Code Handbook, 2021 Edition

| | | |
|---|---|---|
| *Building Fire Area= | 2,827 | SF |
| Building Type (per NFPA 220) = | V-B | |
| Associated Min. Required Fire Flow= | 1,500 | GPM |
| (per Table 18.4.4.2.1 of the NFPA 1 Uniform Fire Code Handbook) | | |
| Fire Sprinkler - Yes or No= | No | |
| Calculated Fire Flow= | 1,500 | GPM |
| (with 75% fire sprinkler credit, if applicable) | | |
| Minimum Fire Flow Required= | 1,500 | GPM |
| **Fire Flow Provided=** | **1,500 GPM** | |




NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

## LEGEND

- PROPERTY LINE
- S — EXISTING SANITARY SEWER LINE
- FM — EXISTING FORCE MAIN LINE
- RW — EXISTING RECLAIM WATER LINE
- W — EXISTING WATER LINE
- EXISTING STORM PIPE
- S — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- IRR — PROPOSED IRRIGATION SERVICE LINE
- PROPOSED STORM PIPE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURES
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM STRUCTURES

NOTES:

1. CONTRACTOR TO CONFIRM UNDERGROUND UTILITY LOCATIONS, DEPTHS, AND SIZES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS. CONTRACTOR TO CONFIRM PAD AND BOLLARD REQUIREMENTS.
3. CONTRACTOR TO COORDINATE PROPOSED TELEPHONE SERVICE AND ROUTING WITH CABLE COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
4. CONTRACTOR TO COORDINATE PROPOSED GAS SERVICE AND ROUTING WITH GAS COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
5. ALL POTABLE WATER UTILITIES SHALL BE IN ACCORDANCE WITH THE TOWN OF HOWEY-IN-THE-HILLS STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
6. REFER TO THE TOWN OF HOWEY-IN-THE-HILLS STANDARD NOTES & DETAILS, SHEET C8.0-C8.2.
7. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
8. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WASTEWATER WATER LINES. PLEASE REFER TO THE LATEST VERSION OF THE HOWEY-IN-THE-HILLS CONSTRUCTION SPECIFICATION MANUAL.
9. A MINIMUM OF 3 FEET HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL UTILITY MAINS, CURB, AND STORM WATER STRUCTURES.

**Always call 811 two full business days before you dig to have underground utilities located and marked.**
Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | DRC COMMENTS | 10-07-2025 | BJW |

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PHONE: (407) 536-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

STATE OF FLORIDA SEAL
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BLAKE A. WAGNER, P.E. ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
Blake Wagner
Digitally signed by Blake Wagner
DN: C=United States, E=blake.wagner@kimley-horn.com, O=Kimley-Horn and Associates, Inc., CN=Blake Wagner
Reason: I am the author of this document
Date: 2025.10.07 07:28:49-04'00'
NAME: BLAKE A. WAGNER, P.E.
LICENSE NUMBER: 84035 STATE OF FLORIDA

| | |
|---|---|
| KHA PROJECT | 149658038 |
| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

# UTILITY PLAN

# HILLSIDE GROVES COMMON
HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C6.0

Plotted By:Ferrer, Nicholas Sheet Set:HILLSIDE GROVES COMMON Layout:C6.0 - UTILITY PLAN October 07, 2025 04:52:49pm K:\ORL_LA\149658038_Hillside Groves Common\CADD\CONSTPlanSheets\C6.0-UTIL.dwg
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Plotted By: Ferrer, Nicholas Sheet Set: HILLSIDE GROVES COMMON Layout: C7.0 CONSTRUCTION DETAILS October 07, 2025 04:53:11pm K:\ORL_LA\149658038_Hillside Groves Co
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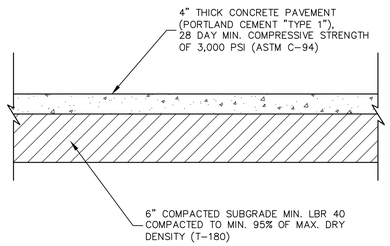
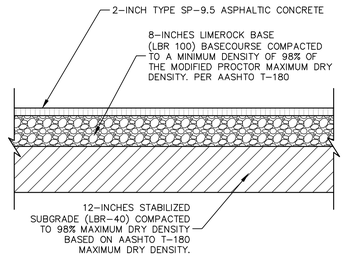
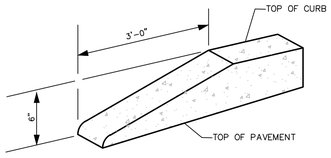



## CONCRETE SIDEWALK DETAIL
NTS

SIDEWALK NOTES:
1. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS #522-001.

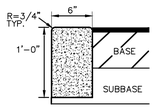



## TYPICAL "MEDIUM DUTY" ASPHALT PAVEMENT DETAIL
NTS



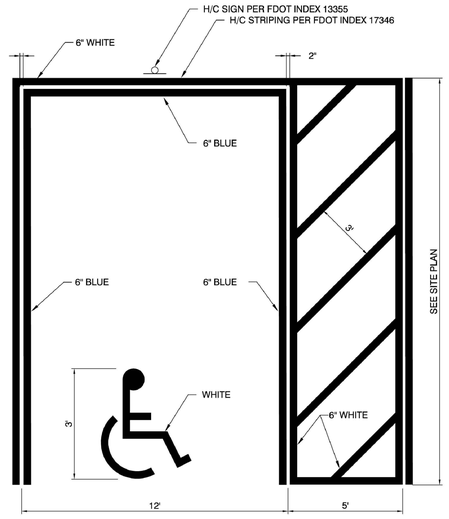

## CURB TERMINUS TRANSITION DETAIL
NTS

NOTE:
ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.

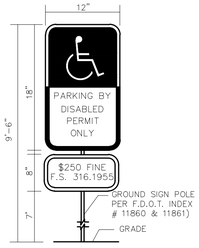



## RIBBON CURB
NTS

NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4" MINIMUM).
3. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
4. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.

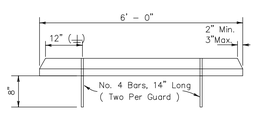



## HANDICAP PARKING PAVEMENT MARKING
N.T.S.

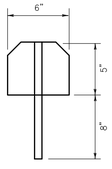



NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

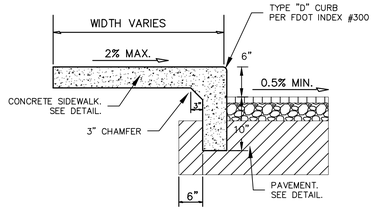
## HANDICAP SIGN DETAIL
N.T.S.



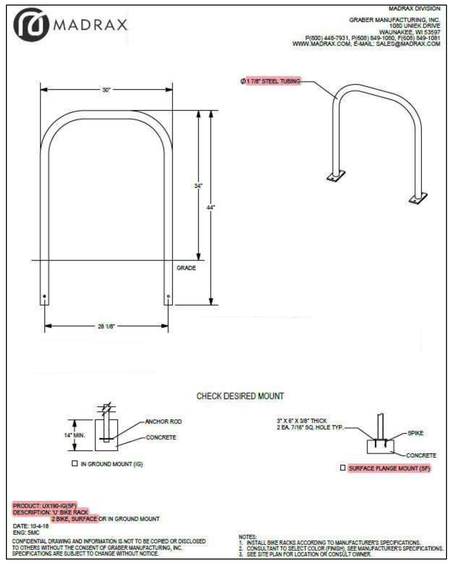

## WHEEL STOP FRONT VIEW
NTS




## WHEEL STOP PROFILE (TYP.)
NTS




## SIDEWALK INTEGRAL CURB DETAIL
NTS




**Circle Bike Rack - 2 Bike Capacity, Black**

Clean, minimalist design for metro areas.

- 2 contact points for locking frame and wheel.
- 10-gauge, galvanized steel or attractive powder coating.
- Mounting hardware included.

| MODEL NO. | DESCRIPTION | SIZE L x W x H | BIKE CAPACITY | WT. (LBS.) |
|---|---|---|---|---|
| H-6572BL | Circle | 35 x 2 1/2 x 33" | 2 | 32 |

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

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| No. | REVISIONS | DATE | |
|---|---|---|---|
| 1 | DRC COMMENTS | 10-07-2025 | BJW |

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

STATE OF FLORIDA
BLAKE A. WAGNER
LICENSE NUMBER 93605
STATE OF FLORIDA, REGISTERED ENGINEER
Blake Wagner
Digitally signed by Blake Wagner
DN: C=US, E=blake.wagner@kimley-horn.com, O=Kimley-Horn and Associates, Inc., CN=Blake Wagner
Reason: I am approving this document
Date: 2025.10.07 08:04:05 -04'00'

| KHA PROJECT | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| 149658038 | AS SHOWN | NDF | NDF | BJW |
| DATE 10/07/2025 | | | | |

# CONSTRUCTION DETAILS

# HILLSIDE GROVES COMMON
HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C7.0

Plotted By:Farrer, Nicholas Sheet Set=HILLSIDE GROVES COMMON Layout=HOWEY-IN-THE-HILLS DETAILS October 07, 2025 04:53:28pm K:\ORL_LA\149658038_Hillside Groves Common\CAD\CONST\PlanSheets\C7.0-DETAILS.dwg
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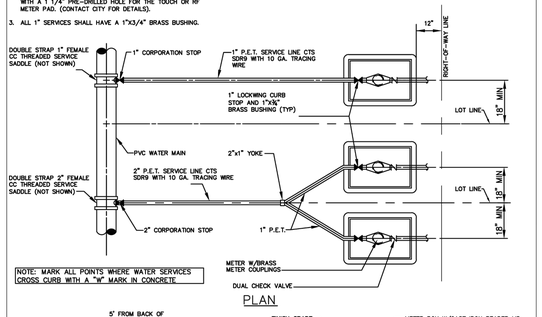
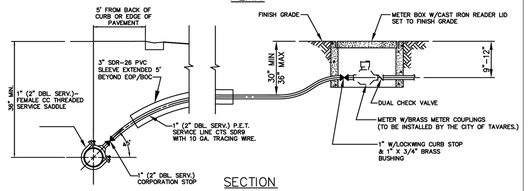
NOTES:
1. METERS TO BE INSTALLED BY THE CITY OF TAVARES.
2. ALL METER BOXES SHALL BE STANDARD PLASTIC RECTANGLE WITH A 1 1/4" PRE-DRILLED HOLE FOR THE TOUCH OR RF METER PAD. (CONTACT CITY FOR DETAILS).
3. ALL 1" SERVICES SHALL HAVE A 1"x3/4" BRASS BUSHING.




PLAN



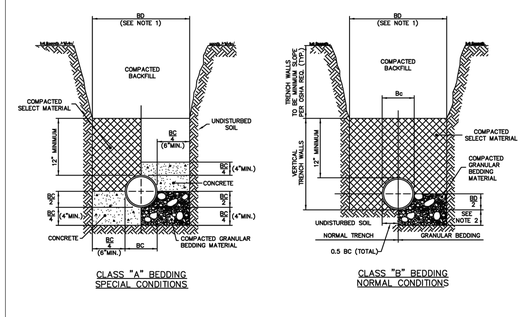

SECTION

SERVICE CONNECTION–SINGLE FAMILY

NOT TO SCALE

(NOTE: METERS TO BE INSTALLED BY CITY OF TAVARES.)

| | | |
|---|---|---|
| Howey–in–the–Hills | DATE: FEB 2022 | |
| Standard Details | | DETAIL PW–1 |




CLASS "A" BEDDING SPECIAL CONDITIONS

CLASS "B" BEDDING NORMAL CONDITIONS

NOTES: FOR BEDDING AND TRENCHING

1. DIMENSION BC = PIPE O.D.
   DIMENSION BD = TRENCH WIDTH AT TOP OF PIPE
   MAXIMUM BD = BC + 30"
   MINIMUM BD = MAXIMUM DIMENSION OF BELL + 8" (UNSHEETED TRENCH)
2. DEPTH FOR REMOVAL FOR UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR ROCK OR OTHER NON–CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
3. ALL BACKFILL AND SELECT MATERIAL UNDER ALL ROADWAYS, DRIVES (INCLUDING DIRT DRIVES), AND PARKING AREAS SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T–180). BACKFILL AND SELECT MATERIAL UNDER ALL OTHER AREAS SHALL BE COMPACTED AS FOLLOWS: FROM BOTTOM OF TRENCH TO 12" ABOVE TOP OF PIPE – 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T–180). FROM 12" ABOVE TOP OF PIPE TO TOP OF BACKFILL – 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T–180)

TRENCHING AND BEDDING

NOT TO SCALE

| | | |
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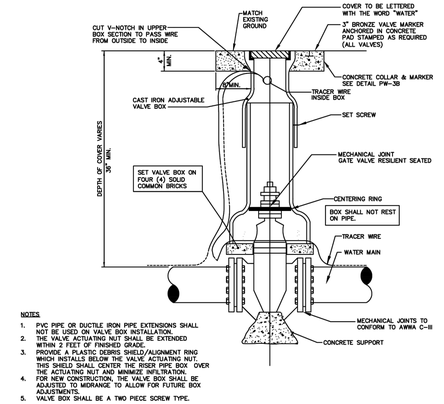
| Howey–in–the–Hills | DATE: FEB 2022 | |
| Standard Details | | DETAIL PW–2 |

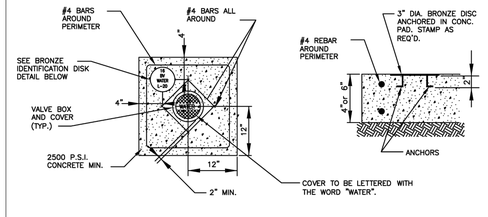



NOTES
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED WITHIN 2 FEET OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD/ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE VALVE ACTUATING NUT AND KEEP DEBRIS OUT.
4. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
5. VALVE BOX SHALL BE A TWO PIECE SCREW TYPE.

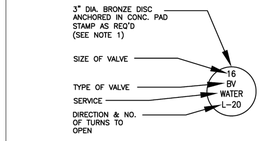
GATE VALVE AND BOX

NOT TO SCALE

| | | |
|---|---|---|
| Howey–in–the–Hills | DATE: FEB 2022 | |
| Standard Details | | DETAIL PW–3A |




NOTE:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. 6" THICK CONCRETE PAD IN ROADWAY OR PAVED AREAS, 4" THICK CONCRETE PAD IN OTHER AREAS.




BRONZE IDENTIFICATION DISC DETAIL

VALVE COLLAR

NOT TO SCALE

| | | |
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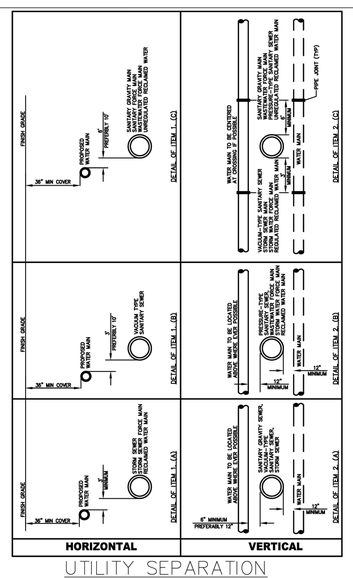
| Howey–in–the–Hills | DATE: FEB 2022 | |
| Standard Details | | DETAIL PW–3B |




UTILITY SEPARATION

NOT TO SCALE

| | | |
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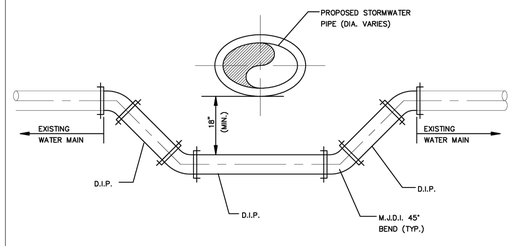
| Howey–in–the–Hills | DATE: FEB 2022 | |
| Standard Details | | DETAIL PW–11A |




NOTES:
1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN SHALL BE RESTRAINED IN ACCORDANCE WITH GR–6.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62–555.314 F.A.C.

WATER LINE CROSSING

NOT TO SCALE

| | | |
|---|---|---|
| Howey–in–the–Hills | DATE: FEB 2022 | |
| Standard Details | | DETAIL PW–11B |

**GENERAL WATER NOTES**

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62–555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C–900, DR 18 FOR PIPE SIZES 4"–12". PIPES 14" OR LARGER SHALL BE AWWA C–905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE 36" MINIMUM COVER FROM FINISH GRADE.
5. WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON.
7. ALL CASINGS UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.
8. DISINFECTING: FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE NEW WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651 "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.
9. ALL HYDROSTATIC TESTS SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND C605/M23 FOR PVC PIPE.
10. ALL WATER MAINS SHALL BE INSTALLED, PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA C600, (62–555.320(21)(B)1 AND 62–555.330, F.A.C. ALL INSTALLATION, TESTING AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.
11. ALL PIPING MATERIALS AND SPECIFICATIONS COVERING PIPES, JOINTS AND PACKING MATERIALS, INTERNAL COATING AND LININGS, FITTINGS, SPECIALS AND APPURTENANCES SHALL ALL BE IN ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS, AS MAY BE APPLICABLE, WITH EXCEPTIONS ALLOWED ONLY IF DOCUMENTATION AND ASSURANCES ARE PROVIDED IN COMPLIANCE WITH PARAGRAPHS 62–555.320(3) (D), 622–555.320 (3) (B), AND 62–555.320 (21) (C), F.A.C. THE LEAD USE PROHIBITION IN RULE 62–555.322, F.A.C. SHALL ALSO APPLY. POLYETHYLENE TUBING SHALL BE PER AWWA C901. UNDERGROUND SERVICE LINES AND VALVES SHALL BE PER AWWA C800.

COLOR CODING

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62/CELL 555.320(21)(B)3]

UNLESS DESCRIBED IN THE CITY CSM ELSEWHERE, ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH **CHAPTER 62-555.314, F.A.C.,** AND ANY UPDATES TO THE F.A.C., AND IN CONFORMANCE WITH ALL SEPARATION REQUIREMENTS AS FOUND THEREIN.

**62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS.**

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

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| Howey–in–the–Hills | DATE: FEB 2022 | |
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**GENERAL WATER NOTES**

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-PARAGRAPHS A. THROUGH D. BELOW. - 361
   A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
   B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).
   C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
   D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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| 1 | DRC COMMENTS | 10-07-2025 | BJW |

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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: (407) 536–4440
WWW.KIMLEY–HORN.COM REGISTRY No. 35106

STATE OF FLORIDA SEAL
(BLAKE J. WAGNER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 94035, DULY LICENSED AND REGISTERED IN ACCORDANCE WITH CHAPTER 61G15, F.A.C. BY BLAKE J. WAGNER, P.E. ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.)

FLORIDA LICENSE NUMBER 94035

NAME: BLAKE J. WAGNER
LICENSED/REGISTERED PE #94035

| | |
|---|---|
| KHA PROJECT | 149658038 |
| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

HILLSIDE GROVES COMMON

HOWEY–IN–THE–HILLS FLORIDA

HOWEY-IN-THE-HILLS DETAILS

SHEET NUMBER
C8.0

Plotted By:Ferrer, Nicholas Sheet Set:HILLSIDE GROVES COMMON Layout:HOWEY-IN-THE-HILLS DETAILS (2) October 07, 2025 04:03:31pm K:\ORL_LAV\149656038_Hillside Groves Common\CADD\CONST\PlanSheets\C7.0-DETAILS.dwg
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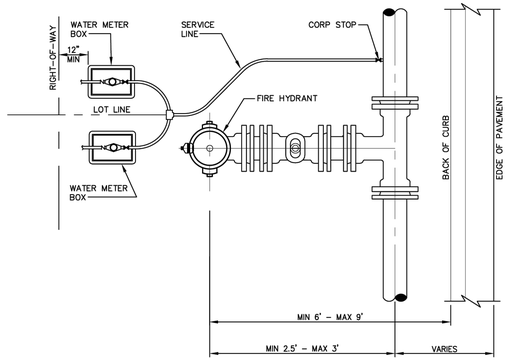
## GENERAL WATER NOTES

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE;
2. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

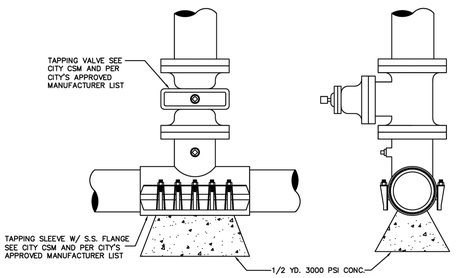
Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-11E




NOTES:
1. ALL METER BOXES TO BE LOCATED INSIDE ROAD R/W LINE
2. DETAIL TO BE USED WHERE FIRE HYDRANTS AND WATER SERVICES ARE LOCATED ON PLANS AND CONFLICT APPEARS APPARENT.

## TYPICAL WATER SERVICE AND HYDRANT LOCATION
NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-14

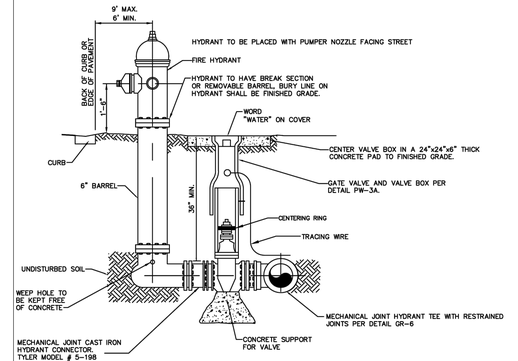



## WET TAP SLEEVE AND TAPPING VALVE
NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-17

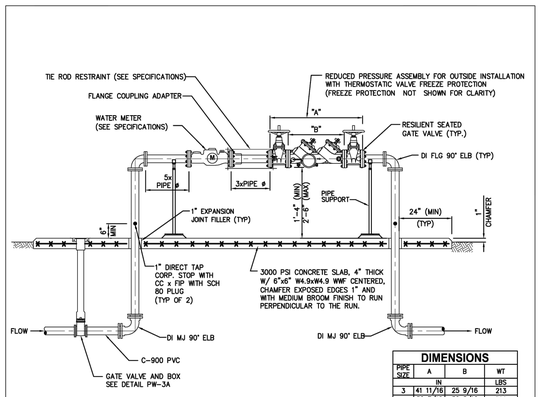
**PAINTING**
1. APPLY TWO COATS OF OSHA SAFETY INDUSTRIAL RED PAINT TO HYDRANT BARREL.
2. APPLY TWO COATS OF OSHA SAFETY INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THE COLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.
   - BLUE 1500 GPM OR MORE (SHERWIN WILLIAMS #SW4086)
   - GREEN 1000 GPM TO 1499 GPM (SHERWIN WILLIAMS #B54614)
   - ORANGE 500 GPM TO 999 GPM (SHERWIN WILLIAMS #B54E39)
   - RED 499 GPM OR LESS (SHERWIN WILLIAMS #B54R38)
   - RED HYDRANT BARREL (SHERWIN WILLIAMS #B54R38)

**SPECIFICATIONS**
1. AWWA SPECIFICATIONS C-502
2. TWO 2-1/2" HOSE NOZZLE DISCHARGE
3. ONE 4-1/2" PUMPER NOZZLE DISCHARGE
4. ONE 1-1/2" OPERATING NUT, LEFT
5. ALL HYDRANTS SHALL BE EQUIPPED WITH FITTINGS TO ALLOW FOR ELEVATION ADJUSTMENTS.
6. 5¼" MAIN VALVE OPENING
7. RESTRAINED JOINTS OR ALL THREADED ROD REQUIRED TO SECURE PIPE, RISER AND VALVE IN THE FIRE HYDRANT ASSEMBLY TO THE MAIN




## FIRE HYDRANT WITH VALVE
NOT TO SCALE
(STANDARD FIRE HYDRANT ASSEMBLY)

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-18

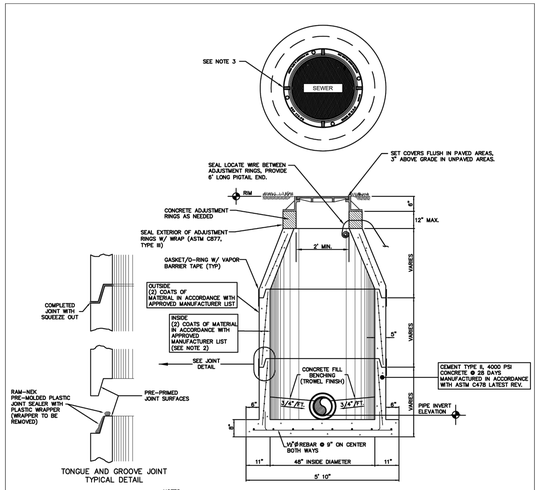



| DIMENSIONS | | | |
|---|---|---|---|
| PIPE SIZE | A | B | WT |
| | IN | | LBS |
| 3 | 41 11/16 | 25 9/16 | 213 |
| 4 | 50 7/16 | 32 5/16 | 360 |
| 6 | 59 11/16 | 38 9/16 | 601 |
| 8 | 69 3/16 | 46 1/16 | 892 |
| 10 | 84 3/16 | 58 1/16 | 1593 |

NOTES:
1. ALL ABOVE GROUND PIPE TO BE PAINTED WITH 2 COATS OF APPROVED BLUE PAINT.

## REDUCED PRESSURE BACKFLOW PREVENTER W/ WATER METER DETAIL
NOT TO SCALE

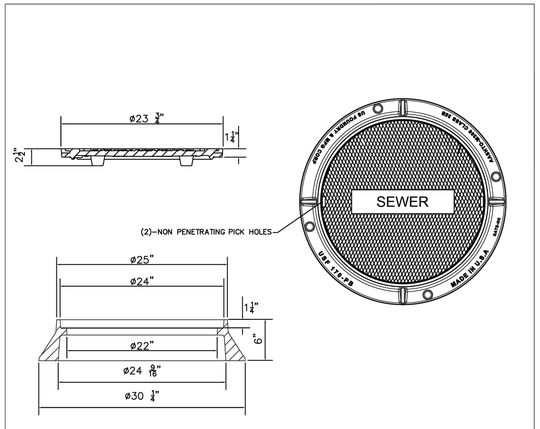
Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-23




NOTES:
1. ALTERNATE-PRECAST MANHOLE TOPS MUST BE APPROVED IN ADVANCE.
2. LINER (150 MILS DFT) SHALL BE USED WHERE SHOWN ON DRAWINGS AND/OR REQUIRED BY THE CITY.
3. MANHOLE LID TO BE CENTERED OVER EFFLUENT PIPE.
4. INSTALL ONE CONTINUOUS PIECE OF RAM-NEK AROUND ENTIRE MATING SURFACE BETWEEN ADJUSTMENT RINGS AND MANHOLE FRAME.

## SANITARY PRECAST MANHOLE
NOT TO SCALE

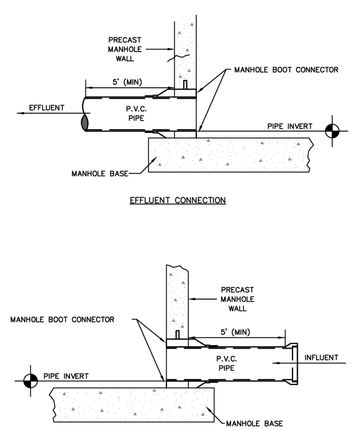
Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-1




*MODEL USF 170-PB RING AND CE-PB COVER
RING NO. 8021468
COVER NO. 8017774
MATERIAL AASHTO M306 GRAY CAST IRON CLASS 35B

## SANITARY MANHOLE COVER
NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-2




## PIPE CONNECTION TO PRECAST SANITARY MANHOLE
NOT TO SCALE

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NAME BLAKE J. YAGGER
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| | |
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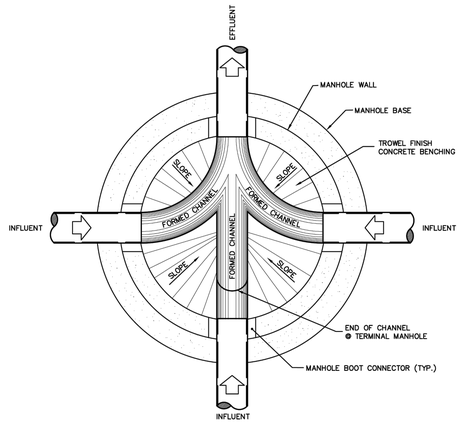
| KHA PROJECT | 149656038 |
| DATE | 10/07/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

HOWEY-IN-THE-HILLS DETAILS

HILLSIDE GROVES COMMON
HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C8.1




FLOW PATTERNS FOR INVERT CHANNELS

NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS. HALF PIPE INVERT CHANNELS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND AND COVERED WITH 1" OF MORTAR.

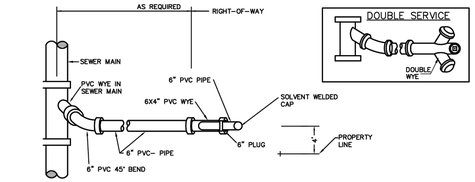
## TYPICAL MANHOLE PLAN

NOT TO SCALE

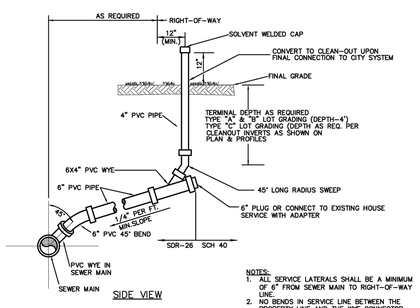
Howey-in-the-Hills Standard Details

DATE: FEB 2022

DETAIL WW-4




PLAN VIEW




SIDE VIEW

NOTES:
1. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 6" FROM SEWER MAIN TO RIGHT-OF-WAY LINE.
2. NO BENDS IN SERVICE LINE BETWEEN THE PROPERTY LINE AND THE WYE CONNECTOR.

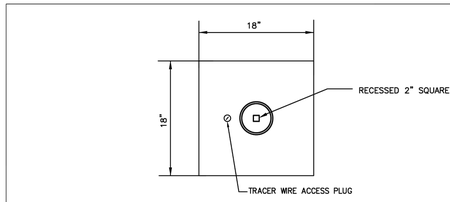
## SANITARY SEWER SERVICE

PVC SEWER SERVICE – NOT TO SCALE

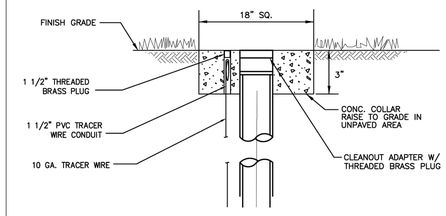
Howey-in-the-Hills Standard Details

DATE: FEB 2022

DETAIL WW-6




PLAN VIEW




SIDE VIEW

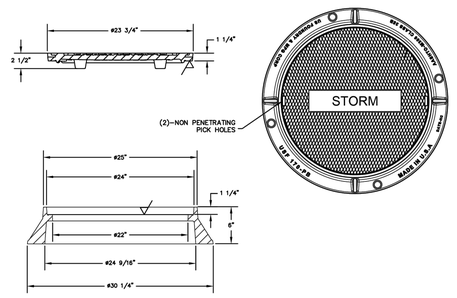
## SERVICE CLEANOUT

NOT TO SCALE

Howey-in-the-Hills Standard Details

DATE: FEB 2022

DETAIL WW-7




*MODEL USF 170-PB RING AND CE-PB COVER
RING NO. 8021468
COVER NO. 8017533
MATERIAL AASHTO M306 GRAY IRON CLASS35B

## STORMWATER MANHOLE COVER

NOT TO SCALE

Howey-in-the-Hills Standard Details

DATE: FEB 2022

DETAIL SW-1

Always call 811 two full business days before you dig to have underground utilities located and marked.

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| No. | DATE | REVISIONS |
|---|---|---|
| 1 | 10-07-2025 | DRC COMMENTS BJW |

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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
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STATE OF FLORIDA SEAL
(SEAL) STANDARD, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 94035, PREPARED AND/OR REVIEWED AND APPROVED BY BLAKE J. WAGNER, P.E. ON THE DATE INDICATED HEREON.
SIGNATURE: BLAKE J. WAGNER (Digitally signed by BLAKE J. WAGNER Date: 2025.10.07 09:53:33 -04'00')
PRINTED COPIES: 0

FLORIDA LICENSE NUMBER 94035

NAME: BLAKE J. WAGNER
LICENSED ACCEPTANCE # EC #4935

KHA PROJECT 149658038
DATE 10/07/2025
SCALE AS SHOWN
DESIGNED BY NDF
DRAWN BY NDF
CHECKED BY BJW

# HILLSIDE GROVES COMMON

HOWEY-IN-THE-HILLS FLORIDA

# HOWEY-IN-THE-HILLS DETAILS

SHEET NUMBER C8.2

Plotted By:Ferrer, Nicholas Sheet Set:HILLSIDE GROVES COMMON Layout:HOWEY-IN-THE-HILLS DETAILS (3) October 07, 2025 04:53:33pm K:\ORL_LA\149658038_Hillside Groves Common\CADD\CONSTPlanSheets\C7.0-DETAILS.dwg
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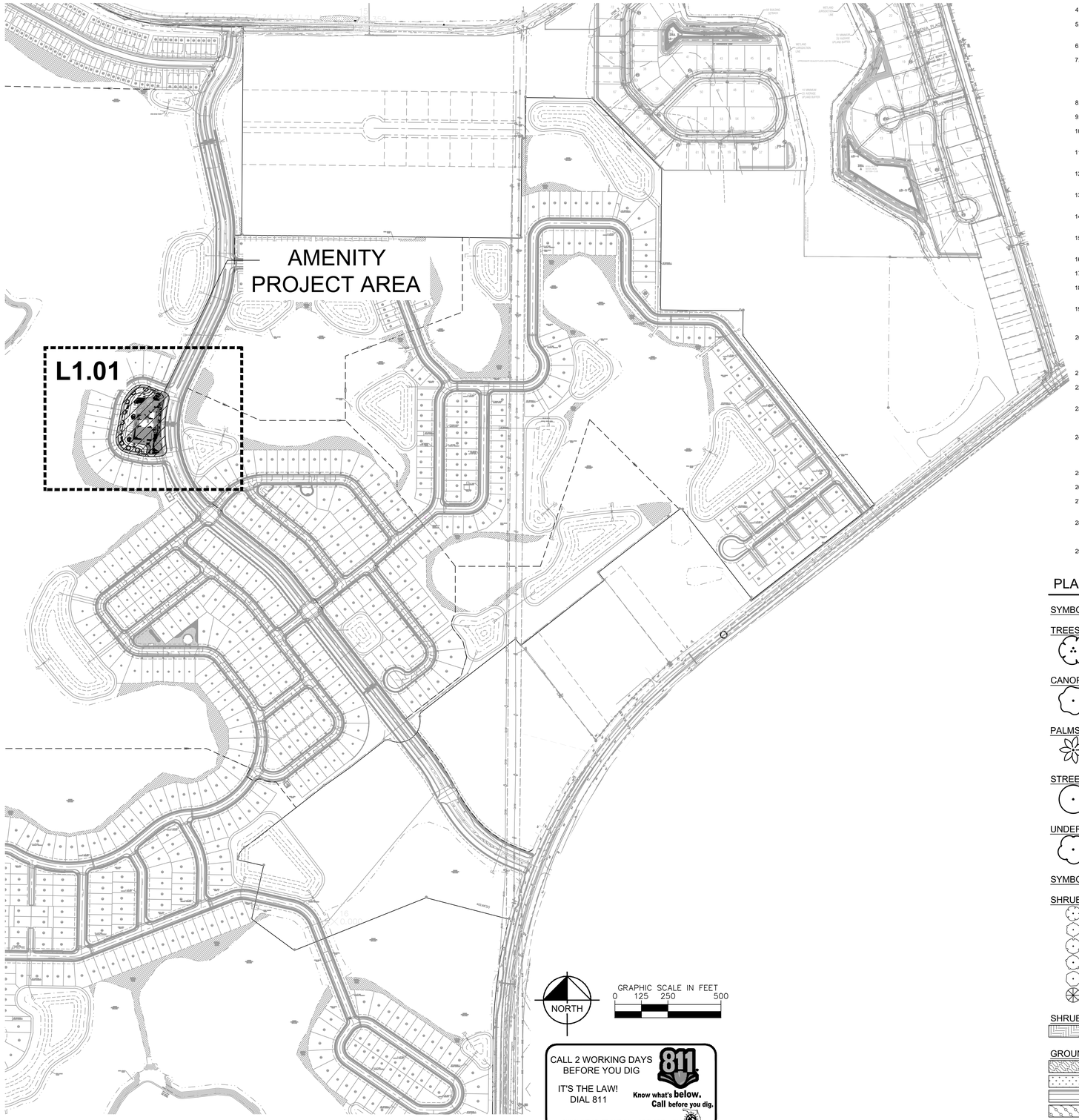


CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES SHALL BE STAKED AND GUYED AT THE TIME OF PLANTING FOR A PERIOD OF ONE GROWING SEASON. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL REQUIRED LANDSCAPING AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO BE CONSISTENT WITH THE WATER-EFFICIENT LANDSCAPING REQUIREMENTS ESTABLISHED HEREIN. LANDOWNERS ARE ADDITIONALLY ENCOURAGED TO FOLLOW WATERWISE FLORIDA LANDSCAPES, FLORIDA WATER STAR PROGRAM, AND FLORIDA IRRIGATION SOCIETY STANDARDS.
20. LANDSCAPE PLANTS SHALL BE SELECTED BASED ON APPROPRIATENESS TO THE SITE CONSIDERING CONDITIONS SUCH AS SOIL TYPE, MOISTURE, AND SUNLIGHT USING THE PRINCIPLE OF "RIGHT PLANT – RIGHT PLACE," AS DESCRIBED BY THE FLORIDA FRIENDLY LANDSCAPING PROGRAM. THE PLANTS SHALL BE GROUPED AND IRRIGATED BY HYDROZONE IN ACCORDANCE WITH THEIR RESPECTIVE WATER NEEDS. A LIST OF APPROPRIATE PLANTS AND PLANT RESOURCES IS CONTAINED IN THE PLANT LIST FOR LAKE COUNTY.
21. SYNTHETIC LAWNS AND PLANTS: SYNTHETIC OR ARTIFICIAL TURF, TREES AND PLANTS SHALL BE PROHIBITED FROM USE IN LIEU OF REQUIRED LIVE PLANTINGS.
22. FOR EACH INDIVIDUAL LOT, IRRIGATED TURF GRASSES MAY BE INSTALLED ON A MAXIMUM OF SIXTY (60) PERCENT OF THE PERVIOUS (LANDSCAPE) AREA OF ANY LOT OR PARCEL AND SHALL BE PLACED SO THAT IT CAN BE IRRIGATED SEPARATELY.
23. FOR SINGLE FAMILY LOTS THAT ARE ONE HALF ACRE OR LESS IN SIZE, A MINIMUM OF THREE (3) CANOPY TREES IS REQUIRED. EACH SUCH SINGLE-FAMILY LOT WILL BE REQUIRED TO HAVE ONE (1) TREE WITH A CALIPER OF AT LEAST FOUR INCHES (4") AND TWO (2) TREES EACH WITH A CALIPER OF AT LEAST TWO- AND ONE-HALF INCHES (2½"). THESE TREES SHALL HAVE A MINIMUM HEIGHT OF 10 FEET AT TIME OF PLANTING. THESE TREES SHOULD BE CANOPY TREES AS LISTED IN LDC CHAPTER 7.
24. ONE OF THE CANOPY TREES ON EACH SUCH SINGLE-FAMILY LOT SHALL BE PLANTED IN THE FRONT YARD, NO LESS THAN 7.5 FEET AND NO MORE THAN 10 FEET FROM THE SIDEWALK OR LOT LINE. CANOPY TREES PLANTED WITHIN 10 FEET OF A SIDEWALK MUST HAVE ROOT BARRIERS. THESE TREES WILL HELP TO FORM A CANOPY OVER THE SIDEWALK AND STREET SIDES. CORNER LOTS ARE REQUIRED TO PROVIDE TWO SUCH TREES, ONE ON THE FRONT AND ONE ON THE SIDE OF THE LOT. ADDITIONALLY, IF THE LOT IS MORE THAN 100 FEET WIDE AT THE SIDEWALK, THEN THE LOT WILL BE REQUIRED TO HAVE TWO SUCH TREES.
25. A MINIMUM OF TWO (2) UNDERSTORY TREES ARE REQUIRED FOR SINGLE FAMILY LOTS OF ONE-HALF ACRE OR LESS IN SIZE.
26. A MAXIMUM OF FIFTY PERCENT (50%) OF THE LANDSCAPED AREA MAY BE COVERED WITH SOD. OTHER GROUND COVERS SHOULD BE USED TO THE EXTENT POSSIBLE.
27. SHRUBS AND OTHER PLANTS SHALL BE USED AS FOUNDATION PLANTS ALONG THE OUTLINE OF THE HOUSE, EXCEPT WHERE DOORS OR PATIOS ARE LOCATED. ALTERNATE PLANTINGS MAY BE PERMITTED IF THE ARCHITECTURAL STYLE OF THE HOUSE WARRANTS IT.
28. A MINIMUM OF TWO AREAS OF THE YARD THAT HAVE AT LEAST 400 SQUARE FEET OF NON-TURF PLANTINGS IN A ROW OR CLUSTER, NOT INCLUDING THE FOUNDATION PLANTINGS, IS REQUIRED. FOR SINGLE FAMILY LOTS GREATER THAN ONE HALF ACRE IN SIZE, AN ADDITIONAL 400 SQUARE FEET OF NON-TURF PLANTINGS IN A ROW OR CLUSTER, NOT INCLUDING THE FOUNDATION PLANTINGS, IS REQUIRED FOR EACH ADDITIONAL EIGHTH OF AN ACRE, OR PORTION THEREOF.
29. AT LEAST 60% OF THE LANDSCAPED AREA FOR EACH SINGLE-FAMILY LOT SHALL BE DROUGHT TOLERANT OR FLORIDA FRIENDLY PLANTS. FLORIDA FRIENDLY PLANTS REQUIRE A MINIMUM OF IRRIGATION AND SHALL BE GROUPED TOGETHER ON THE LOT IN ORDER TO REDUCE THE IRRIGATION REQUIREMENT FOR THOSE ZONES. TURF AREA MAY EXCEED 40% IF THE TURF AREA OVER 40% IS UNIRRIGATED.

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | |
| | LW | 8 | WATERMELON RED CRAPE MYRTLE MULTI-TRUNK, 3 TRUNK MIN., FL #1 | LAGERSTROEMIA INDICA 'WATERMELON RED' | FG | 5" CAL. TOT. | 8` HT., 5` SPR. MIN |
| **CANOPY TREE** | | | | | | | |
| | QV | 12 | SOUTHERN LIVE OAK STRAIGHT, FL #1 | QUERCUS VIRGINIANA | FG | 4" CAL MIN | 10' HT. MIN. |
| **PALMS** | | | | | | | |
| | SS | 9 | SABAL PALM STRAIGHT, SLICK, HURRICANE CUT, FL #1, 12'-15' MIXED. | SABAL PALMETTO | FG | | 12'-18' CT |
| **STREET TREES** | | | | | | | |
| | UA | 1 | DRAKE ELM STRAIGHT, FL #1 | ULMUS PARVIFOLIA 'DRAKE' | FG | 4" CAL MIN | 10' HT. MIN. |
| **UNDERSTORY TREES** | | | | | | | |
| | LM | 7 | MUSKOGEE CRAPE MYRTLE STRAIGHT, SINGLE-TRUNK, FL #1 | LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' | FG | 2.5" CAL MIN | 8` HT |

| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | SPACING |
|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | |
| | CQ | 9 | QUEEN EMMA CRINUM LILY FULL | CRINUM AUGUSTUM 'QUEEN EMMA' | 7 GAL | 48" HT | SEE PLAN |
| | HF | 5 | FIREBUSH FULL | HAMELIA PATENS | 7 GAL | 48" HT | 60" OC |
| | IN | 103 | DWARF YAUPON HOLLY FULL | ILEX VOMITORIA 'NANA' | 3 GAL | 24" FULL | 30" OC |
| | PD | 45 | DWARF PRINGLES YEW PODOCARPUS FULL | PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES' | 3 GAL | 18" FULL | 24" OC |
| | VO | 46 | SWEET VIBURNUM FULL | VIBURNUM ODORATISSIMUM | 3 GAL | 18" FULL | 36" OC |
| | ZF | 133 | COONTIE PALM FULL | ZAMIA FLORIDANA | 3 GAL | 24" FULL | 30" OC |
| **SHRUB AREAS** | | | | | | | |
| | MC | 68 | PINK MUHLY GRASS FULL | MUHLENBERGIA CAPILLARIS | 3 GAL | 18" FULL | 24" OC |
| **GROUND COVERS** | | | | | | | |
| | HD | 623 | DUNE SUNFLOWER FULL | HELIANTHUS DEBILIS | 3 GAL | 12" FULL | 18" OC |
| | LE | 765 | EMERALD GODDESS LILYTURF FULL | LIRIOPE MUSCARI 'EMERALD GODDESS' | 1 GAL | 12" SPRD MIN | 18" OC |
| | TM | 634 | MINIMA JASMINE FULL | TRACHELOSPERMUM ASIATICUM `MINIMA` | 3 GAL | 12" FULL | 18" OC |
| | TV2 | 301 | SOCIETY GARLIC FULL | TULBAGHIA VIOLACEA | 3 GAL | 10" HT. MIN. | 18" OC |
| **SOD** | | | | | | | |
| | ZJ | 5,380 SF | ZOYSIA GRASS ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE | ZOYSIA JAPONICA | SOD | | |

| No. | REVISIONS | DATE |
|---|---|---|
| 1. | DRC COMMENTS | 10/07/25 GSW |

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Date: 2025.10.07 15:23:02 -04'00'

10/7/2025

KHA PROJECT 149658036
DATE 09/15/2025
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY GSW

# OVERALL AMENITY LANDSCAPE PLAN

# HILLSIDE GROVES

FLORIDA

HOWEY-IN-THE-HILLS

SHEET NUMBER
L1.00

Posted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COMMON Layout:L1.00 October 07, 2025 04:05:49pm K:\ORL_LA\149658036_Hillside Groves\CAD\CONST\PlanSheets\L1.00 AMENITY LANDSCAPE PLAN.dwg
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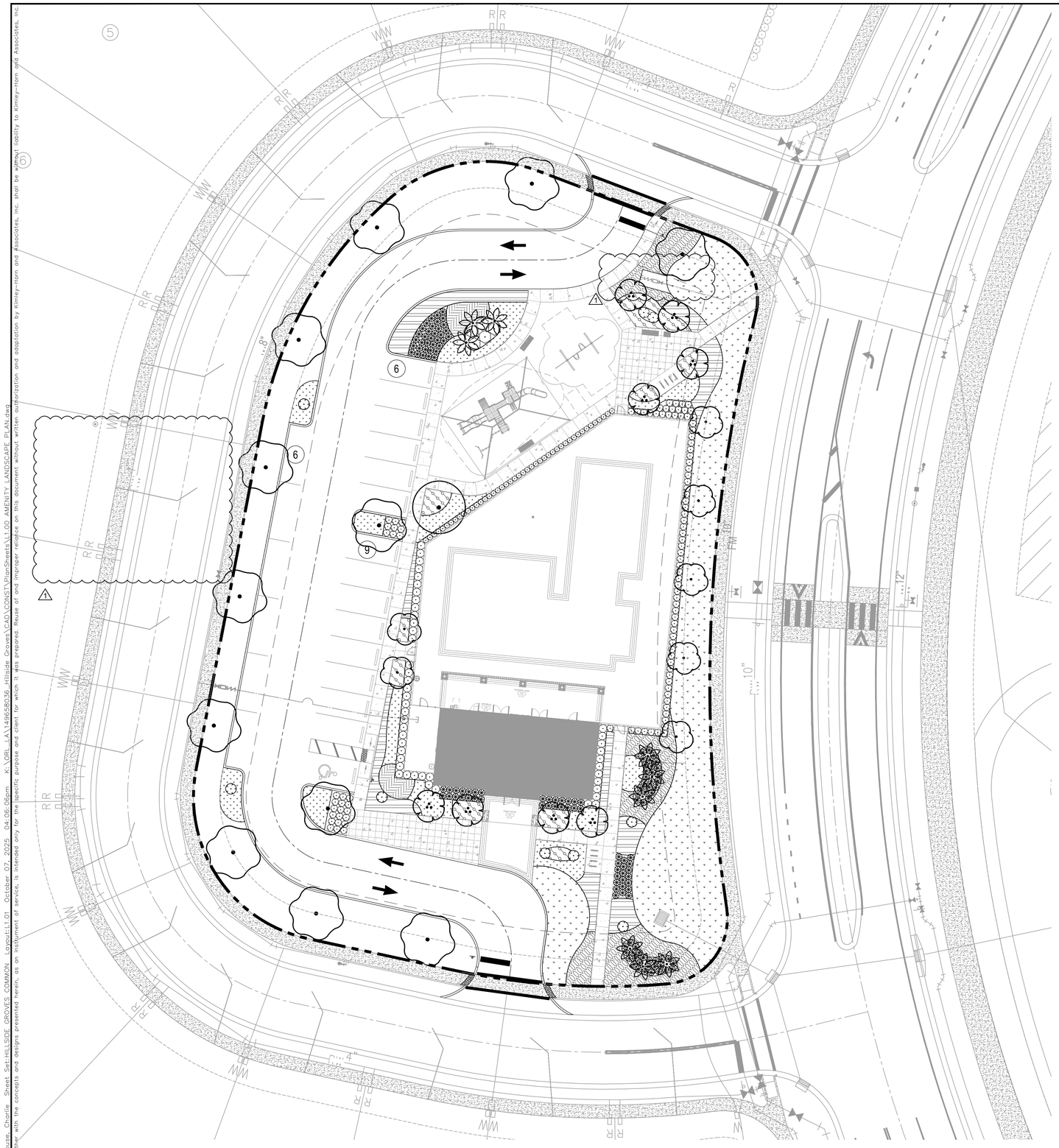


## PLANT SCHEDULE

| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT | CAL | SIZE | WATER USE |
|---|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | | |
| | LW | 8 | WATERMELON RED CRAPE MYRTLE<br>MULTI-TRUNK, 3 TRUNK MIN., FL #1 | LAGERSTROEMIA INDICA 'WATERMELON RED' | FG | 5" CAL. TOT. | 8` HT., 5` SPR. MIN | |
| **CANOPY TREE** | | | | | | | | |
| | QV | 12 | SOUTHERN LIVE OAK<br>STRAIGHT, FL #1 | QUERCUS VIRGINIANA | FG | 4" CAL MIN | 10' HT. MIN. | LOW |
| **PALMS** | | | | | | | | |
| | SS | 9 | SABAL PALM<br>STRAIGHT, SLICK, HURRICANE CUT, FL #1, 12'-15' MIXED. | SABAL PALMETTO | FG | | 12'-18' CT | LOW |
| **STREET TREES** | | | | | | | | |
| | UA | 1 | DRAKE ELM<br>STRAIGHT, FL #1 | ULMUS PARVIFOLIA 'DRAKE' | FG | 4" CAL MIN | 10' HT. MIN. | LOW |
| **UNDERSTORY TREES** | | | | | | | | |
| | LM | 7 | MUSKOGEE CRAPE MYRTLE<br>STRAIGHT, SINGLE-TRUNK, FL #1 | LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' | FG | 2.5" CAL MIN | 8` HT | LOW |

| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | SPACING | WATER USE |
|---|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | | |
| | CQ | 9 | QUEEN EMMA CRINUM LILY<br>FULL | CRINUM AUGUSTUM 'QUEEN EMMA' | 7 GAL | 48" HT | SEE PLAN | |
| | HF | 5 | FIREBUSH<br>FULL | HAMELIA PATENS | 7 GAL | 48" HT | 60" OC | |
| | IN | 103 | DWARF YAUPON HOLLY<br>FULL | ILEX VOMITORIA 'NANA' | 3 GAL | 24" FULL | 30" OC | |
| | PD | 45 | DWARF PRINGLES YEW PODOCARPUS<br>FULL | PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES' | 3 GAL | 18" FULL | 24" OC | |
| | VO | 46 | SWEET VIBURNUM<br>FULL | VIBURNUM ODORATISSIMUM | 3 GAL | 18" FULL | 36" OC | MEDIUM |
| | ZF | 133 | COONTIE PALM<br>FULL | ZAMIA FLORIDANA | 3 GAL | 24" FULL | 30" OC | |
| **SHRUB AREAS** | | | | | | | | |
| | MC | 68 | PINK MUHLY GRASS<br>FULL | MUHLENBERGIA CAPILLARIS | 3 GAL | 18" FULL | 24" OC | LOW |
| **GROUND COVERS** | | | | | | | | |
| | HD | 623 | DUNE SUNFLOWER<br>FULL | HELIANTHUS DEBILIS | 3 GAL | 12" FULL | 18" OC | |
| | LE | 765 | EMERALD GODDESS LILYTURF<br>FULL | LIRIOPE MUSCARI 'EMERALD GODDESS' | 1 GAL | 12" SPRD MIN | 18" OC | |
| | TM | 634 | MINIMA JASMINE<br>FULL | TRACHELOSPERMUM ASIATICUM `MINIMA` | 3 GAL | 12" FULL | 18" OC | |
| | TV2 | 301 | SOCIETY GARLIC<br>FULL | TULBAGHIA VIOLACEA | 3 GAL | 10" HT. MIN. | 18" OC | |
| **SOD** | | | | | | | | |
| | ZJ | 5,380 SF | ZOYSIA GRASS<br>ROLLED TIGHT, 100%<br>WEED/INSECT/DIESEASE/DEBRIS FREE | ZOYSIA JAPONICA | SOD | | | MEDIUM |

| MISC. | QTY | BOTANICAL/COMMON NAME | SPECIFICATIONS |
|---|---|---|---|
| MULCH | TBD | FLORIMULCH - DESIGNER BROWN MELALEUCA MULCH | 3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL |

*NOTE: ALL SOD AREAS NOT IDENTIFIED TO BE UNIRRIGATED BAHIA SOD.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

| No. | REVISIONS | DATE |
|---|---|---|
| 1. | DRC COMMENTS | 10/07/25 GSW |

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GREGORY S. WITHERSPOON
STATE OF FLORIDA
REGISTERED
LANDSCAPE ARCHITECT
No. 6666666
10/7/2025

Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, C=US, dnQualifier=A01410D000018610279892000E2027, O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2025.10.07 15:23:05-04'00'

KHA PROJECT 149658036
DATE 09/15/2025
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY GSW

# AMENITY LANDSCAPE PLAN

# HILLSIDE GROVES

SHEET NUMBER
L1.01

Plotted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COMMON Layout:L1.01 October 07, 2025 04:08:09pm K:\ORL_LA\149658036_Hillside Groves\CAD\CONST\PlanSheets\L1.00 AMENITY LANDSCAPE PLAN.dwg
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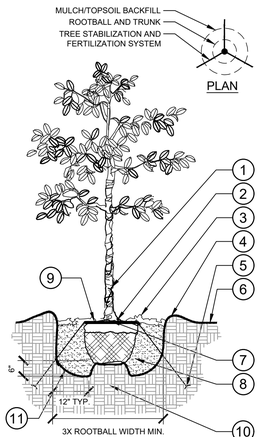



SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

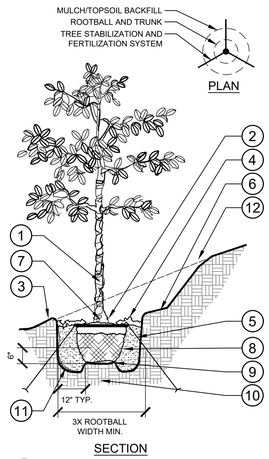
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 **TREE PLANTING** — SECTION / PLAN — NTS




SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

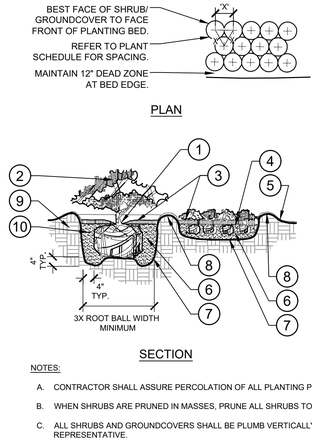
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 **TREE PLANTING ON A SLOPE** — SECTION / PLAN — NTS




SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

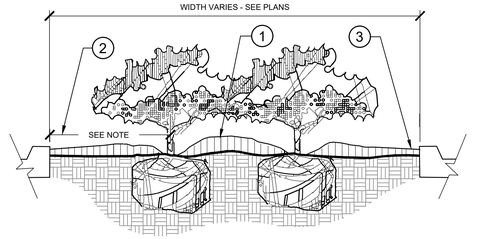
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 **SHRUB/GROUNDCOVER PLANTING** — SECTION / PLAN — NTS




1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 **PLANTED PARKING LOT ISLANDS/MEDIANS** — SECTION — NTS




1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT "BERM" TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 **SHRUB/GROUNDCOVER PLANTING ON A SLOPE** — SECTION — NTS




NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 L1.50 **PLANTINGS ADJACENT TO BUILDINGS** — SECTION — NTS




1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 **PARKING SPACE/CURB PLANTING** — SECTION — NTS




SECTION




PLAN

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 **SHRUB PLANTING AT FIRE HYDRANT** — SECTION / PLAN — NTS




PLAN




SECTION

1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 L1.50 **POOR DRAINAGE CONDITION** — SECTION / PLAN — NTS




1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 L1.50 **TREE PROTECTION FENCING** — ELEVATION / PLAN — NTS




SECTION

1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 L1.50 **PALM PLANTING** — SECTION / PLAN — NTS




SECTION

1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 L1.50 **MULTI-TRUNK TREE PLANTING** — SECTION/PLAN — NTS

| No. | REVISIONS | DATE |
|---|---|---|
| 1. | DRC COMMENTS | 10/07/25 GSW |

Kimley»Horn

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REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA
GREGORY S. WITHERSPOON
LICENSE NUMBER 6667307
10/7/2025

Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, C=US, dnQualifier=A01410D000001861027989200E2077, O=KIMLEY-HORN AND ASSOCIATES INC, OU=US
Date: 2025.10.07 15:23:05-04'00'

KHA PROJECT 149658036
DATE 09/15/2025
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY GSW

# LANDSCAPE DETAILS

# HILLSIDE GROVES

HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.50

Plotted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COWAON Layout:L1.50 October 07, 2025 04:06:19pm K:\ORL_LA\149658036-Hillside Groves\CAD\CONST\PlanSheets\L1.00 AMENITY LANDSCAPE PLAN.dwg
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## GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

| MATERIAL | SAMPLE SIZE |
|---|---|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

c. SOIL AMENDMENT (IF NEEDED PER SOIL TESTING) THE CONTRACTOR SHALL FURNISH AND INSTALL A 3" LAYER OF AMENDED PLANTING SOIL IN ALL PLANTING BEDS, EXCLUDING SOD AREAS. THE AMENDED PLANTING SOIL SHALL BE COMPOSED OF 35% FERTICOMP 20% FLORIDA PEAT 45% SANDY LOAM. THE AMENDED PLANTING SOIL SHALL BE MIXED INTO THE BEDS UPON PLANTING.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING (SUBMIT SOIL TESTING RESULTS AFTER INCORPORATING AMENDMENTS TO DEMNSTRATE COMPLIANCE WITH SOIL QUALITY REQUIREMENTS .

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

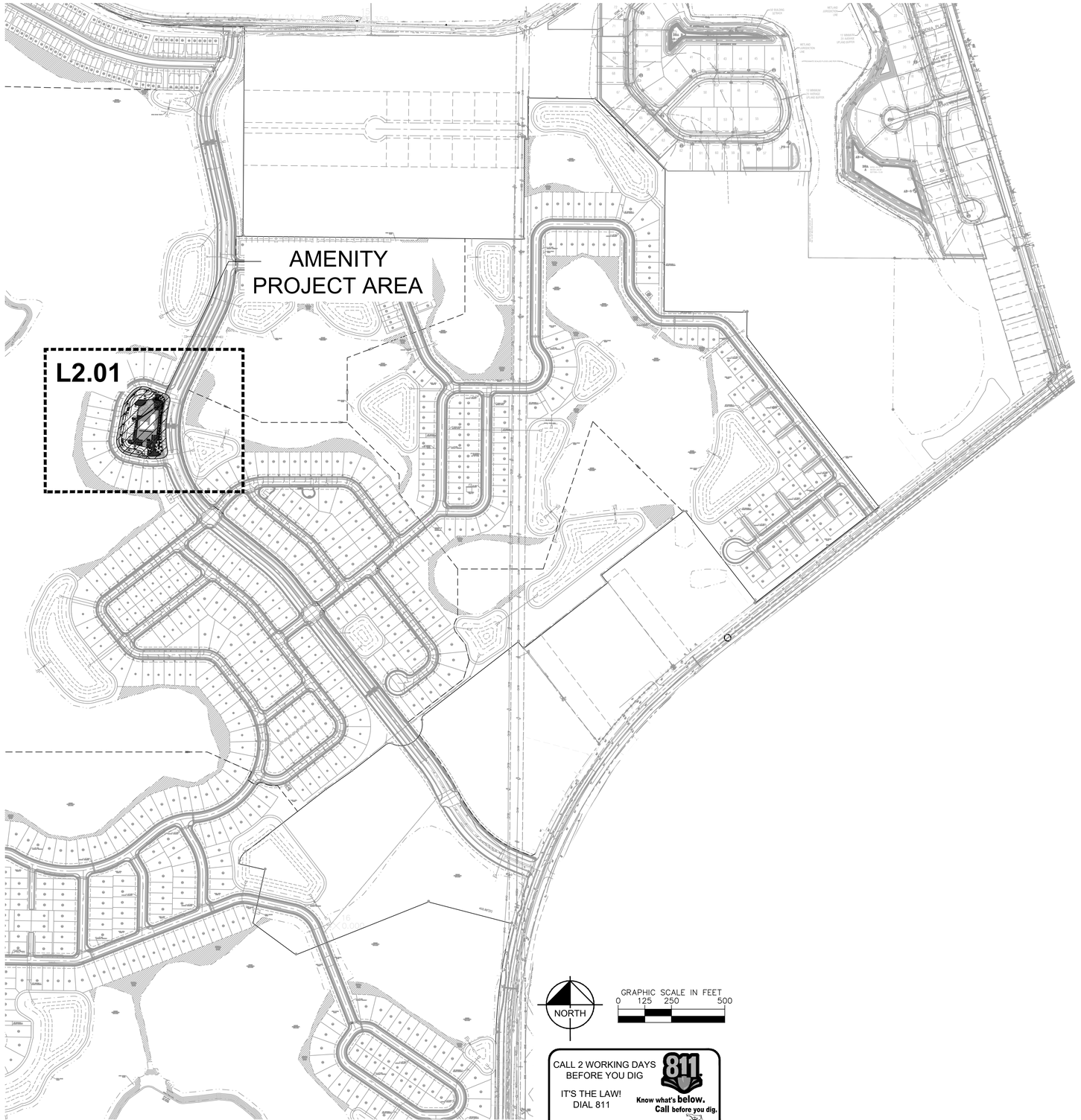
S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS O




# IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
16. MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

NOTE: IF SOURCE TO BE RECLAIMED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR RECLAIMED IRRIGATION SYSTEMS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

NOTE: PER HOWEY-IN-THE-HILLS LDC SEC. 7.06.00. SPRINKLER IRRIGATION SHALL NOT EXCEED 60* OF THE IRRIGATED AREA. 61% OF PROVIDED IRRIGATED AREA TO BE DRIPLINE, 39% TO BE SPRINKLER

| No. | REVISIONS | DATE |
|---|---|---|
| 1. | DRC COMMENTS | 10/07/25 GSW |

Kimley»Horn
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GREGORY S. WITHERSPOON
LICENSE NUMBER 85727
STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, C=US, dnQualifier=A01410D000001861D27989200E2E27, O=KIMLEY-HORN AND ASSOCIATES INC, OU=LA
Date: 2025.10.07 15:23:08-04'00'
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| DESIGNED BY | JTD |
| DRAWN BY | JTD |
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# OVERALL AMENITY IRRIGATION PLAN

HILLSIDE GROVES
HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.00



Plotted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COMMON Layout:L2.00 October 07, 2025 04:06:58pm K:\ORL_LA\149658036-Hillside Groves\CAD\CONST\PlanSheets\L2.00 AMENITY IRRIGATION PLAN.dwg
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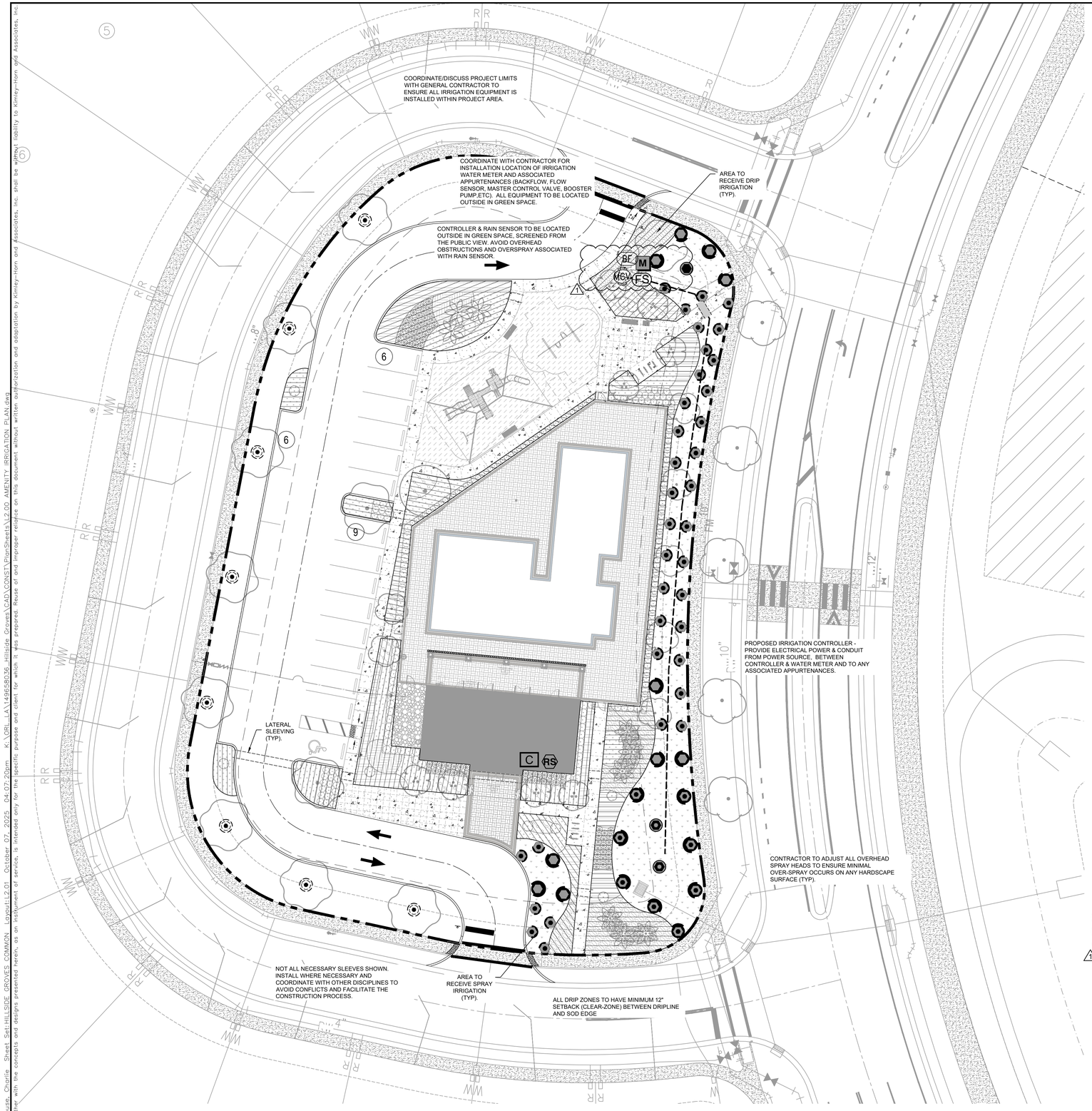


# IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| 14 ADJ 14 F | RAIN BIRD R-VAN14 RD-06-S-P45-NP<br>TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP. | 36 | 30 |
| 18 ADJ 18 F | RAIN BIRD R-VAN18 RD-06-S-P45-NP<br>TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP. | 11 | 30 |
| 24 ADJ 24 F | RAIN BIRD R-VAN24 RD-06-S-P45-NP<br>TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP. | 10 | 30 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | RAIN BIRD XFDEP-09-12 DRIP RING | 9 |
| | AREA TO RECEIVE DRIPLINE<br>RAIN BIRD XFDEP-09-12<br>XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS. | 7,536 LF |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| MCV | RAIN BIRD PESB-PRS-D 1"<br>1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS. | 1 |
| BF | FEBCO 825Y 3/4"<br>REDUCED PRESSURE BACKFLOW PREVENTER | 1 |
| C | RAIN BIRD ESPLXME2<br>12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. | 1 |
| RS | RAIN BIRD WR2-RC<br>WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER. | 1 |
| FS | RAIN BIRD FS-100-P<br>1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) \| LXD \| LXME2(P) \| ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX | 1 |
| M | WATER METER 3/4"<br>POTABLE | 1 |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 | 264.5 LF |
| | PIPE SLEEVE: PVC SCHEDULE 40 - LATERAL SLEEVE | 95.1 LF |
| | PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE SLEEVE | 6.5 LF |

FLOW TOTALS

| | |
|---|---|
| Area for Dripline: | 113.0 |
| Drip Ring: | 6.6 |
| Turf Rotary: | 41.0 |
| Total: | 160.6 GPM |

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

1 NOTE: PER HOWEY-IN-THE-HILLS LDC SEC. 7.06.00. SPRINKLER IRRIGATION SHALL NOT EXCEED 60% OF THE IRRIGATED AREA.
7,536 SF OF DRIPLINE PROPOSED
5,379 SF OF SPRINKLER IRRIGATION PROPOSED
12,915 SF TOTAL, 58% TO BE DRIPLINE, 42% TO BE SPRINKLER

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

| No. | REVISIONS | DATE |
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| 1. | DRC COMMENTS | 10/07/25 GSW |

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Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, 10
dnQualifier=A01410D000001861D27989200E0007
O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2025.10.07 15:23:09-04'00'

10/7/2025

KHA PROJECT 149658036
DATE 09/15/2025
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY GSW

# AMENITY IRRIGATION PLAN

# HILLSIDE GROVES

SHEET NUMBER
L2.01

Posted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COMMON Layout:L2.01 October 07, 2025 04:07:20pm K:\ORL_LA\149658036_Hillside Groves\CAD\CONST\PlanSheets\L2.00 AMENITY IRRIGATION PLAN.dwg
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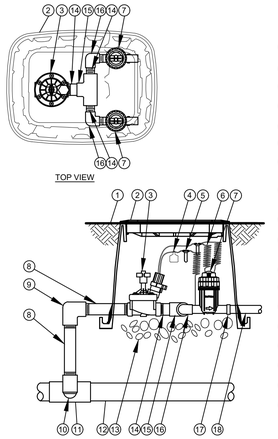
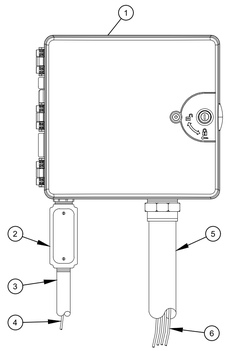



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. REMOTE CONTROL VALVE:
4. ID TAG
5. WATERPROOF CONNECTION:
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER:
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 TEE
16. PVC SCH 40 ELL
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

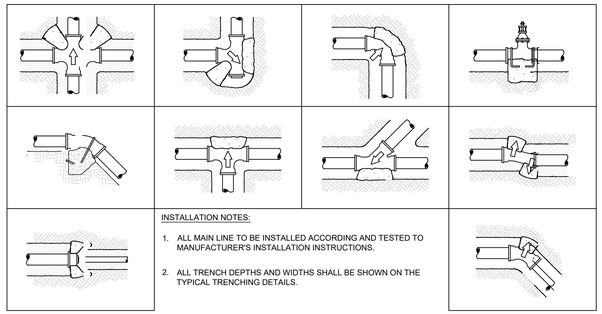
## 1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
L2.50 SECTION / PLAN — NTS



1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

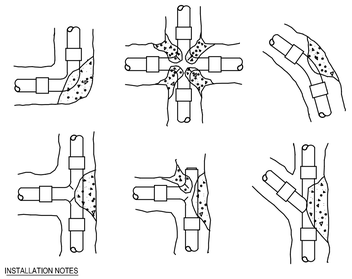
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

## 2 TYPICAL CONTROLLER
L2.50 ELEVATION — NTS



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

## 3 TYPICAL THRUST BLOCK
L2.50 SECTION — NTS



INSTALLATION NOTES
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST

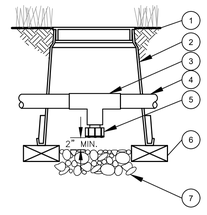
BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

## 4 THRUST BLOCK REINFORCEMENT
L2.50 SECTION — NTS



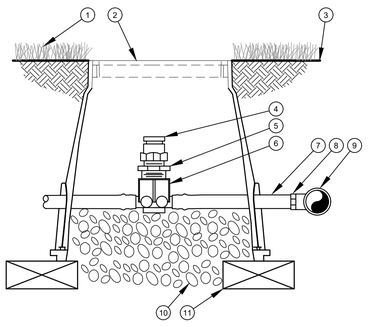

LINE BOTTOM OF VALVE PIT WITH LANDSCAPE FABRIC. MAINTAIN CLEAR SPACE BETWEEN BOTTOM OF VALVE PIT AND VALVE. DO NOT ALLOW BOX TO REST ON PIPE.

## 5 TYPICAL CONTROL VALVE
L2.50 SECTION — NTS



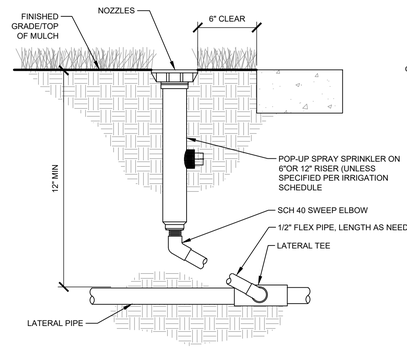
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE:
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

## 6 DRAIN VALVE
L2.50 SECTION — NTS

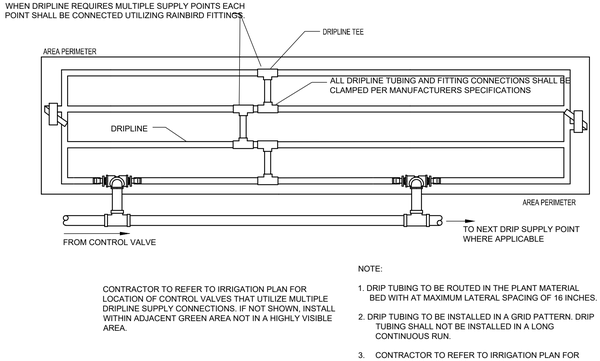


1. TURF GRASS
2. VALVE BOX LID
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR:
7. ½" BLANK DRIPLINE TUBING:
8. BARB X MALE THREAD CONNECTOR:
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

## 7 AIR RELIEF VALVE IN XFS DRIP LINE
L2.50 SECTION — NTS



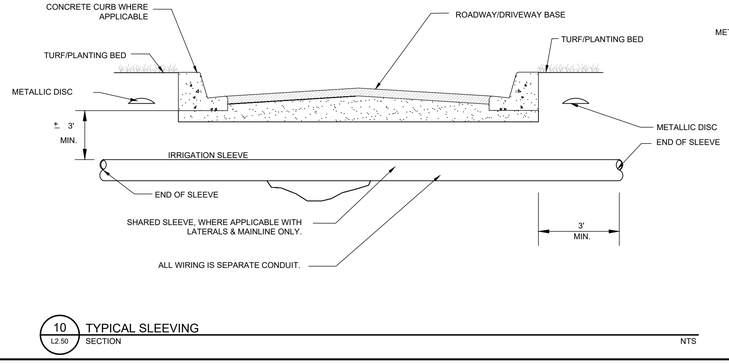

## 8 TYPICAL IRRIGATION HEAD
L2.50 SECTION — NTS



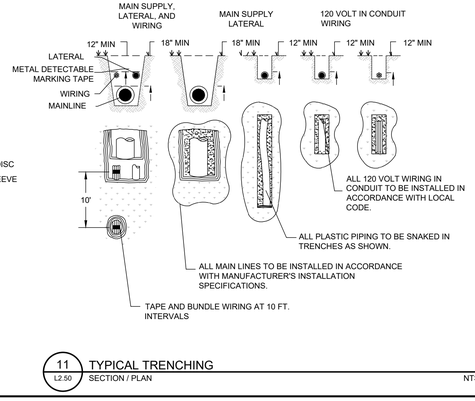

CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 18 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

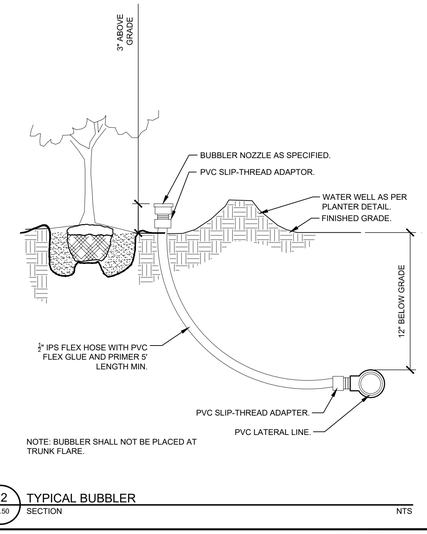
## 9 TYPICAL DRIP LINE
L2.50 PLAN — NTS




## 10 TYPICAL SLEEVING
L2.50 SECTION — NTS




## 11 TYPICAL TRENCHING
L2.50 SECTION / PLAN — NTS




NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

## 12 TYPICAL BUBBLER
L2.50 SECTION — NTS

| No. | REVISIONS | DATE |
|---|---|---|
| 1. | DRC COMMENTS | 10/07/25 |

Kimley»Horn
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Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, C=US, dnQualifier=A01410D000001861D27989200E2977, O=KIMLEY-HORN AND ASSOCIATES INC, E=GS
Date: 2025.10.07 15:23:10-04'00'

10/7/2025

| KHA PROJECT 149658036 | DESIGNED BY | JTD |
|---|---|---|
| DATE 09/15/2025 | DRAWN BY | JTD |
| SCALE AS SHOWN | CHECKED BY | GSW |

# IRRIGATION DETAILS

HILLSIDE GROVES
FLORIDA
HOWEY-IN-THE-HILLS

SHEET NUMBER
L2.50

Plotted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COMMON Layout:L2.50 October 07, 2025 04:07:22pm K:\ORL_LA\149658036 Hillside Groves\CAD\CONST\PlanSheets\L2.00 AMENITY IRRIGATION PLAN.dwg
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BI-LINGUAL LAWNBOSS™
RECLAIMED WATER WARNING SIGN
AND STAKE (BY RECYCLE
REMINDERS - PART# K-9493, COLOR
PURPLE) TO BE UTILIZED WHERE
INDICATED ON PLANS. CONTRACTOR
TO INSTALL PER MANUFACTURER'S
SPECIFICATIONS.

WWW.RECYCLEREMINDERS.COM

1 L2.51 RECLAIMED WATER WARNING SIGN 1" = 1'

## IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{2}$" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

2 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

| No. | REVISIONS | DATE | |
|---|---|---|---|
| 1. | DRC COMMENTS | 10/07/25 | GSW |

Kimley»Horn
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Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, 1.3.6.1.4.1.311.60.2.1.3=US, 1.3.6.1.4.1.311.60.2.1.2=FLORIDA, 2.5.4.5=A01410D000001861D2798920028E7027, O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2025.10.07 15:23:11-04'00'

10/7/2025

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| DATE | 09/15/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | JTD |
| DRAWN BY | JTD |
| CHECKED BY | GSW |

IRRIGATION SPECIFICATIONS

HILLSIDE GROVES
HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.51

Plotted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COMMON Layout:L2.51 October 07, 2025 04:07:29pm K:\ORL_LA\149658036_Hillside Groves\CAD\CONSTR\PlanSheets\L2.00_AMENITY IRRIGATION PLAN.dwg
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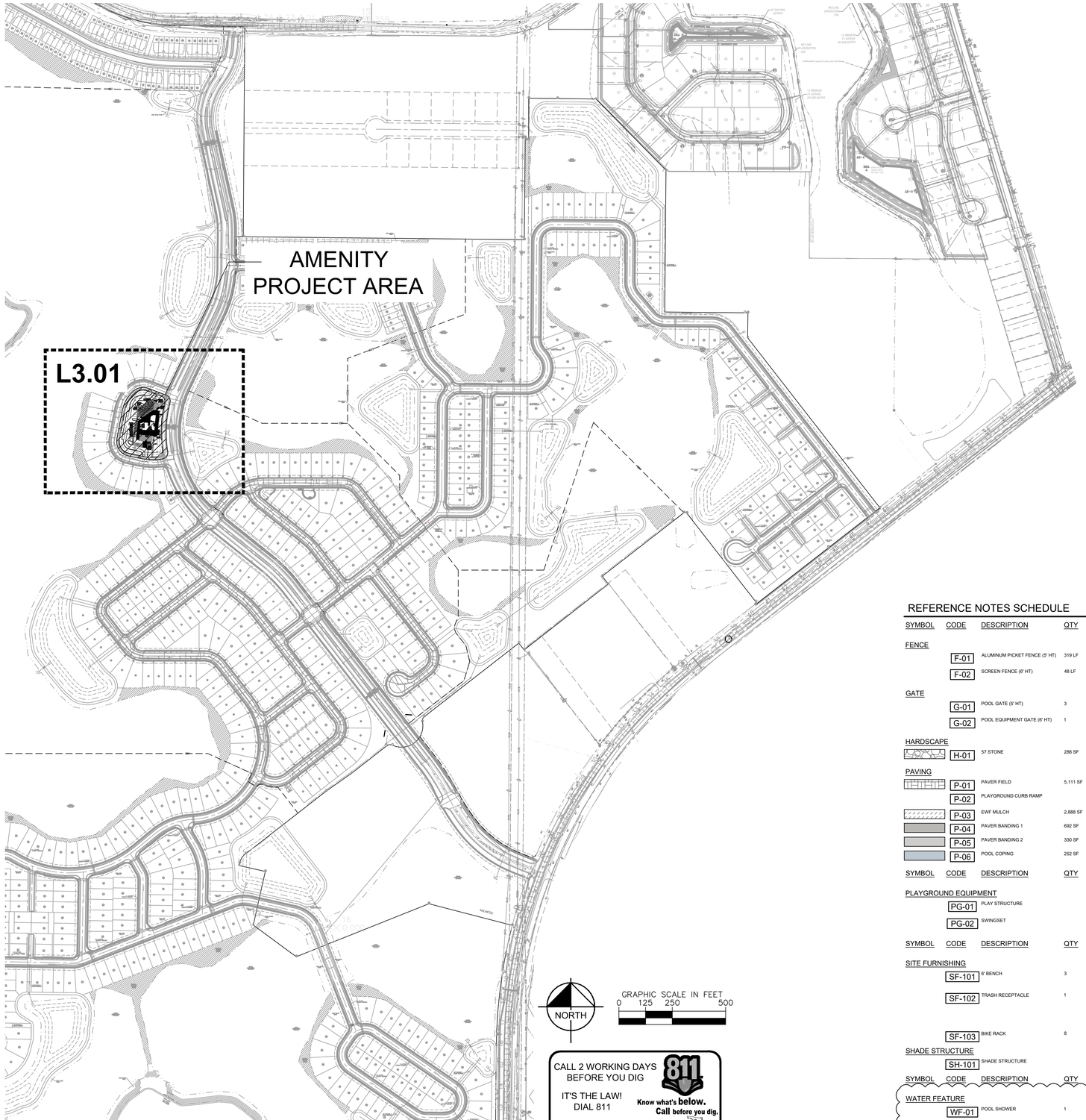


CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | QTY | DETAIL | MANUFACTURER | PRODUCT | FINISH/COLOR | SIZE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| FENCE | | | | | | | | | |
| | F-01 | ALUMINUM PICKET FENCE (5' HT) | 319 LF | 2/L3.51 | - | ALUMINUM PICKET FENCE | POWDER COATED BLACK | 5' HT | PICKET SPACING TO REJECT A 4" DIA. SPHERE. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL. |
| | F-02 | SCREEN FENCE (6' HT) | 48 LF | / | SUPERIOR FENCE & RAIL | HAMILTON PRIVACY FENCE | VINYL / WHITE | 6' HT | CONTRACTOR TO SUBMIT PRODUCT SPECIFICTION FOR APPROVAL BY LANDSCAPE ARCHITECT / FOOTING PER FENCE MANUFACTURER |
| GATE | | | | | | | | | |
| | G-01 | POOL GATE (5' HT) | 3 | / | - | ALUMINUM PICKET GATE | POWDER COATED BLACK | 5' HT | PICKET SPACING TO REJECT A 4" DIA. SPHERE. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL. |
| | G-02 | POOL EQUIPMENT GATE (6' HT) | 1 | 3/L3.53 | SUPERIOR FENCE & RAIL | HAMILTON PRIVACY FENCE | VINYL / WHITE | 6' HT | CONTRACTOR TO SUBMIT PRODUCT SPECIFICTION FOR APPROVAL BY LANDSCAPE ARCHITECT / FOOTING PER FENCE MANUFACTURER |
| HARDSCAPE | | | | | | | | | |
| | H-01 | 57 STONE | 288 SF | | - | WASHED #57 STONE | - | 4" DEPTH | LAY ON TOP OF FILTER FABRIC. APPLY PRE-EMERGENT PRIOR TO INSTALLATION. |
| PAVING | | | | | | | | | |
| | P-01 | PAVER FIELD | 5,111 SF | 4/L3.53 | TREMRON | BRICK PAVERS | GLACIER | 4"X8"X2-3/8" BASKETWEAVE PATTERN | INSTALL PER MANUFACTURER'S SPECIFICATIONS |
| | P-02 | PLAYGROUND CURB RAMP | | 7/L3.50 | - | 4000 PSI STANDARD CONCRETE | FINISH: LIGHT BROOM | 5' W X 8' L | |
| | P-03 | EWF MULCH | 2,888 SF | 5/L3.53 | FIBAR | FIBARSYSTEM 300 | | | INSTALL PER MANUFACTURER'S SPECIFICATIONS. DEPTH PER FALL ZONE REQUIREMENTS. |
| | P-04 | PAVER BANDING 1 | 692 SF | 6/L3.53 | TREMRON | BRICK PAVERS | GLACIER SOLDIER COURSE | 4" X 8" | INSTALL PER MANUFACTURERS INSTRUCTIONS |
| | P-05 | PAVER BANDING 2 | 330 SF | 7/L3.53 | TREMRON | BRICK PAVER | WHITE | 4"X8" | INSTALL PER MANUFACTURER'S SPECIFICATIONS |
| | P-06 | POOL COPING | 252 SF | 8/L3.53 | TREMRON | BULLNOSE COPING | GLACIER | 4"X9" | INSTALL PER MANUFACTURERS INSTRUCTIONS |

| SYMBOL | CODE | DESCRIPTION | QTY | DETAIL | MANUFACTURER | PRODUCT | COLOR/FINISH | REMARKS |
|---|---|---|---|---|---|---|---|---|
| PLAYGROUND EQUIPMENT | | | | | | | | |
| | PG-01 | PLAY STRUCTURE | | 2/L3.52 | PARKFORMS | MODIFIED MINI + AGE: 5-12 (BY OWNER) | RSP COLOR: SLATE & MIST COLOR SCHEME: CUSTOM | INSTALL PER MANUFACTURER'S SPECIFICATIONS |
| | PG-02 | SWINGSET | | 1/L3.53 | PARKFORMS | MODIFIED MINI + AGE: 5-12 (BY OWNER) | RSP COLOR: SLATE & MIST COLOR SCHEME: CUSTOM | INSTALL PER MANUFACTURER'S SPECIFICATIONS |

| SYMBOL | CODE | DESCRIPTION | QTY | DETAIL | MANUFACTURER | PRODUCT | FINISH/COLOR | SIZE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| SITE FURNISHING | | | | | | | | | |
| | SF-101 | 6' BENCH | 3 | 9/L3.53 | ANOVA | AE2680LF AIRI LEAF 6FT. CONTOUR BENCH | FRAME: WHITE TEXTURE COATED SEAT: WHITE TEXTURE COATED | 6' | INSTALL PER MANUFACTURER'S SPECIFICATIONS |
| | SF-102 | TRASH RECEPTACLE | 1 | 1/L3.54 | ANOVA | AE2645CBTLF AIRI LEAF 45-GAL TRASH/RECYCLER WITH SIDE DOOR, CURVE TOP | FRAME: WHITE TEXTURE COATED PANEL/LID: WHITE TEXTURE COATED | 45-GAL | SURFACE-MOUNT, INSTALL PER MANUFACTURER'S SPECIFICATIONS |
| | SF-103 | BIKE RACK | 8 | 2/L3.54 | ANOVA | CIRCLEBR | WHITE TEXTURE COATED | 32IN.H X 6IN.W X 36IN.LRN | SURFACE MOUNT, INSTALL PER MANUFACTURER'S SPECIFICATIONS |
| SHADE STRUCTURE | | | | | | | | | |
| | SH-101 | SHADE STRUCTURE | | 1/L3.52 | PARKFORMS | MODIFIED MINI + (BY OWNER) | RSP COLOR: SLATE & MIST COLOR SCHEME: CUSTOM | (BY OWNER) | INSTALL PER MANUFACTURER'S SPECIFICATIONS |

| SYMBOL | CODE | DESCRIPTION | QTY | DETAIL | MANUFACTURER | PRODUCT | FINISH/COLOR | REMARKS |
|---|---|---|---|---|---|---|---|---|
| WATER FEATURE | | | | | | | | |
| | WF-01 | POOL SHOWER | 1 | 4/L3.51 | MOST DEPENDABLE FOUNTAINS | 500 SMSS SURFACED MOUNTED OUTDOOR | STAINLESS STEEL | INSTALL PER MANUFACTURER'S SPECIFICATIONS |

1

| No. | REVISIONS | DATE |
|---|---|---|
| 1. | DRC COMMENTS | 10/07/25 GSW |

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Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, C=US, dnQualifier=A01410D000018B1027989200E0027, O=KIMLEY-HORN AND ASSOCIATES INC
Date: 2025.10.07 15:23:12 -04'00'

10/7/2025

| | |
|---|---|
| KHA PROJECT | 149658036 |
| DATE | 09/15/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | JTD |
| DRAWN BY | JTD |
| CHECKED BY | GSW |

# OVERALL AMENITY HARDSCAPE PLAN

HILLSIDE GROVES
HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L3.00



Plotted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COMMON Layout:L3.00 October 07, 2025 04:08:11pm K:\ORL_LA\149658036-Hillside Groves\CAD\CONST\PlanSheets\L3.00 AMENITY HARDSCAPE PLAN.dwg
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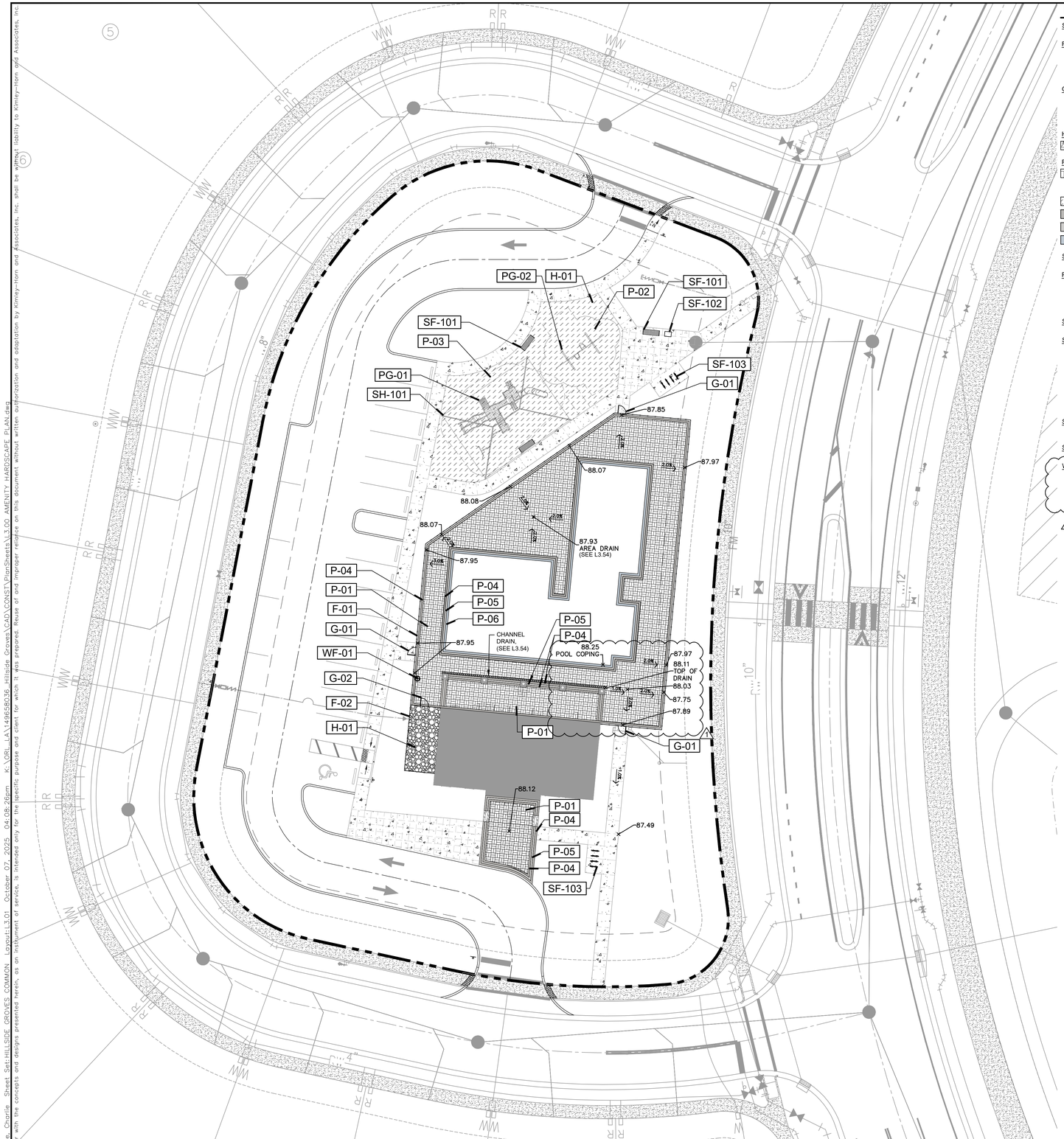
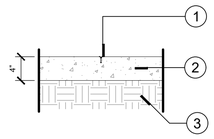
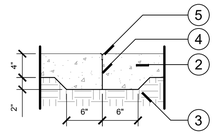
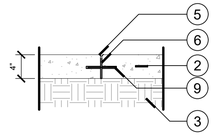

PG-02
H-01
P-02
SF-101
SF-102
SF-101
P-03
PG-01
SH-101
SF-103
G-01
87.85
88.07
87.97
88.08
88.07
87.93
AREA DRAIN
(SEE L3.54)
87.95
P-04
P-01
F-01
G-01
WF-01
G-02
F-02
H-01
P-04
P-05
P-06
P-05
P-04
CHANNEL
DRAIN,
(SEE L3.54)
87.95
88.25
POOL COPING
87.97
88.11
TOP OF
DRAIN
88.03
87.75
87.89
P-01
G-01
88.12
P-01
P-04
87.49
P-05
P-04
SF-103
EWFCH
FH
FH
F




3 CONTROL JOINT




4 CONSTRUCTION JOINT

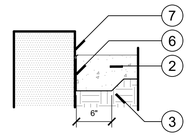



5 EXPANSION JOINT

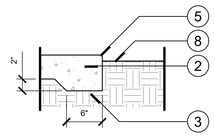
1. SAWCUT JOINTS, 1" DEEP (MIN.), 1/8" WIDE PER PLAN LOCATIONS
2. 4" THICK FDOT CLASS I (3,000 PSI) CONCRETE. WIDTH PER HARDSCAPE PLANS. CONTROL AND EXPANSION JOINTS PER PLANS.
3. COMPACTED SUBGRADE TO 98% MOD. PROCTOR, T-180
4. APPLY BOND BREAKER
5. 1/8" TOOLED RADIUS
6. 3/8" NON-EXTRUDED BITUMINOUS PREMOULDED EXPANSION JOINT (SEALED WITH RESILENT FILLER), FULL DEPTH, FLUSH WITH SURFACE, PLACE PER SPECIFICATIONS
7. VERTICAL ELEMENT, SEE HARDSCAPE PLANS
8. ADJACENT PLANTING AREA. HOLD GRADE 1" BELOW FINISHED ELEVATION OF PAVING AT SOD AND 2" BELOW AT SHRUB / MULCH BEDS.
9. #4 SMOOTH DOWEL @ 18" O.C. COAT ONE END TO PREVENT BOND.

NOTES:

- REFER TO HARDSCAPE SCHEDULE SHEET FOR CONCRETE PAVING FINISH AND COLOR
- MAXIMUM SURFACE AREA BETWEEN CONTROL JOINTS NOT TO EXCEED 100 S.F.
- MAXIMUM SURFACE AREA BETWEEN EXPANSION JOINTS NOT TO EXCEED 400 S.F.
- PROVIDE ISOLATION JOINT BETWEEN CONCRETE AND PAVING AND ALL FIXED VERTICAL SITE ELEMENTS
- FINISH GRADE TO SLOPE AWAY FROM ALL VERTICAL SITE ELEMENTS TO PROVIDE POSITIVE DRAINAGE



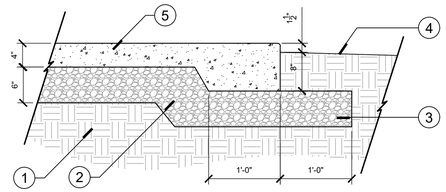

1 ISOLATION JOINT




2 CONCRETE PAVEMENT @ LANDSCAPE EDGE

## 1 CONCRETE PAVEMENT - JOINT & EDGE DETAIL

1" = 1'-0"



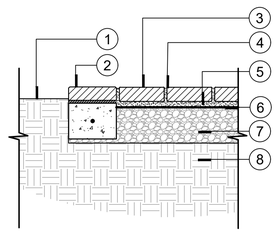

1. COMPACTED SUB-GRADE-95% STANDARD PROCTOR DENSITY
2. 6" GRADED AGGREGATE PER FDOT SECTION 204 OR RECYCLED CONCRETE PER FDOT SECTION 911 1/4 MINUS
3. EXTEND BASE 12" BEYOND EDGE OF PAVING
4. FINISH GRADE
5. 4" THICK CONCRETE PAVING - 4000 PSI AT 28 DAYS MIN.

NOTES:

- REFER TO HARDSCAPE SCHEDULE SHEET FOR CONCRETE PAVING FINISH AND COLOR
- MAXIMUM SURFACE AREA BETWEEN CONTROL JOINTS NOT TO EXCEED 100 S.F.
- MAXIMUM SURFACE AREA BETWEEN EXPANSION JOINTS NOT TO EXCEED 400 S.F.
- PROVIDE ISOLATION JOINT BETWEEN CONCRETE AND PAVING AND ALL FIXED VERTICAL SITE ELEMENTS
- FINISH GRADE TO SLOPE AWAY FROM ALL VERTICAL SITE ELEMENTS TO PROVIDE POSITIVE DRAINAGE

## 2 CONCRETE PAVEMENT - 4" THICK

1" = 1'-0"



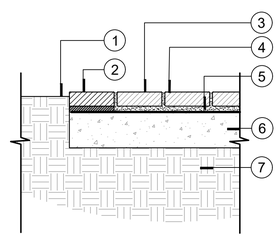

1. ADJACENT PLANTING AREA. HOLD GRADE 1" BELOW FINISHED ELEVATION OF PAVING AT SOD AND 2" BELOW AT SHRUB / MULCH BEDS. REFER TO HARDSCAPE PLANS.
2. PEDESTRIAN CONCRETE PAVER EDGE TO BE MORTAR SET TO CAST-IN-PLACE CONCRETE EDGE WITH 1 #4 CONT. REBAR
3. PAVER, REFER TO HARDSCAPE PLAN/SCHEDULE FOR PAVER SELECTION AND LAYOUT ORIENTATION.
4. 1/8" POLYMERIC SAND FILLED JOINTS
5. 1" MIN. SAND BEDDING COURSE PER ASTM C-33 SPECIFICATIONS.
6. MIRAFI 160 N NONWOVEN POLYPROPYLENE GEOTEXTILE (PERMEABLE) FABRIC OR APPROVED EQUAL UNDER BEDDING SAND-JOINT, TURN UP ON ENDS.
7. 6" GRADED AGGREGATE PER FDOT SECTION 204 OR RECYCLED CONCRETE AGGREGATE PER FDOT SECTION 911
8. COMPACTED SUBGRADE TO 95% STANDARD PROCTOR.

NOTES:

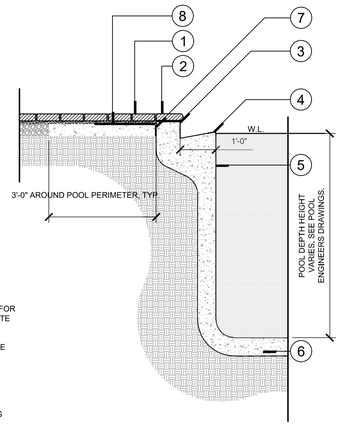
- CONTRACTOR TO INSTALL ALL PAVERS PER MANUFACTURER'S SPECIFICATIONS.
- ALL INTERLOCKING CONCRETE PAVERS SHALL MEET THE REQUIREMENTS IN ASTM C936 "STANDARD SPECIFICATIONS FOR SOLID INTERLOCKING CONCRETE PAVING UNITS", AND SHALL COMPLY WITH APPLICABLE ICPI (INTERLOCKING CONCRETE PAVEMENT INSTITUTE) TECHNICAL SPECIFICATIONS.
- ALL AREAS OF INTERLOCKING CONCRETE PAVERS, AS SHOWN ON THE PLANS SHALL BE SET WITH FLUSH TOP SURFACE AND SHALL MAINTAIN A MINIMUM SLOPE OF 0.5%, UNLESS OTHERWISE NOTED ON THE PLANS, ICPI TECHNICAL SPECIFICATIONS, OR DETAILS.
- BEDDING SAND SHALL CONFORM TO THE GRADING REQUIREMENTS OF ASTM C33. MASON SAND IS NOT ACCEPTABLE. ALL BEDDING SAND SHALL BE SCREENED TO AN EVEN THICKNESS.
- ALL AREAS OF INTERLOCKING CONCRETE PAVERS SHALL COMPLY WITH CURRENT ADA (AMERICANS WITH DISABILITIES ASSOCIATION) REQUIREMENTS FOR ACCESSIBLE ROUTES.
- ALL INTERLOCKING CONCRETE PAVER "CUTS" SHALL BE MADE WITH A SPLITTER OR MASONRY SAW.

## 3 PEDESTRIAN CONCRETE PAVERS - TYP.

1" = 1'-0"




1. ADJACENT PLANTING AREA. HOLD GRADE 1" BELOW FINISHED ELEVATION OF PAVING AT SOD AND 2" BELOW AT SHRUB / MULCH BEDS. REFER TO HARDSCAPE PLANS.
2. PEDESTRIAN CONCRETE PAVER EDGE TO BE MORTAR SET
3. PAVER, REFER TO HARDSCAPE PLAN/SCHEDULE.
4. 1/8" POLYMERIC SAND FILLED JOINTS
5. 1" MIN. SAND BEDDING COURSE PER ASTM C-33 SPECIFICATIONS.
6. BUILDING STRUCTURAL SLAB. REFER TO ARCHITECTURAL / STRUCTURAL ENGINEERING DRAWINGS
7. COMPACTED SUBGRADE TO 95% STANDARD PROCTOR.




1. POOL PAVER DECK. SEE HARDSCAPE PLANS. PITCH AWAY 1/4" PER FT. MINIMUM. 1/2" PER FT. MAXIMUM.
2. BULLNOSE POOL COPING
3. POOL GUTTER TILE
4. POOL 2"X6" MUD CAP NONSKID WATERLINE TILE
5. POOL PLASTER FINISH
6. POOL SHELL, SEE POOL ENGINEER PLANS
7. EXPANSION JOINT
8. 4" THICK CONCRETE BASE

NOTES:

- INSTALL POOL PRODUCTS PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO SUBMIT PRODUCT SAMPLE FOR DESIGN TEAM REVIEW.
- FINAL PRODUCT SELECTION AND COLOR TO BE REVIEWED AND APPROVED BY OWNER.

NOTES:

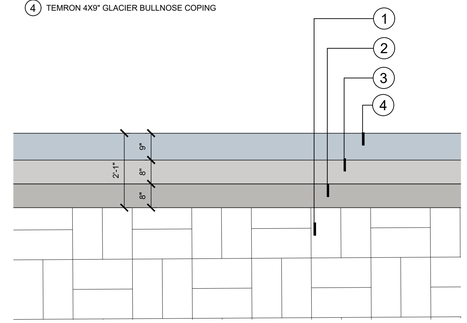
- CONTRACTOR TO INSTALL ALL PAVERS PER MANUFACTURER'S SPECIFICATIONS.
- ALL INTERLOCKING CONCRETE PAVERS SHALL MEET THE REQUIREMENTS IN ASTM C936 "STANDARD SPECIFICATIONS FOR SOLID INTERLOCKING CONCRETE PAVING UNITS", AND SHALL COMPLY WITH APPLICABLE ICPI (INTERLOCKING CONCRETE PAVEMENT INSTITUTE) TECHNICAL SPECIFICATIONS.
- ALL AREAS OF INTERLOCKING CONCRETE PAVERS, AS SHOWN ON THE PLANS SHALL BE SET WITH FLUSH TOP SURFACE AND SHALL MAINTAIN A MINIMUM SLOPE OF 0.5%, UNLESS OTHERWISE NOTED ON THE PLANS, ICPI TECHNICAL SPECIFICATIONS, OR DETAILS.
- BEDDING SAND SHALL CONFORM TO THE GRADING REQUIREMENTS OF ASTM C33. MASON SAND IS NOT ACCEPTABLE. ALL BEDDING SAND SHALL BE SCREENED TO AN EVEN THICKNESS.
- ALL AREAS OF INTERLOCKING CONCRETE PAVERS SHALL COMPLY WITH CURRENT ADA (AMERICANS WITH DISABILITIES ASSOCIATION) REQUIREMENTS FOR ACCESSIBLE ROUTES.
- ALL INTERLOCKING CONCRETE PAVER "CUTS" SHALL BE MADE WITH A SPLITTER OR MASONRY SAW.

## 4 PEDESTRIAN CONC. PAVERS @ BLDG. SLAB

1" = 1'-0"

## 5 POOL GUTTER & COPING - DESIGN INTENT

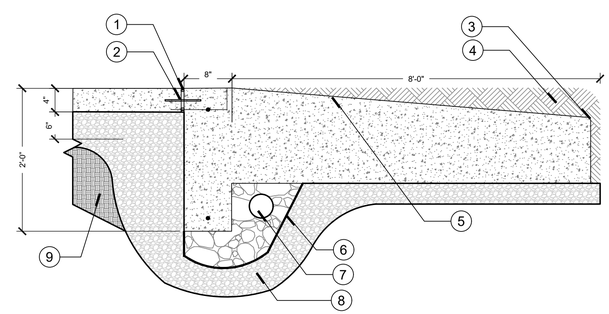
1/2" = 1'-0"




1. TREMRON 4X8X2-3/8" BASKETWEAVE GLACIER PAVER FIELD
2. TREMRON 4X8X2-3/8" SOLDIER COURSE GLACIER PAVER BANDING
3. TREMRON 4X8X2-3/8" SOLDIER COURSE WHITE PAVER BANDING
4. TEMRON 4X9" GLACIER BULLNOSE COPING

## 6 POOL DECK PAVING ENLARGEMENT

1/2" = 1'-0"

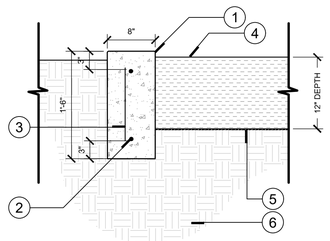



1. 1/2" EXPANSION JOINT WITH WATERPROOF SEAL
2. #4 x 6" REBAR DOWEL, 4" O.C.
3. TURN DOWN AT END OF RAMP
4. WOOD FIBER FILL 12" MIN DEPTH (FINAL DEPTH PER PLAYGROUND MANUFACTURER)
5. ACCESSIBLE CONCRETE RAMP INTO PLAY AREA
6. GEOTEXTILE FILTER FABRIC
7. 4" PERFORATED DRAIN TILE WITH FILTER SOCK - PLACE PEA GRAVEL UNDER AND AROUND DURING INSTALLATION
8. COMPACTED BASE MATERIAL
9. COMPACTED OR UNDISTRUBED SUBGRADE

NOTE:
ALL CONCRETE CURBING TO HAVE LIGHT BROOM FINISH. PLACE VERTICAL CONTROL JOINTS EVERY 8' O.C.

## 7 PLAYGROUND CURB RAMP

1"=1'-0"




1. CAST IN PLACE CONCRETE CURB (3,000 PSI) WITH 1/4" CHAMFER CORNERS
2. (2) HORIZONTAL #5 DEF REBAR, REIN. SPACED 6" O.C., MAINTAINING 3" FROM EDGE OF CURB
3. #5 DEF VERTICAL REBAR, REIN. SPACED 18" O.C., MAINTAINING 3" FROM EDGE OF CURB
4. ENGINEERED WOOD FIBER HELD 1" BELOW CONCRETE CURB OR PAVEMENT.
5. GEOTEXTILE FILTER FABRIC
6. COMPACTED SUBGRADE TO 98% MOD. PROCTOR, T-180

NOTES:

1. ALL CONCRETE CURBING TO HAVE LIGHT BROOM FINISH. PLACE VERTICAL CONTROL JOINTS 8' O.C.

## 8 CONCRETE CURB - PLAYGROUND

1" = 1'-0"

| No. | REVISIONS | DATE |
|---|---|---|
| 1. | DRC COMMENTS | 10/07/25 GSW |

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GREGORY S. WITHERSPOON
LICENSE
No. 85905
STATE OF FLORIDA
REGISTERED
PROFESSIONAL
LANDSCAPE
ARCHITECT
SURVEYED

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DN: CN=Gregory S Witherspoon, C=US, dnQualifier=A01410D000001861D27989200E0E27, O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2025.10.07 15:23:14 -04'00'

10/7/2025

KHA PROJECT 149658036
DATE 09/15/2025
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY GSW

AMENITY HARDSCAPE PLAN

HILLSIDE GROVES

SHEET NUMBER
L3.50

Plotted By:Rittenhouse, Charlie Street Set:HILLSIDE GROVES COMMON Layout:L3.50 October 07, 2025 04:08:30pm K:\ORL_LA\149658036_Hillside Groves\CAD\CONST\PlanSheets\L3.00 AMENITY HARDSCAPE PLAN.dwg
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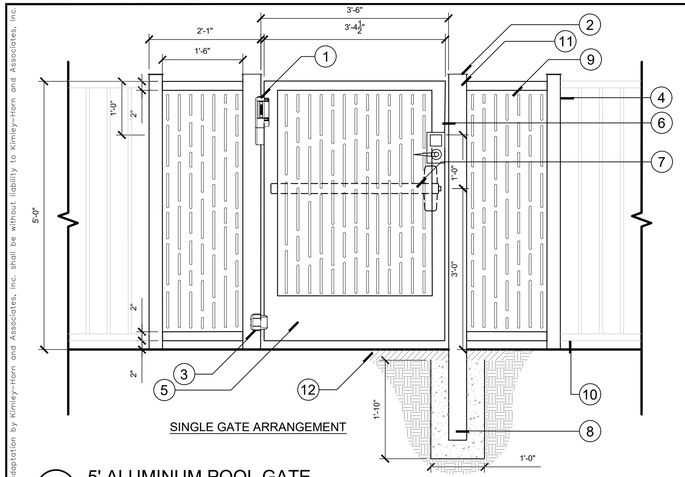
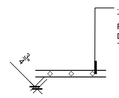



SINGLE GATE ARRANGEMENT

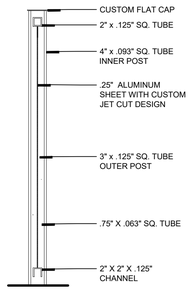
1. LOCINOX MAMMOTH 180 SELF-CLOSING HINGE
2. CUSTOM FLAT CAP
3. LOCINOX DINO HINGE
4. 3" X .125" SQ. TUBE POST
5. 2" x 10" X .125" KICK PLATE FOR ADA COMPLIANCY
6. SIMPLEX L1021 LEVER MECHANICAL PUSHBUTTON LOCK KEY BYPASS
7. PANIC BAR & WEATHERPROOF ELECTRIC STRIKE, SEE NOTES
8. EXTEND POST INTO CONC. FOOTING BENEATH HARDSCAPE MATERIAL. SHAPE TOP TO SHED WATER
9. PERFORATED ALUMINUM PANEL TO PREVENT REACH THROUGH (FLUSH FINISH PAINT TO MATCH FENCE)
10. 4' ALUMINUM POOL FENCE, TYP.
11. 4" X .125" SQ. TUBE POST
12. PEDESTRIAN PAVERS, SEE HARDSCAPE PLANS

NOTES:

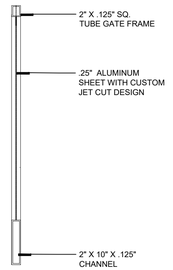
- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR ALL GATE COMPONENTS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL PERIMETER POOL GATES TO HAVE FULL PANIC BAR AND WEATHERPROOF ELECTRIC STRIKE, FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.
- CONTRACTOR TO ENSURE GATES ARE INSTALLED IN COMPLIANCE WITH ADA MANEUVERING CLEARANCES. REFER TO ADA GATE SWING RADIUS DETAIL FOR CRITICAL DIMENSIONS.
- CONTRACTOR TO ENSURE GATE HARDWARE IS IN COMPLIANCE WITH ADA HEIGHT FROM FINISH GRADE REQUIREMENTS.
- ALL ALUMINUM GATE COMPONENTS TO BE POWDER COATED BLACK.
- GRIND ALL WELDS SMOOTH.
- PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE.
- ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW304S.S (OR APPROVED EQUAL
- GATE DETAIL ASSISTANCE PROVIDED BY THE MANUFACTURER BARFIELD FENCE AND FABRICATION. CONTACT: 321.396.001




PICKET ORIENTATION
CUT VIEW



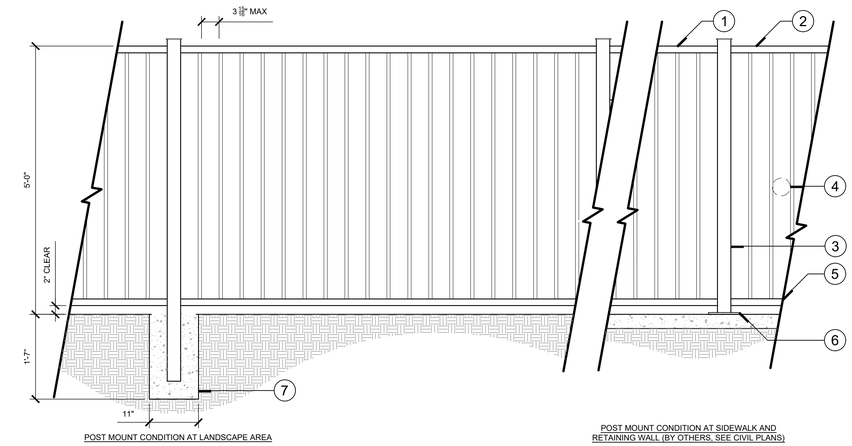

WING PANEL CUT VIEW



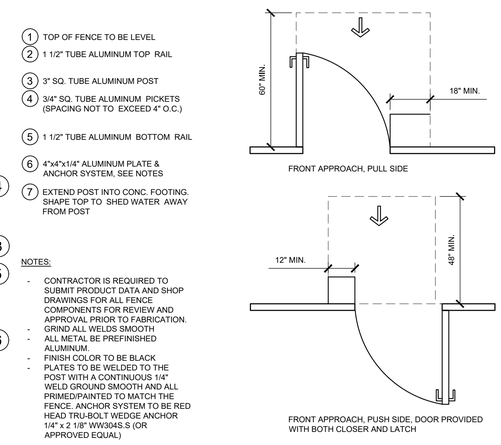

GATE CUT VIEW

# 1 5' ALUMINUM POOL GATE

3/4" = 1'-0"




POST MOUNT CONDITION AT LANDSCAPE AREA




POST MOUNT CONDITION AT SIDEWALK AND RETAINING WALL (BY OTHERS, SEE CIVIL PLANS)

1. TOP OF FENCE TO BE LEVEL
2. 1 1/2" TUBE ALUMINUM TOP RAIL
3. 3" SQ. TUBE ALUMINUM POST
4. 3/4" SQ. TUBE ALUMINUM PICKETS (SPACING NOT TO EXCEED 4" O.C.)
5. 1 1/2" TUBE ALUMINUM BOTTOM RAIL
6. 4"x4"x1/4" ALUMINUM PLATE & ANCHOR SYSTEM, SEE NOTES
7. EXTEND POST INTO CONC. FOOTING. SHAPE TOP TO SHED WATER AWAY FROM POST

NOTES:

- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR ALL FENCE COMPONENTS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- GRIND ALL WELDS SMOOTH
- ALL METAL BE PREFINISHED ALUMINUM.
- FINISH COLOR TO BE BLACK
- PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW304S.S (OR APPROVED EQUAL)

# 2 ALUMINUM POOL FENCE

3/4" = 1'-0"




FRONT APPROACH, PULL SIDE

FRONT APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

# 3 ADA GATE SWING RADIUS

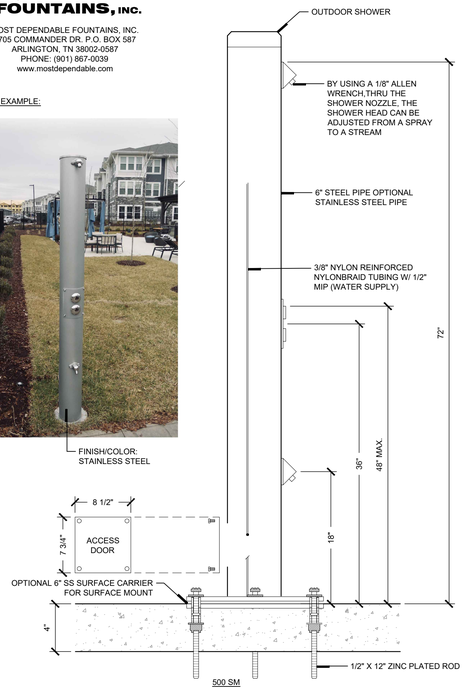
NTS

MDF
MOST DEPENDABLE FOUNTAINS, INC.

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com

PHOTO EXAMPLE:

FINISH/COLOR:
STAINLESS STEEL




PRODUCT INFORMATION:

MANUFACTURER: MOST DEPENDABLE FOUNTAINS
MODEL: 500 SMSS
FINISH/COLOR: STAINLESS STEEL

NOTES:

1. PROVIDE HOSE BIB WITH LOCKING COVER. TO BE LOCATED ON RIGHT SIDE OF SHOWER.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. CONTRACTOR MUST SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT.

# 4 OUTDOOR SHOWER

N.T.S.

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Item 3.

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10/7/2025

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|---|---|
| DATE | 09/15/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | JTD |
| DRAWN BY | JTD |
| CHECKED BY | GSW |

AMENITY
HARDSCAPE PLAN

HILLSIDE
GROVES

SHEET NUMBER
L3.51

Plotted By:Rittenhouse, Charlie Sheet Set:HILLSIDE GROVES COMMON Layout:L3.51 October 07, 2025 04:08:35pm K:\ORL_LA\149658036-Hillside Groves\CAD\CONST\PlanSheets\L3.00 AMENITY HARDSCAPE PLAN.dwg
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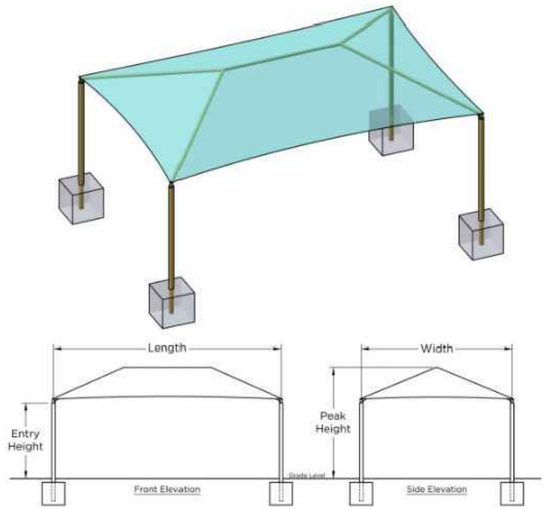
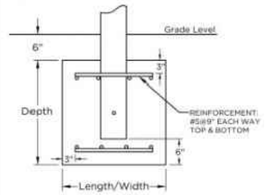
## Hip Shade

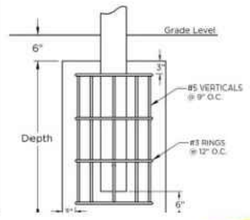
| | | | | | |
|---|---|---|---|---|---|
| **Length** | 38' | **Width** | 28' | **Entry Height** | 10' |
| **Peak Height** | 15.65' | **Elbow** | Glide | **Column Mount** | Embedded |
| **Column Size** | Ø6.8" Sch-40 | **Rafter Size** | Ø5.0" 11-Ga | **Ridge Size** | Ø5.0" 11-Ga |
| **Column Length** | 13' | **Rafter Length** | 19.91' | **Ridge Length** | 12.06' |
| **Dome Qty.** | 1 | **Column Qty.** | 4 | | |

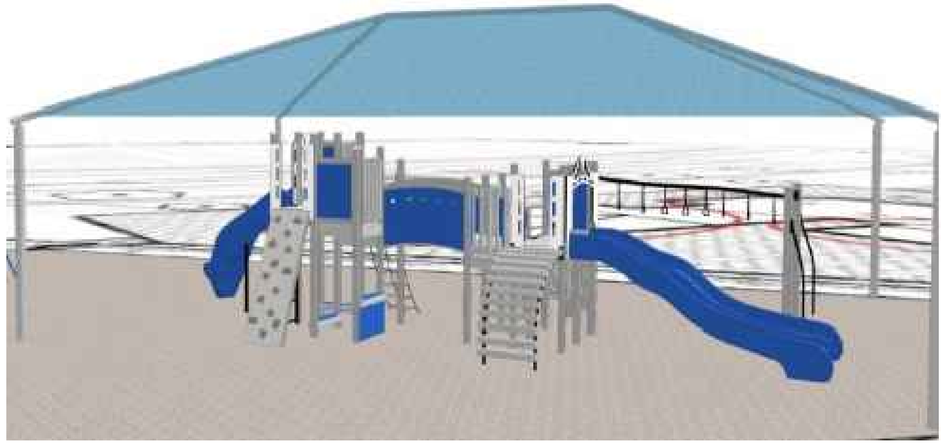


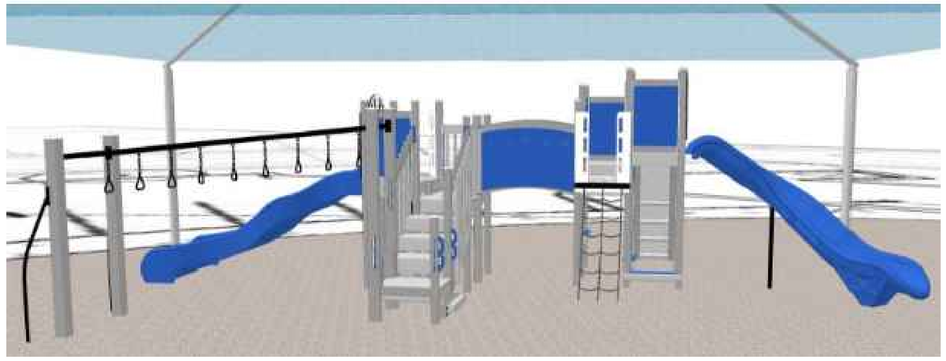

| Square Footing | | |
|---|---|---|
| Column | Length & Width | Depth |
| Single Cap | 4.27 | 3 |
| Double Cap | N/A | 3 |




| Auger Footing | | |
|---|---|---|
| Diameter | Single Cap Depth | Double Cap Depth |
| 1'-6" | | |
| 2'-0" | Out of range | N/A |
| 2'-6" | Out of range | N/A |
| 3'-0" | 8.2 | N/A |





1 SHADE STRUCTURE
1" = 1'-0"

2 PLAY STRUCTURE
1" = 1'-0"

| | | |
|---|---|---|
| 1. | 10/07/25 | GSW |
| No. | DATE | |

REVISIONS

DRC COMMENTS

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10/7/2025

KHA PROJECT 149658036
DATE 09/15/2025
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY GSW

# AMENITY HARDSCAPE PLAN

# HILLSIDE GROVES

SHEET NUMBER
L3.52



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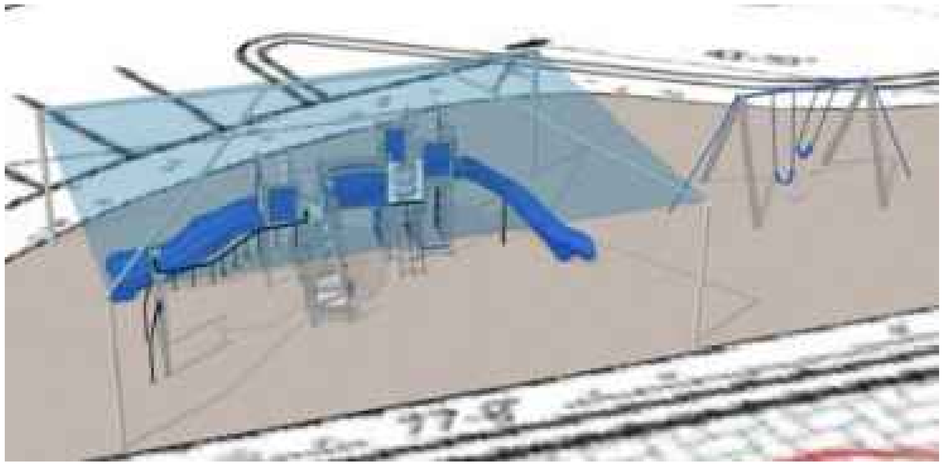
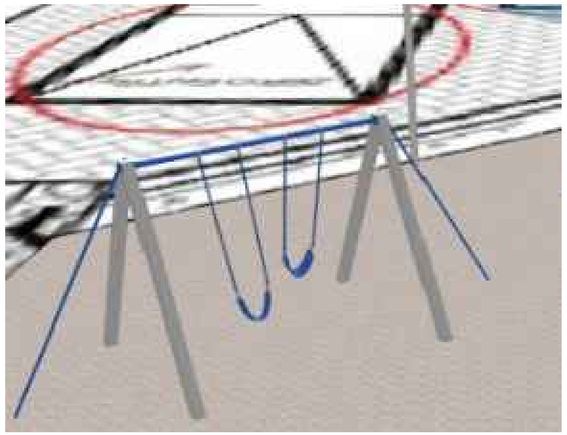
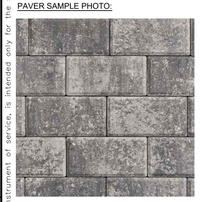




## 1 SWINGSET

1" = 1'-0"

PAVER SAMPLE PHOTO:



PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | TREMRON |
| PRODUCT: | 4X8 BRICK PAVER |
| THICKNESS: | 2 3/8" - 60MM |
| PAVER COLOR: | GLACIER |
| PATTERN: | SOLDIER COURSE |

HTTPS://WWW.TREMRON.COM/PAVERS/4X8-BRICK

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- CONTRACTOR TO FIELD VERIFY QUANTITY PRIOR TO PROCUREMENT.

## 6 PAVER BANDING 1

N.T.S.

PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | SUPERIOR FENCE & RAIL |
| PRODUCT: | HAMILTON PRIVACY FENCE |
| MATERIAL: | VINYL |
| SIZE: | 6' HEIGHT |
| COLOR: | WHITE |
| ORLANDO CONTACT: | ORLANDO FENCE INSTALLATION & FENCE COMPANY (407) 307-3555 |

HTTPS://WWW.SUPERIORFENCEANDRAIL.COM/FENCE-TYPES/VINYL-FENCE/VINYL-FENCE-GALLERY/?TX_PORTFOLIO_CATEGORY=RANCH-RAIL

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR ALL FENCE COMPONENTS FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

## 2 6' VINYL POOL FENCE

N.T.S.

PAVER SAMPLE PHOTO:

PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | TREMRON |
| PRODUCT: | 4X8 BRICK PAVER |
| THICKNESS: | 2 3/8" - 60MM |
| PAVER COLOR: | GLACIER |
| PATTERN: | BASKETWEAVE PATTERN |

HTTPS://WWW.TREMRON.COM/PAVERS/4X8-BRICK

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- CONTRACTOR TO FIELD VERIFY QUANTITY PRIOR TO PROCUREMENT.

## 4 PAVER FIELD

N.T.S.

PAVER SAMPLE PHOTO:

PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | TREMRON |
| PRODUCT: | 4X8 BRICK PAVER |
| THICKNESS: | 2 3/8" - 60MM |
| PAVER COLOR: | WHITE |
| PATTERN: | SOLDIER COURSE |

HTTPS://WWW.TREMRON.COM/PAVERS/4X8-BRICK

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- CONTRACTOR TO FIELD VERIFY QUANTITY PRIOR TO PROCUREMENT.

## 7 PAVER BANDING 2

N.T.S.

PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | FIBAR |
| PRODUCT: | FIBARSYSTEM 200 |
| DEPTH: | 12" MINIMUM |
| COLOR: | STANDARD |

HTTPS://WWW.FIBAR.COM/FIBAR-SYSTEM-200

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO COORDINATE WITH FIBAR FOR PROPER MULCH DEPTH BASED ON FALL HEIGHT OF FINAL PLAYGROUND EQUIPMENT SELECTED.
- CONTRACTOR TO PROVIDE PROPER DRAINAGE.

## 3 6' VINYL POOL GATE

N.T.S.

PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | TREMRON |
| PRODUCT: | 4X9 REGULAR BULLNOSE COPING |
| THICKNESS: | 2 3/8" - 60MM |
| PAVER COLOR: | GLACIER |
| PATTERN: | BULLNOSE COPING |

HTTPS://WWW.TREMRON.COM/PAVERS/BULLNOSE-COPING

NOTES:

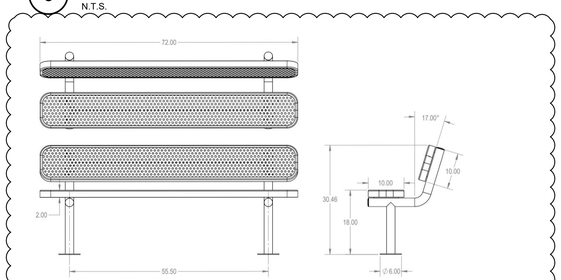
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- CONTRACTOR TO FIELD VERIFY QUANTITY PRIOR TO PROCUREMENT.

## 8 POOL COPING

N.T.S.

## 5 EWF MULCH

N.T.S.




PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | MYTCOAT |
| PRODUCT: | 6FT RECTANGULAR BENCH WITH BACK SURFACE MNT - PERFORATED METAL |
| DIMENSIONS: | 72"L X 30.5"H |
| COLOR: | BLACK |
| MOUNTING: | SURFACE MOUNT |

HTTPS://MYTCOAT.COM/STANDARD-BENCHES-WITH-BACK/

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 9 6' BENCH

N.T.S.

1

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GREGORY S. WITHERSPOON — LICENSED — 75106 — STATE OF FLORIDA — REGISTERED LANDSCAPE ARCHITECT — 10/7/2025

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AMENITY HARDSCAPE PLAN

HILLSIDE GROVES

SHEET NUMBER
L3.53

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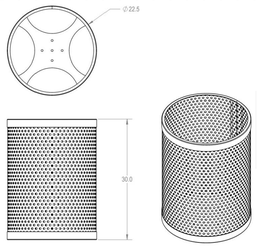



PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | MYTCOAT |
| PRODUCT: | 32 GALLON TRASH RECEPTACLE PERFORATED METAL VERSION |
| DIMENSIONS: | 30"H X 22.5"R |
| COLOR: | BLACK |
| LINER: | PLASTIC LINER FOR 32 GALLON TRASH RECEPTACLE |
| TOP: | BONNET TOP FOR 32 GALLON TRASH RECEPTACLE |
| MOUNTING: | SURFACE MOUNT |

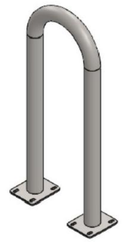
HTTPS://MYTCOAT.COM/REGULAR-TRASH-RECEPTACLES/

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 1 TRASH RECEPTACLE

N.T.S.



PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | THE PARK AND FACILITIES CATALOG |
| PRODUCT: | 3 BIKE SONIC WAVE RACK |
| ITEM #: | 536-1406 |
| DIMENSIONS: | 17"L X 35.75"H X 2.375"OD |
| COLOR: | BLACK |
| MOUNTING: | SURFACE MOUNT |

HTTPS://WWW.THEPARKCATALOG.COM/3-BIKE-SONIC-WAVE-RACK

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 2 BIKE RACK

N.T.S.

PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | NDS |
| PRODUCT: | SQUARE CATCH BASIN DRAIN GRATE |
| ITEM #: | SKU: 930B |
| DIMENSIONS: | 9"X9" |
| COLOR: | SILVER |

HTTPS://WWW.NDSPRO.COM/US/EN/PRODUCT/DRAINAGE/CATCH-BASINS-AND-GRATES/930B-9-IN-SQUARE-CATCH-BASIN-DRAIN-GRATE-BRASS

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 3 AREA DRAIN

1" = 1'-0"

PRODUCT INFORMATION:

| | |
|---|---|
| MANUFACTURER: | NDS |
| PRODUCT: | SLIM CHANNEL DRAIN KIT WITH CHANNEL, SAND GRATES, END CAPS/OUTLETS, COUPLING, ANCHOR CLIPS |
| ITEM #: | SKU: 9206SKIT |
| DIMENSIONS: | 2-1/4" X 72" |
| COLOR: | SILVER |

HTTPS://WWW.NDSPRO.COM/US/EN/PRODUCT/DRAINAGE/CHANNEL-AND-TRENCH-DRAINS-AND-GRATES/9206SKIT-SLIM-CHANNEL-DRAIN-KIT-2-1-4-IN-X-6-FT-WITH-CHANNEL-SAND-GRATES-END-CAPS-OUTLETS-COUPLING-ANCHOR-CLIPS

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 4 CHANNEL DRAIN

1" = 1'-0"

1

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| 1. | DRC COMMENTS | 10/07/25 GSW |

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Date: 2025.10.07 15:23:18-04'00'

10/7/2025

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| DESIGNED BY | JTD |
| DRAWN BY | JTD |
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# AMENITY HARDSCAPE PLAN

# HILLSIDE GROVES

SHEET NUMBER
L3.54

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*Hydraulic Analysis Report for*
*Howey in the Hills, FL*

# *Hillside Groves Common*
## *Howey in the Hills, FL*

Prepared by:

**Kimley-Horn and Associates, Inc.**
**Orlando, Florida**
149658038

August 2025

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*Hydraulic Analysis Report for*
*Howey in the Hills, FL*

# *Hillside Groves Common*
# *Howey in the Hills, FL*

Prepared for:

**Meritage Homes**
**5337 Millenia Lakes Blvd, Suite 235**
**Orlando, Florida 32839**

Prepared by:

**Kimley-Horn and Associates, Inc.**
**6876 Marwick Lane, Suite 350**
**Orlando, Florida 32827**

August 2025

Blake Wagner

Digitally signed by Blake Wagner
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*Blake J. Wagner, P.E.*
*FL P.E. # 94035*

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- Fire Flow Analysis

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**TIE-IN PRESSURES..... APPENDIX F**

## EXECUTIVE SUMMARY

The Hillside Groves Common Amenity Center proposes a community clubhouse, pool, and associated infrastructure on a 1.22-acre tract. The subject property is located north of State Road 19 and southwest of W. Central Ave and S. Florida Ave. in Howey in the Hills, Lake County, Florida (Section 35, Township 20S, Range 25E). The proposed development, Hillside Groves Common, is part of the larger single-family development, Hillside Groves.

The Town of Howey-in-the-Hills will be the utility provider for potable water for this project. All proposed utilities shall be designed per the latest edition of the Howey-in-the-Hills Construction Specifications Manual.

The Hillside Groves Common Amenity Center will provide a water main connection to the existing system along the local subdivision road surrounding the amenity tract. As shown on the Utility Plan within **Appendix E,** we are proposing to make one connection to the existing 8" PVC water main located along the West side of the project. The proposed system is comprised of a wet tap to the existing 8-inch water main with a 2-inch service saddle and corporation stop, a 1-inch meter and RPZ, a 2-inch water service, and a 1.5-inch connection to the clubhouse. The WaterCAD schematic diagram has been provided in **Appendix C.**

A water distribution analysis has been performed for the proposed Hillside Groves Common project. The average daily flow demands were calculated and determined per conservative estimates from the MEP based on water supply fixture units (WSFU).

Estimated potable water Average Daily Flows (ADF), Max Daily Flows (MDF), and Peak Hourly Flows (PHF) for the proposed site are shown in **Appendix A**. The MDF was determined by multiplying the ADF by a factor of 2.0, while the PHF uses a peaking factor of 4.0.

The potable water distribution system has been modeled in WaterCAD CONNECT Edition 3 Update. The model has been analyzed to ensure adequate flows and pressures are provided within the system during potential worst-case scenarios.

The Needed Fire Flow (NFF) for the Hillside Groves Common project was determined per the NFPA 1 Uniform Fire Code Handbook, 2024 Edition. Building square footages and building types were provided by Total Solutions Group. The NFF was determined to be 1,500 GPM. Please see the Needed Fire Flow Calculations included in **Appendix B**.

The hydraulic information was determined by utilizing the Fire Flow Design Report provided by Connelly & Wicker. The design report provided a total head of roughly 254 feet along the existing 8-inch water main at our point of connection. Please see **Appendix F** for the existing hydraulic information from Connelly & Wicker.

Per Howey-in-the-Hills criteria, the water system must maintain a minimum pressure of 20 psi at all points in the distribution system under all conditions of flow. As determined in our analysis, the lowest pressure in the system during PHF is 62 PSI. The minimum system pressure measured during fire flow is 62 PSI. Therefore, the proposed system meets and/or exceeds Howey-in-the-Hills requirements. Please see the WaterCAD results in **Appendix D** for more details regarding the flows and pressures generated during each scenario.

# APPENDIX A

## POTABLE WATER DEMAND CALCULATIONS
## (ADF, MDD, PHF)

Kimley»Horn

6876 Marwick Lane, Suite 350
Orlando, Florida 32827

Made By: NDF DATE: 8/26/2025
Checked By: BJW DATE: 8/27/2025
KHA Project Number: 149658038

# Hillside Groves Common

## Potable Water Demand Determination

(per O.C.U. Standards and Construction Specifications October 2021)

| Fixture Unit Type | Unit | UNITS / COUNT | ERC per UNIT | TOTAL ERCs | GPD | | | GPM | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | ADF | MDF | PHF | ADF | MDF | PHF |
| **Water Closet** | **Per Fixture** | 5 | 0.500 | 2.5 | 875 | 1,750 | 3,500 | 0.6 | 1.2 | 2.4 |
| **Urinal** | **Per Fixture** | 1 | 0.333 | 0.3 | 117 | 233 | 466 | 0.1 | 0.2 | 0.3 |
| **Lavoratory** | **Per Fixture** | 6 | 0.167 | 1.0 | 351 | 701 | 1,403 | 0.2 | 0.5 | 1.0 |
| **Service Sink** | **Per Fixture** | 1 | 0.250 | 0.3 | 88 | 175 | 350 | 0.1 | 0.1 | 0.2 |
| **Mop Sink** | **Per Fixture** | 1 | 0.250 | 0.3 | 88 | 175 | 350 | 0.1 | 0.1 | 0.2 |
| **Electric Water Cooler** | **Per Fixture** | 1 | 0.083 | 0.1 | 29 | 58 | 116 | 0.0 | 0.0 | 0.1 |
| **Hose Bib** | **Per Fixture** | 2 | 0.042 | 0.1 | 29 | 59 | 118 | 0.0 | 0.0 | 0.1 |
| **Ice Maker Supply Box** | **Per Fixture** | 1 | 0.083 | 0.1 | 29 | 58 | 116 | 0.0 | 0.0 | 0.1 |
| **Drinking Fountain** | **Per Fixture** | 1 | 0.042 | 0.04 | 15 | 29 | 59 | 0.0 | 0.0 | 0.0 |
| **Subtotal** | | | | **4.6** | **1,619** | **3,239** | **6,478** | **1.1** | **2.2** | **4.5** |
| **Total** | | | | **4.6** | **1,619** | **3,239** | **6,478** | **1.1** | **2.2** | **4.5** |

1 ERU = 350 GPD
Average Daily Flow (ADF)
Max Daily Flow (MDF) = ADF x 2.0
Peak Hour Flow (PHF) = ADF x 4.0

TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida 32751
P: (407) 880-2333
info@mytsghome.com
www.myTSGhome.com



August 27, 2025

To whom it may concern,
We have been informed to provide plumbing fixture unit counts for the proposed Hillside Grove Amenity. This information is provided for the site plan engineering design analysis. Please note that the final plumbing schedule will be submitted with the building plans as part of the permit application and construction documentation.

## PLUMBING FIXTURE SCHEDULE

| MARK | DESCRIPTION | WASTE | VENT | CW | HW | REMARKS |
|---|---|---|---|---|---|---|
| WC-1<br>QTY (3) | WATER CLOSET<br>1.28 GPF LOW CONSUMPTION | 3" | 2" | ½" | --- | RIM +15⅝"<br>FIXTURE: STERLING #402312, TWO-PIECE VITREOUS CHINA BOWL, BOWL & TANK, FLOOR OUTLET W/ BOLT CAPS, ELONGATED BOWL, CHROME PLATED TRIP LEVER, STAINLESS STEEL BRAIDED SUPPLY AND STOP VALVE.<br>SEAT: KOHLER K-4636, ELONGATED SOLID WHITE PLASTIC SEAT WITH COVER. |
| WC-2<br>QTY (2) | WATER CLOSET<br>1.28 GPF LOW CONSUMPTION<br>ADA | 3" | 2" | ½" | --- | RIM +16½"<br>FIXTURE: STERLING #402313, TWO-PIECE VITREOUS CHINA BOWL, BOWL & TANK, FLOOR OUTLET W/ BOLT CAPS, ELONGATED BOWL, CHROME PLATED TRIP LEVER, STAINLESS STEEL BRAIDED SUPPLY AND STOP VALVE.<br>SEAT: KOHLER K-4636, ELONGATED SOLID WHITE PLASTIC SEAT WITH COVER. |
| UR-1<br>QTY (1) | URINAL<br>ADA | 1½" | 1½" | ¾" | --- | WALL HUNG - SEE ARCHITECTURAL DWGS. FOR MOUNTING HEIGHT<br>FIXTURE; AMERICAN STANDARD DECORUM #6045.013.002, 0.125 GPF URINAL. WHITE VITREOUS CHINA, WASHOUT URINAL, ¾" TOP SPUD OPERATED FLUSH VALVE, ZURN #Z1221 URINAL CARRIER MOUNTED TO FLOOR |
| L-1<br>QTY (4) | LAVATORY | 1½" | 1½" | ½" | ½" | FIXTURE: KOHLER #K-2330-0, UNDERCOUNTER, RECTANGULAR, VITREOUS CHINA, REAR OVERFLOW.<br>FAUCET; MOEN #M-POWER 8558BL, BATTERY OPERATED, MATT BLACK, P-TRAP W/CLEANOUT, GRID STRAINER. PROVIDE ANGLE VALVES, STAINLESS STEEL BRAIDED SUPPLIES AND P-TRAP.<br>SOAP DISPENSER; MOEN #8560BL, BATTERY OPERATED |
| L-2<br>QTY (2) | LAVATORY<br>ADA | 1½" | 1½" | ½" | ½" | WALL HUNG<br>FIXTURE; AMERICAN STANDARD #9024.021EC, WHITE, W/CONCEALED ARMS, WALL MOUNTED LAVATORY WITH SHROUD.<br>FAUCET; MOEN #M-POWER 8558BL, BATTERY OPERATED, MATT BLACK, P-TRAP W/CLEANOUT, GRID STRAINER. PROVIDE ANGLE VALVES, STAINLESS STEEL BRAIDED SUPPLIES AND P-TRAP. PROVIDE ZURN #1231 LAVATORY CARRIER MOUNTED TO FLOOR.<br>SOAP DISPENSER; MOEN #8560BL, BATTERY OPERATED.<br>INSULATE SUPPLIES, STOPS AND WASTE PIPING |
| S-1<br>QTY (1) | SINK<br>ADA | 1½" | 1½" | ½" | ½" | COUNTERTOP<br>FIXTURE; ELKAY #ECTSRAD33226TBG, 33"x22"x6", DOUBLE COMPARTMENT, 18 GAUGE STAINLESS STEEL, SOUND DEADENED, SELF-RIMMING WITH CRUMB CUP STRAINER & TAILPIECE, 1½" CHROMIUM-PLATED, CONTINUOUS WASTE & P-TRAP, CHROME-PLATED BRASS ANGLED STOP VALVES AND STAINLESS STEEL BRAIDED SUPPLIES.<br>FAUCET; GIMILI #GM1062-B, TOUCHLESS FAUCET, MATT BLACK, PULL OUT SPRAYER (1.8 GPM) |
| MS-1<br>QTY (1) | MOP SINK | 1½" | 1½" | ½" | ½" | FIXTURE; PRO-FLO #PFMB2424 FLOOR MOUNTED SERVICE SINK CONSTRUCTED OF MOLDED COMPOSITE WITH STAINLESS STEEL DRAIN & STRAINER/LINT BASKET.<br>FAUCET; T&S BRASS #B-0665-BSTR WITH TOP BRACE, VACUUM BREAKER AND INTEGRAL CHECKS. |
| HB-1<br>QTY (2) | HOSE BIBB | --- | --- | ½" | --- | OUTLET +24"<br>MODEL: WOODFORD #24-CP, CHROME-PLATED WITH ANTI-SIPHON VACUUM BREAKER. PROVIDE LOOSE TEE KEY |
| EWC-1<br>QTY (1) | ELECTRIC WATER COOLER<br>ADA ACCESSIBLE | 1½" | 1½" | ½" | --- | WALL HUNG, SEE ARCHITECTURAL DWGS. FOR MOUNTING HEIGHT<br>FIXTURE; ELKAY #LZSTL8WSSK, WITH BOTTLE FILLING STATION CAPACITY TO DELIVER 8.0 GPH OF 50° F. WATER WITH INLET TEMP. OF 80° F. AND ROOM TEMP. OF 90° F, WATER FILTER SYSTEM, STAINLESS STEEL BASIN AND GRILL, VANDAL RESISTANT FRONT PUSH BUTTON BUBBLER, AIR COOLED HERMETICALLY SEALED CONDENSING UNIT W/ 1/5 hp., 120 V., 60 CYCLE, 1 PH. W/ OVERLOAD PROTECTION, 1½" P-TRAPS, STOP VALVE, CORD & PLUG |
| IMB-1<br>QTY (1) | ICE MAKER SUPPLY BOX | --- | --- | ½" | --- | VALVE +24"<br>PROVIDE WATERTITE #AB1201CP ICE MAKER BOX WITH WATER HAMMER ARRESTOR #38684, HIGH IMPACT PLASTIC BOX W/ DIMENSION OF 6" HIGH x 6" WIDE. |

NOTES:
1. INSTALL FIXTURES IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY CODE REQUIREMENTS FOR INDIVIDUALS WITH PHYSICAL IMPAIRMENTS.

# APPENDIX B

## NEEDED FIRE FLOW CALCULATIONS

August 25, 2025
KHA Job# 149658038

# *Hillside Groves Common Pool/Amenity*

## Needed Fire Flow (NFF)

per NFPA 1 Uniform Fire Code Handbook, 2024 Edition

| | | |
|---|---|---|
| ***Building Fire Area=** | 2,827 | **SF** |
| **Building Type (per NFPA 220) =** | V (000) | |
| **Associated Min. Required Fire Flow=** | 1,500 | **GPM** |
| (per Table 18.4.4.2.1 of the NFPA 1 Uniform Fire Code Handbook) | | |
| **Fire Sprinkler - Yes or No=** | No | |
| **Calculated Fire Flow=** | 1,500 | **GPM** |
| (with 75% fire sprinkler credit, if applicable) | | |
| **Minimum Fire Flow Required=** | 1,500 | **GPM** |

**Fire Flow Provided= 1,500 GPM**

# APPENDIX C

## WATERCAD SCHEMATIC DIAGRAM

Plotted By:Ferrer, Nicholas Sheet Set:HILLSIDE GROVES COMMON Layout:C6.0 - UTILITY PLAN August 27, 2025 05:45:05pm K:\ORL_LA\149658038_Hillside Groves Common\CADD\MISC\WaterCAD Schematic.dwg
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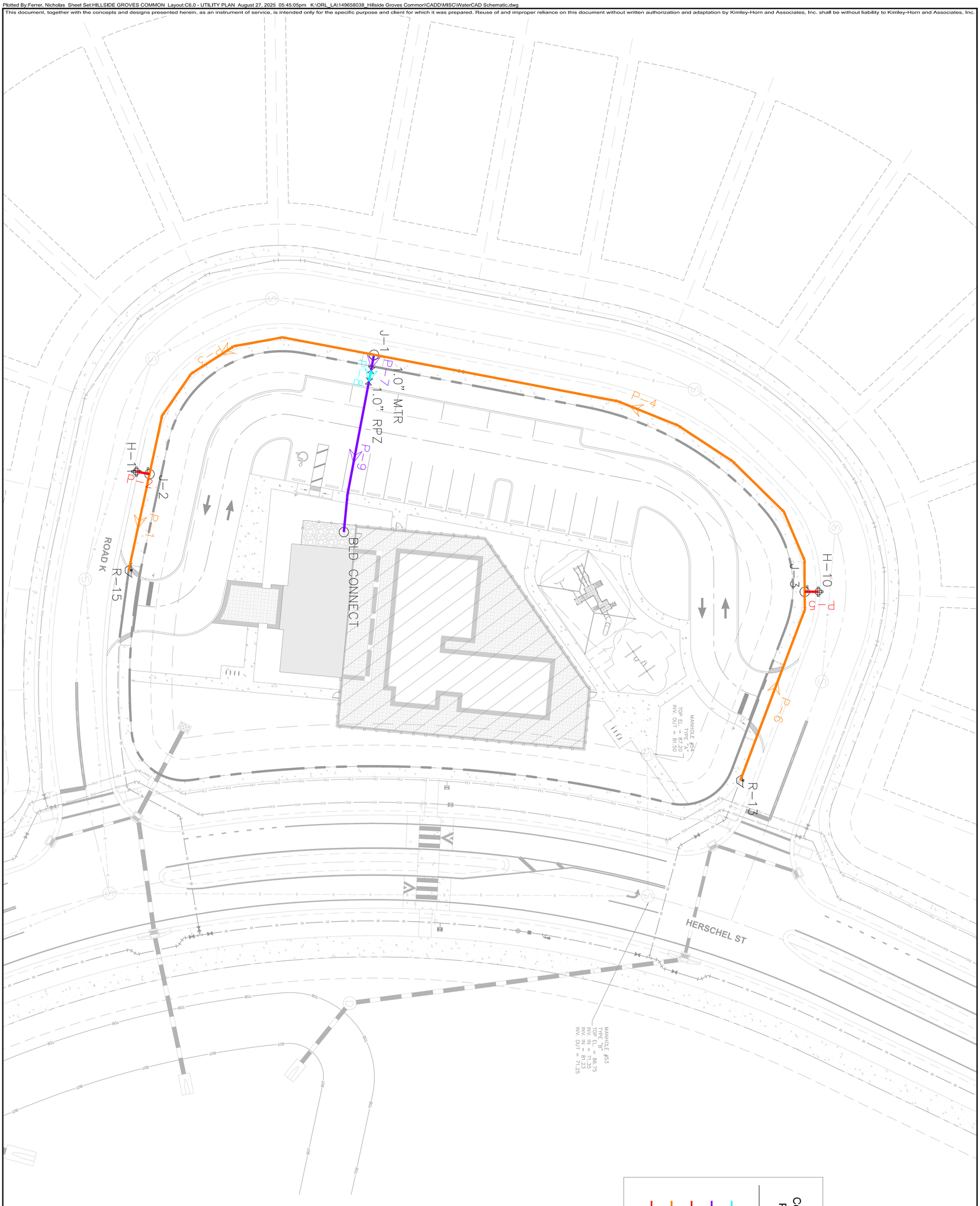


SHEET NUMBER
EX-1

HILLSIDE GROVES COMMON

HOWEY-IN-THE-HILLS FLORIDA

POTABLE WATER SYSTEM SCHEMATIC

| | |
|---|---|
| KHA PROJECT | 149658038 |
| DATE | 08/28/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

LICENSED PROFESSIONAL

BLAKE J. WAGNER

FLORIDA LICENSE NUMBER
94035

DATE: _____

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: (407) 536-4440
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

| No. | REVISIONS | DATE |
|---|---|---|

# APPENDIX D

## WATERCAD RESULTS

# “PHF”
# PEAK HOURLY FLOW ANALYSIS

# Hillside Groves Common

## Scenario: PHF

### Reservoir Table - Time: 0.00 hours

| Label | Elevation (ft) | Hydraulic Grade (ft) | Notes |
|---|---|---|---|
| R-13 | 254.04 | 254.04 | (J-13 from Hillside Grove Hydraulic Report) |
| R-15 | 254.03 | 254.03 | (J-15 from Hillside Grove Hydraulic Report) |

### Hydrant Table - Time: 0.00 hours

| Label | Hydrant Status | Length (Hydrant Lateral) (ft) | Elevation (ft) | Hydraulic Grade (ft) | Demand (gpm) | Pressure (psi) |
|---|---|---|---|---|---|---|
| H-10 | Closed | 20 | 87.00 | 254.04 | 0.0 | 72 |
| H-11 | Closed | 20 | 87.00 | 254.03 | 0.0 | 72 |

# Hillside Groves Common

## Scenario: PHF

### Junction Table - Time: 0.00 hours

| Label | Demand (gpm) | Elevation (ft) | Hydraulic Grade (ft) | Pressure (psi) |
|---|---|---|---|---|
| BLD CONNECT | 4.5 | 84.50 | 228.08 | 62 |
| J-1 | 0.0 | 84.62 | 254.03 | 73 |
| J-2 | 0.0 | 86.60 | 254.03 | 72 |
| J-3 | 0.0 | 86.60 | 254.04 | 72 |

# Hillside Groves Common

## Scenario: PHF

### Pipe Table - Time: 0.00 hours

| Label | Length (ft) | Diameter (in) | Material | Hazen-Williams C | Flow (gpm) | Velocity (ft/s) | Hydraulic Grade (Start) (ft) | Hydraulic Grade (Stop) (ft) | Headloss (ft) |
|---|---|---|---|---|---|---|---|---|---|
| P-1 | 46 | 8.0 | PVC | 140.0 | 21.9 | 0.14 | 254.03 | 254.03 | 0.00 |
| P-2 | 6 | 6.0 | PVC | 140.0 | 0.0 | 0.00 | 254.03 | 254.03 | 0.00 |
| P-3 | 144 | 8.0 | PVC | 140.0 | 21.9 | 0.14 | 254.03 | 254.03 | 0.00 |
| P-4 | 252 | 8.0 | PVC | 140.0 | 26.4 | 0.17 | 254.04 | 254.03 | 0.01 |
| P-5 | 6 | 6.0 | PVC | 140.0 | 0.0 | 0.00 | 254.04 | 254.04 | 0.00 |
| P-6 | 95 | 8.0 | PVC | 140.0 | 26.4 | 0.17 | 254.04 | 254.04 | 0.00 |
| P-7 | 7 | 2.0 | PVC | 140.0 | -4.5 | 0.46 | 254.02 | 254.03 | 0.01 |
| P-8 | 5 | 1.0 | PVC | 140.0 | 4.5 | 1.84 | 253.93 | 253.75 | 0.18 |
| P-9 | 72 | 2.0 | PVC | 140.0 | 4.5 | 0.46 | 228.13 | 228.08 | 0.05 |

# “NFF + MDF”
# FIRE FLOW ANALYSIS

# Hillside Groves Common

## Scenario: NFF

### Reservoir Table - Time: 0.00 hours

| Label | Elevation (ft) | Hydraulic Grade (ft) | Notes |
|---|---|---|---|
| R-13 | 254.04 | 254.04 | (J-13 from Hillside Grove Hydraulic Report) |
| R-15 | 254.03 | 254.03 | (J-15 from Hillside Grove Hydraulic Report) |

### Hydrant Table - Time: 0.00 hours

| Label | Hydrant Status | Length (Hydrant Lateral) (ft) | Elevation (ft) | Hydraulic Grade (ft) | Demand (gpm) | Pressure (psi) |
|---|---|---|---|---|---|---|
| H-10 | Open | 20 | 87.00 | 250.22 | 750.0 | 71 |
| H-11 | Open | 20 | 87.00 | 250.38 | 750.0 | 71 |

# Hillside Groves Common

## Scenario: NFF

### Junction Table - Time: 0.00 hours

| Label | Demand (gpm) | Elevation (ft) | Hydraulic Grade (ft) | Pressure (psi) |
|---|---|---|---|---|
| BLD CONNECT | 2.2 | 84.50 | 228.87 | 62 |
| J-1 | 0.0 | 84.62 | 253.39 | 73 |
| J-2 | 0.0 | 86.60 | 253.45 | 72 |
| J-3 | 0.0 | 86.60 | 253.30 | 72 |

# Hillside Groves Common

## Scenario: NFF

### Pipe Table - Time: 0.00 hours

| Label | Length (ft) | Diameter (in) | Material | Hazen-Williams C | Flow (gpm) | Velocity (ft/s) | Hydraulic Grade (Start) (ft) | Hydraulic Grade (Stop) (ft) | Headloss (ft) |
|---|---|---|---|---|---|---|---|---|---|
| P-1 | 46 | 8.0 | PVC | 140.0 | -877.0 | 5.60 | 253.45 | 254.03 | 0.58 |
| P-2 | 6 | 6.0 | PVC | 140.0 | -750.0 | 8.51 | 250.38 | 253.45 | 3.07 |
| P-3 | 144 | 8.0 | PVC | 140.0 | -127.0 | 0.81 | 253.39 | 253.45 | 0.06 |
| P-4 | 252 | 8.0 | PVC | 140.0 | -124.8 | 0.80 | 253.30 | 253.39 | 0.09 |
| P-5 | 6 | 6.0 | PVC | 140.0 | -750.0 | 8.51 | 250.22 | 253.30 | 3.08 |
| P-6 | 95 | 8.0 | PVC | 140.0 | 625.2 | 3.99 | 254.04 | 253.30 | 0.74 |
| P-7 | 7 | 2.0 | PVC | 140.0 | -2.2 | 0.22 | 253.39 | 253.39 | 0.00 |
| P-8 | 5 | 1.0 | PVC | 140.0 | 2.2 | 0.90 | 253.38 | 253.33 | 0.05 |
| P-9 | 72 | 2.0 | PVC | 140.0 | 2.2 | 0.22 | 228.88 | 228.87 | 0.01 |

# APPENDIX E

## UTILITY PLAN/SCHEMATIC DIAGRAM

GENERAL FIRE SERVICE NOTES:

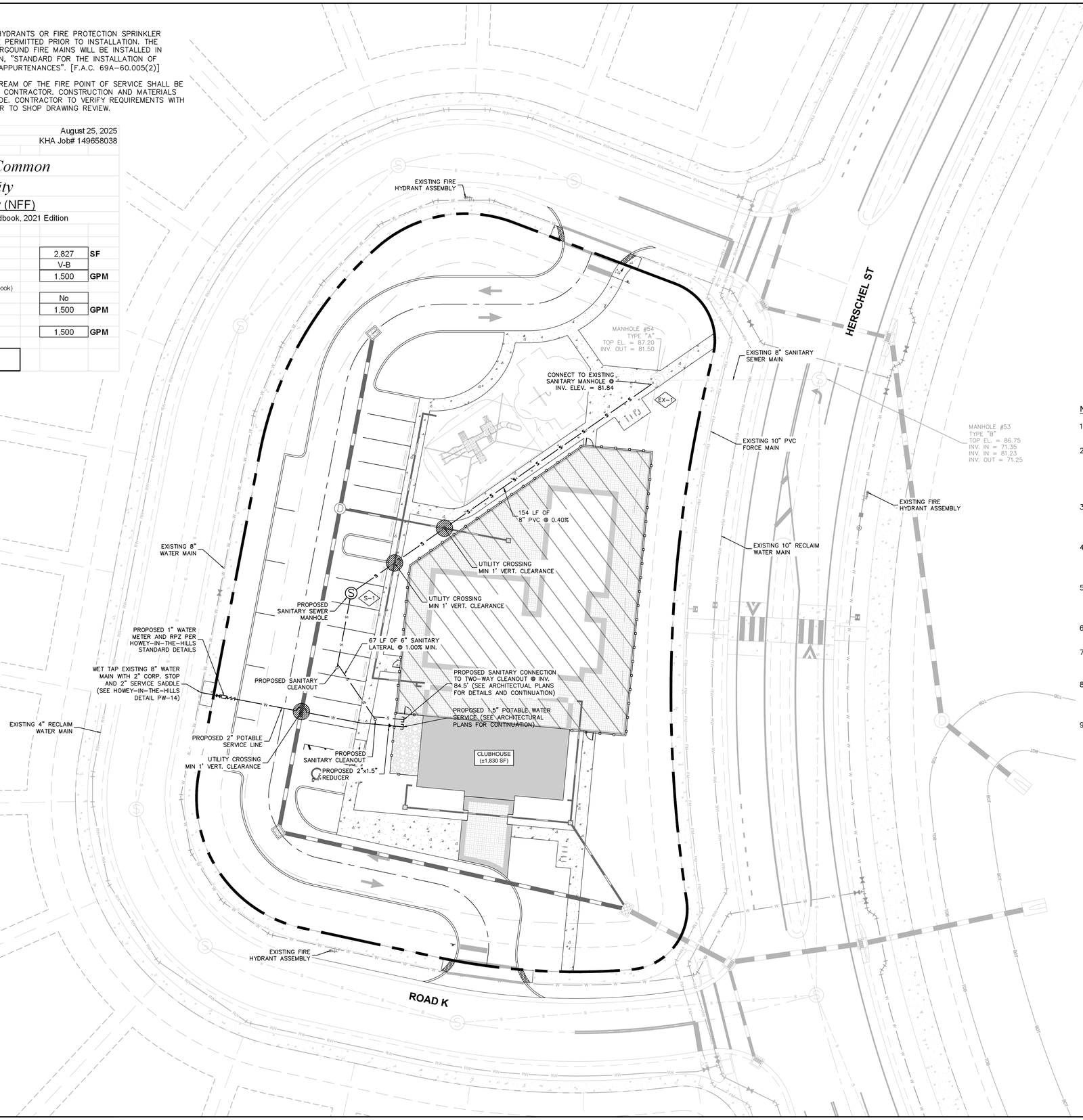
1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGOUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (2021 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A–60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH THE TOWN OF HOWEY–IN–THE–HILLS PRIOR TO SHOP DRAWING REVIEW.

August 25, 2025
KHA Job# 149658038

*Hillside Groves Common*
*Pool/Amenity*
Needed Fire Flow (NFF)
per NFPA 1 Uniform Fire Code Handbook, 2021 Edition

| | | |
|---|---|---|
| *Building Fire Area= | 2,827 | SF |
| Building Type (per NFPA 220) = | V-B | |
| Associated Min. Required Fire Flow= | 1,500 | GPM |
| (per Table 18.4.4.2.1 of the NFPA 1 Uniform Fire Code Handbook) | | |
| Fire Sprinkler - Yes or No= | No | |
| Calculated Fire Flow= | 1,500 | GPM |
| (with 75% fire sprinkler credit, if applicable) | | |
| Minimum Fire Flow Required= | 1,500 | GPM |

| | |
|---|---|
| Fire Flow Provided= | 1,500 GPM |




NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

## LEGEND

- PROPERTY LINE
- S — EXISTING SANITARY SEWER LINE
- FM — EXISTING FORCE MAIN LINE
- RW — EXISTING RECLAIM WATER LINE
- W — EXISTING WATER LINE
- EXISTING STORM PIPE
- S — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM PIPE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURES
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM STRUCTURES

NOTES:

1. CONTRACTOR TO CONFIRM UNDERGROUND UTILITY LOCATIONS, DEPTHS, AND SIZES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS. CONTRACTOR TO CONFIRM PAD AND BOLLARD REQUIREMENTS.
3. CONTRACTOR TO COORDINATE PROPOSED TELEPHONE SERVICE AND ROUTING WITH CABLE COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
4. CONTRACTOR TO COORDINATE PROPOSED GAS SERVICE AND ROUTING WITH GAS COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
5. ALL POTABLE WATER UTILITIES SHALL BE IN ACCORDANCE WITH THE TOWN OF HOWEY–IN–THE–HILLS STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
6. REFER TO THE TOWN OF HOWEY–IN–THE–HILLS STANDARD NOTES & DETAILS, SHEET C8.0–C8.2.
7. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT–OF–WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
8. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WASTEWATER WATER LINES. PLEASE REFER TO THE LATEST VERSION OF THE HOWEY–IN–THE–HILLS CONSTRUCTION SPECIFICATION MANUAL.
9. A MINIMUM OF 3 FEET HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL UTILITY MAINS, CURB, AND STORM WATER STRUCTURES.

| STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| EX–1 | SANITARY MANHOLE<br>TOP: 87.20<br>SW. INV IN: 81.84<br>E. INV OUT: 81.50 |
| S–1 | SANITARY MANHOLE<br>TOP: 86.80<br>S. INV IN: 82.63<br>NE. INV OUT: 82.46 |

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Plotted By: Powers, Steven Sheet Set: HILLSIDE GROVES COMMON Layout: C6.0 - UTILITY PLAN August 27, 2025 09:42:59pm K:\ORL_LA\149658038 - hillside groves common\CAD\CONST\plansheets\C6.0-UTIL.dwg
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| No. | REVISIONS | DATE |
|---|---|---|

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: (407) 536–4440
WWW.KIMLEY–HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER — LUKE E. WAGNER — 84040 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 08/28/2025

| | |
|---|---|
| KHA PROJECT | 149658038 |
| DATE | 08/28/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | NDF |
| DRAWN BY | NDF |
| CHECKED BY | BJW |

# UTILITY PLAN

# HILLSIDE GROVES COMMON

HOWEY–IN–THE–HILLS FLORIDA

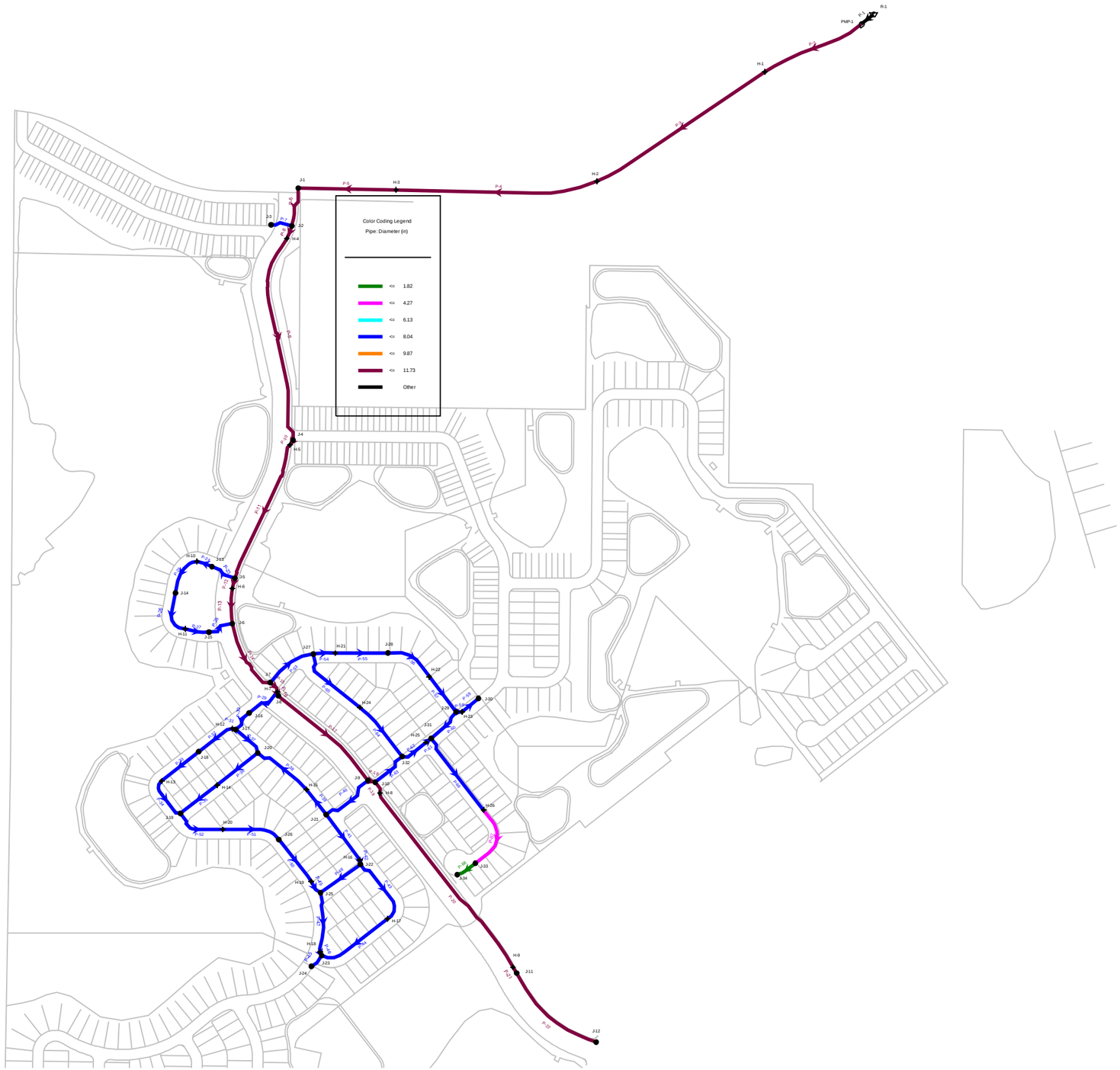
SHEET NUMBER
C6.0

# APPENDIX E

## TIE-IN PRESSUES

(BASED ON FIRE FLOW DESIGN REPORT
FROM CONNELLY & WICKER)

# Scenario: Base



# FlexTable: Hydrant Table

| Label | Elevation (ft) | Pressure (psi) | Fire Flow (Needed) (gpm) | Fire Flow (Available) (gpm) | Pressure (Calculated Residual) (psi) | Satisfies Fire Flow Constraints? |
|---|---|---|---|---|---|---|
| H-1 | 83.80 | 73.7 | 500.00 | 725.73 | 20.0 | True |
| H-2 | 85.20 | 73.1 | 500.00 | 714.86 | 20.0 | True |
| H-3 | 84.50 | 73.4 | 500.00 | 711.47 | 20.0 | True |
| H-4 | 87.50 | 72.1 | 500.00 | 696.02 | 20.0 | True |
| H-5 | 86.90 | 72.3 | 500.00 | 691.11 | 20.0 | True |
| H-6 | 87.10 | 72.2 | 500.00 | 685.18 | 20.0 | True |
| H-7 | 87.00 | 72.3 | 500.00 | 681.90 | 20.0 | True |
| H-8 | 86.40 | 72.5 | 500.00 | 682.19 | 20.0 | True |
| H-9 | 87.70 | 72.0 | 500.00 | 672.83 | 20.1 | True |
| H-10 | 87.00 | 72.3 | 500.00 | 682.60 | 20.0 | True |
| H-11 | 87.00 | 72.3 | 500.00 | 682.07 | 20.0 | True |
| H-12 | 87.60 | 72.0 | 500.00 | 674.09 | 20.1 | True |
| H-13 | 87.40 | 72.1 | 500.00 | 672.72 | 20.1 | True |
| H-14 | 88.60 | 71.6 | 500.00 | 669.10 | 20.1 | True |
| H-15 | 88.10 | 71.8 | 500.00 | 671.92 | 20.1 | True |
| H-16 | 90.00 | 71.0 | 500.00 | 663.06 | 20.0 | True |
| H-17 | 96.70 | 68.1 | 500.00 | 636.31 | 20.0 | True |
| H-18 | 93.60 | 69.4 | 500.00 | 647.16 | 20.0 | True |
| H-19 | 92.60 | 69.8 | 500.00 | 652.81 | 20.0 | True |
| H-20 | 88.80 | 71.5 | 500.00 | 666.59 | 20.1 | True |
| H-21 | 86.90 | 72.3 | 500.00 | 677.05 | 20.1 | True |
| H-22 | 86.10 | 72.6 | 500.00 | 677.19 | 20.1 | True |
| H-23 | 85.30 | 73.0 | 500.00 | 678.61 | 20.1 | True |
| H-24 | 87.00 | 72.3 | 500.00 | 676.23 | 20.1 | True |
| H-25 | 86.10 | 72.6 | 500.00 | 679.51 | 20.0 | True |
| H-26 | 89.40 | 71.2 | 500.00 | 655.17 | 20.0 | True |

# FlexTable: Junction Table

| Label | Demand (gpm) | Elevation (ft) | Hydraulic Grade (ft) | Pressure (psi) | Pressure Head (ft) | Pressure (Residual Lower Limit) (psi) |
|---|---|---|---|---|---|---|
| J-1 | 0.00 | 86.20 | 254.13 | 72.7 | 167.93 | 20.0 |
| J-2 | 0.00 | 87.20 | 254.12 | 72.2 | 166.92 | 20.0 |
| J-3 | 0.00 | 87.10 | 254.12 | 72.3 | 167.02 | 20.0 |
| J-4 | 0.00 | 86.70 | 254.07 | 72.4 | 167.37 | 20.0 |
| J-5 | 0.00 | 86.80 | 254.04 | 72.4 | 167.24 | 20.0 |
| J-6 | 0.00 | 86.90 | 254.03 | 72.3 | 167.13 | 20.0 |
| J-7 | 0.00 | 86.60 | 254.02 | 72.4 | 167.42 | 20.0 |
| J-8 | 0.00 | 87.00 | 254.02 | 72.3 | 167.02 | 20.0 |
| J-9 | 0.00 | 87.00 | 254.01 | 72.3 | 167.01 | 20.0 |
| J-10 | 0.00 | 87.00 | 254.01 | 72.3 | 167.01 | 20.0 |
| J-11 | 0.00 | 87.70 | 254.01 | 72.0 | 166.31 | 20.0 |
| J-12 | 0.00 | 86.40 | 254.01 | 72.5 | 167.61 | 20.0 |
| J-13 | 1.00 | 86.60 | 254.04 | 72.4 | 167.44 | 20.0 |
| J-14 | 6.00 | 87.60 | 254.03 | 72.0 | 166.43 | 20.0 |
| J-15 | 1.50 | 86.60 | 254.03 | 72.4 | 167.43 | 20.0 |
| J-16 | 1.00 | 87.20 | 254.01 | 72.2 | 166.81 | 20.0 |
| J-17 | 0.00 | 87.60 | 254.01 | 72.0 | 166.41 | 20.0 |
| J-18 | 9.00 | 88.20 | 254.01 | 71.7 | 165.81 | 20.0 |
| J-19 | 8.50 | 87.90 | 254.00 | 71.9 | 166.10 | 20.0 |
| J-20 | 9.00 | 88.30 | 254.01 | 71.7 | 165.71 | 20.0 |
| J-21 | 7.50 | 87.50 | 254.01 | 72.0 | 166.51 | 20.0 |
| J-22 | 5.00 | 90.80 | 254.00 | 70.6 | 163.20 | 20.0 |
| J-23 | 6.00 | 93.50 | 254.00 | 69.4 | 160.50 | 20.0 |
| J-24 | 0.00 | 93.70 | 254.00 | 69.4 | 160.30 | 20.0 |
| J-25 | 4.50 | 92.80 | 254.00 | 69.7 | 161.20 | 20.0 |
| J-26 | 7.00 | 90.70 | 254.00 | 70.7 | 163.30 | 20.0 |
| J-27 | 9.00 | 87.20 | 254.01 | 72.2 | 166.81 | 20.0 |
| J-28 | 6.50 | 86.50 | 254.01 | 72.5 | 167.51 | 20.0 |
| J-29 | 3.50 | 85.30 | 254.01 | 73.0 | 168.71 | 20.0 |
| J-30 | 1.00 | 85.70 | 254.01 | 72.8 | 168.31 | 20.0 |
| J-31 | 5.50 | 86.10 | 254.01 | 72.6 | 167.91 | 20.0 |
| J-32 | 8.50 | 85.70 | 254.01 | 72.8 | 168.31 | 20.0 |
| J-33 | 6.00 | 91.30 | 254.00 | 70.4 | 162.70 | 20.0 |
| J-34 | 1.50 | 91.90 | 253.98 | 70.1 | 162.08 | 20.0 |

TOTAL SOLUTIONS GROUP
258 Southhall Lane, Suite 200
Maitland, Florida 32751
P: (407) 880-2333
info@mytsghome.com
www.myTSGhome.com

August 27, 2025

To whom it may concern,
We have been informed to provide plumbing fixture unit counts for the proposed Hillside Grove Amenity. This information is provided for the site plan engineering design analysis. Please note that the final plumbing schedule will be submitted with the building plans as part of the permit application and construction documentation.

## PLUMBING FIXTURE SCHEDULE

| MARK | DESCRIPTION | WASTE | VENT | CW | HW | REMARKS |
|---|---|---|---|---|---|---|
| WC-1<br>QTY (3) | WATER CLOSET<br>1.28 GPF LOW CONSUMPTION | 3" | 2" | ½" | --- | RIM +15⅝"<br>FIXTURE: STERLING #402312, TWO-PIECE VITREOUS CHINA BOWL, BOWL & TANK, FLOOR OUTLET W/ BOLT CAPS, ELONGATED BOWL, CHROME PLATED TRIP LEVER, STAINLESS STEEL BRAIDED SUPPLY AND STOP VALVE.<br>SEAT: KOHLER K-4636, ELONGATED SOLID WHITE PLASTIC SEAT WITH COVER. |
| WC-2<br>QTY (2) | WATER CLOSET<br>1.28 GPF LOW CONSUMPTION<br>ADA | 3" | 2" | ½" | --- | RIM +16½"<br>FIXTURE: STERLING #402313, TWO-PIECE VITREOUS CHINA BOWL, BOWL & TANK, FLOOR OUTLET W/ BOLT CAPS, ELONGATED BOWL, CHROME PLATED TRIP LEVER, STAINLESS STEEL BRAIDED SUPPLY AND STOP VALVE.<br>SEAT: KOHLER K-4636, ELONGATED SOLID WHITE PLASTIC SEAT WITH COVER. |
| UR-1<br>QTY (1) | URINAL<br>ADA | 1½" | 1½" | ¾" | --- | WALL HUNG - SEE ARCHITECTURAL DWGS. FOR MOUNTING HEIGHT<br>FIXTURE; AMERICAN STANDARD DECORUM #6045.013.002, 0.125 GPF URINAL. WHITE VITREOUS CHINA, WASHOUT URINAL, ¾" TOP SPUD OPERATED FLUSH VALVE, ZURN #Z1221 URINAL CARRIER MOUNTED TO FLOOR |
| L-1<br>QTY (4) | LAVATORY | 1½" | 1½" | ½" | ½" | FIXTURE: KOHLER #K-2330-0, UNDERCOUNTER, RECTANGULAR, VITREOUS CHINA, REAR OVERFLOW.<br>FAUCET; MOEN #M-POWER 8558BL, BATTERY OPERATED, MATT BLACK, P-TRAP W/CLEANOUT, GRID STRAINER. PROVIDE ANGLE VALVES, STAINLESS STEEL BRAIDED SUPPLIES AND P-TRAP.<br>SOAP DISPENSER; MOEN #8560BL, BATTERY OPERATED |
| L-2<br>QTY (2) | LAVATORY<br>ADA | 1½" | 1½" | ½" | ½" | WALL HUNG<br>FIXTURE; AMERICAN STANDARD #9024.021EC, WHITE, W/CONCEALED ARMS, WALL MOUNTED LAVATORY WITH SHROUD.<br>FAUCET; MOEN #M-POWER 8558BL, BATTERY OPERATED, MATT BLACK, P-TRAP W/CLEANOUT, GRID STRAINER. PROVIDE ANGLE VALVES, STAINLESS STEEL BRAIDED SUPPLIES AND P-TRAP. PROVIDE ZURN #1231 LAVATORY CARRIER MOUNTED TO FLOOR.<br>SOAP DISPENSER; MOEN #8560BL, BATTERY OPERATED.<br>INSULATE SUPPLIES, STOPS AND WASTE PIPING |
| S-1<br>QTY (1) | SINK<br>ADA | 1½" | 1½" | ½" | ½" | COUNTERTOP<br>FIXTURE; ELKAY #ECTSRAD33226TBG, 33"x22"x6", DOUBLE COMPARTMENT, 18 GAUGE STAINLESS STEEL, SOUND DEADENED, SELF-RIMMING WITH CRUMB CUP STRAINER & TAILPIECE, 1½" CHROMIUM-PLATED, CONTINUOUS WASTE & P-TRAP, CHROME-PLATED BRASS ANGLED STOP VALVES AND STAINLESS STEEL BRAIDED SUPPLIES.<br>FAUCET; GIMILI #GM1062-B, TOUCHLESS FAUCET, MATT BLACK, PULL OUT SPRAYER (1.8 GPM) |
| MS-1<br>QTY (1) | MOP SINK | 1½" | 1½" | ½" | ½" | FIXTURE; PRO-FLO #PFMB2424 FLOOR MOUNTED SERVICE SINK CONSTRUCTED OF MOLDED COMPOSITE WITH STAINLESS STEEL DRAIN & STRAINER/LINT BASKET.<br>FAUCET; T&S BRASS #B-0665-BSTR WITH TOP BRACE, VACUUM BREAKER AND INTEGRAL CHECKS. |
| HB-1<br>QTY (2) | HOSE BIBB | --- | --- | ½" | --- | OUTLET +24"<br>MODEL: WOODFORD #24-CP, CHROME-PLATED WITH ANTI-SIPHON VACUUM BREAKER. PROVIDE LOOSE TEE KEY |
| EWC-1<br>QTY (1) | ELECTRIC WATER COOLER<br>ADA ACCESSIBLE | 1½" | 1½" | ½" | --- | WALL HUNG, SEE ARCHITECTURAL DWGS. FOR MOUNTING HEIGHT<br>FIXTURE; ELKAY #LZSTL8WSSK, WITH BOTTLE FILLING STATION CAPACITY TO DELIVER 8.0 GPH OF 50° F. WATER WITH INLET TEMP. OF 80° F. AND ROOM TEMP. OF 90° F, WATER FILTER SYSTEM, STAINLESS STEEL BASIN AND GRILL, VANDAL RESISTANT FRONT PUSH BUTTON BUBBLER, AIR COOLED HERMETICALLY SEALED CONDENSING UNIT W/ 1/5 hp., 120 V., 60 CYCLE, 1 PH. W/ OVERLOAD PROTECTION, 1½" P-TRAPS, STOP VALVE, CORD & PLUG |
| IMB-1<br>QTY (1) | ICE MAKER SUPPLY BOX | --- | --- | ½" | --- | VALVE +24"<br>PROVIDE WATERTITE #AB1201CP ICE MAKER BOX WITH WATER HAMMER ARRESTOR #38684, HIGH IMPACT PLASTIC BOX W/ DIMENSION OF 6" HIGH x 6" WIDE. |

NOTES:
1. INSTALL FIXTURES IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY CODE REQUIREMENTS FOR INDIVIDUALS WITH PHYSICAL IMPAIRMENTS.

Steven G Tenzel
Digitally signed by Steven G Tenzel
Location: Maitland, FL
Reason: I am approving this document.
Contact Info: steven.tenzel@myTSGhome.com
Date: 2025.08.28 09:24:28-04'00'

STATE OF FLORIDA · STEVEN G. TENZEL · AR 100323 · REGISTERED ARCHITECT

Carl A. Brown, P.E. FL. # 56126
Scott A. Lewkowski, P.E. FL. # 78750
Steven G. Tenzel, R.A. FL. # AR100323
08/28/2025

**ARCHITECTURE | ENGINEERING**

Kimley»Horn

August 27, 2025
*149658038*

Town of Howey-in-the-Hills
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

RE: Drainage Calculations for Hillside Groves Amenity Center

To whom it may concern,

The following letter is to provide the stormwater calculations of the proposed Hillside Groves Amenity center project. The project includes a proposed amenity center, a pool, playground, and associated parking. The project location is within Tract R, a 1.2 AC tract part of the Hillside Grove development in Howey-in-the-Hills. The stormwater treatment and attenuation was included in the SJRWMD permit modification (18971-21).

The stormwater system was designed for a maximum impervious area of the tract of 70%. The developed area is summarized as follows:

| | |
|---|---|
| Tract area: | 52,849 SF |
| Allowed Impervious Area: | 36,994 SF |
| Proposed Impervious Area: | 33,596 SF |

This project does not exceed the maximum allowable impervious area for the site; therefore, this project meets all criteria established by the original permit.

Feel free to contact me at (407) 536-4440 should you have any questions or require any additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Blake J. Wagner, P.E.
Project Manager

Blake Wagner
Digitally signed by Blake Wagner
DN: CN=Blake Wagner, dnQualifier=A01410C00001978DE85F06000B65C2, O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2025.08.27 17:52:41-04'00'

# STORM DRAIN TABULATION FORM

**PROJECT :** Hillside Groves Amenity Center
**JOB #:** 149658038

**PREPARED BY:** SJP **DATE:** 8/27/2024
**CHECKED BY:** BSA **DATE:**

| LOCATION OF UPPER END / AREA (AC) | STRUCTURE NUMBER UPPER / LOWER | TYPE OF STRUCTURE / LINE | LENGTH (FT) | DRAINAGE AREA (AC) C = 0.95 C = 0.45 C = 0.20 INCR. | DRAINAGE AREA (AC) TOTAL | SUB TOTAL C * A | INLET PIPE TIME OF CONC. (MIN) | TIME OF FLOW IN SECTION (MIN) | INTENSITY (IN/HR) | TOTAL C * A | INCR. TOTAL INFLOW (CFS) | TOTAL RUNOFF (CFS) | INLET OR GUTTER ELEV. (FT) | HYD. GRADE LINE CROWN / FLOWLINE UPPER END ELEV. (FT) | HYD. GRADE LINE CROWN / FLOWLINE LOWER END ELEV. (FT) | FALL (FT) | TOTAL MINOR FRICT. HEAD LOSS (FT) | MINOR FRICT. LOSS COEFF. | DIAMETER (IN) | HYD. GRAD. PHYSICAL MIN. PHYS. SLOPE (%) | VELOCITY (FPS) | CAPACITY (CFS) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0.17 | | | | 0.10 | 0.10 | 0.10 | | | | | | | | 85.26 | 85.26 | 0.00 | 0.00 | | | 0.01 | 0.5 | 0.81 | |
| | D-01 | D | 74 | 0.00 | 0.00 | 0.00 | 10 | 0.30 | 7.41 | 0.11 | 0.00 | 0.81 | 85.80 | 83.28 | 82.92 | | 0.00 | 0.0 | 18 | **0.49** | 4.2 | 7.34 | |
| | D-02 | | | 0.07 | 0.07 | 0.01 | 10.00 | | | | 0.00 | | | 81.78 | 81.42 | 0.36 | 0.00 | 0.013 | | 0.18 | 2.5 | 4.42 | |
| 0.14 | | | | 0.14 | 0.24 | 0.22 | | | | | | | | 85.26 | 85.22 | 0.04 | 0.04 | | | 0.03 | 1.0 | 1.74 | |
| | D-02 | P7 | 136 | 0.00 | 0.00 | 0.00 | 10 | 0.54 | 7.34 | 0.24 | 0.00 | 1.74 | 86.06 | 82.92 | 82.24 | | 0.00 | 0.0 | 18 | **0.50** | 4.2 | 7.44 | |
| | D-03 | | | 0.00 | 0.07 | 0.01 | 10.30 | | | | 0.00 | | | 81.42 | 80.74 | 0.68 | 0.04 | 0.013 | | 0.18 | 2.5 | 4.42 | |
| 0.38 | | | | 0.26 | 0.50 | 0.47 | | | | | | | | 85.22 | 85.04 | 0.18 | 0.18 | | | 0.12 | 2.1 | 3.67 | |
| | D-03 | D | 147 | 0.00 | 0.00 | 0.00 | 10 | 0.58 | 7.21 | 0.51 | 0.00 | 3.67 | 86.00 | 82.24 | 81.50 | | 0.00 | 0.0 | 18 | **0.50** | 4.2 | 7.47 | |
| | EX-S-209 | | | 0.12 | 0.19 | 0.04 | 10.83 | | | | 0.00 | | | 80.74 | 80.00 | 0.74 | 0.18 | 0.013 | | 0.18 | 2.5 | 4.42 | |

ZONE: 7 FREQ: 10 (YEAR)
FREQ. FACTOR: 1.00
MIN. HGL COVER = 1.00
MIN. PIPE COVER = 2.00
10 YR Tailwater Elev. 85.04

Please see below Excerpt from SJRWMD PERMIT 18971-28 for Tailwater information at connection to existing storm inlet

# DRAINAGE CALCULATIONS

## Hillside Grove

**LAKE COUNTY, FLORIDA**

Prepared for:

Meritage Homes
5337 Millenia Lakes Blvd, Suite 235
Orlando, Florida 32839
Phone: (407) 284-4152

**CONNELLY & WICKER INC.**
10060 Skinner Lake Drive, Suite 500
Jacksonville, Florida 32246
Florida Registry: 3650
Phone: (904) 265-3030 Fax: (904) 265-3031
www.cwieng.com

**CWI Project No.: 21-04-0008**
**Date: September 6, 2022**
**Revised Date: April 14, 2025**

***All elevations referrence the North American Vertical Datum of 1988 (NAVD88)***

| Upper To Lower | Type Structure Upstream | Pipe Length (Ft) | Drainage Area (Ac +/-) C = VARIES A | C | C*A | Tc (min.) | TL (min.) | i (In / Hr.) | Total (CA) | Q Runoff (cfs) | Top Elev. | Hydraulic Grade EL. Crown / Flowline Up End | Dn End | Fall | Pipe Size Span (in.) | Rise (in.) | Pipe Mat. | n | Hydraulic Gradient / Physical Slope (%) | Vel. (fps) | Q (cfs) | C Head Loss | Minor Loss (str) | Re |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S-124 | SINGLE | | 0.22 | 0.40 | 0.09 | | | | | | | 88.95 | 88.29 | 0.55 | | | | | 0.34% | 3.08 | 3.78 | | | |
| To | CURB | 162 | 1.38 | 0.40 | 0.55 | 15.52 | 0.88 | 5.85 | 0.64 | 0.52 | 93.26 | 86.50 | 86.10 | | 15 | 15 | RCP | 0.013 | | | | 0.7 | 0.10 | |
| S-121 | INLET | | 1.60 | 0.40 | 0.64 | | | | | | | 85.25 | 84.85 | 0.40 | | | | | 0.25% | 2.62 | 3.21 | | | |
| S-125 | SINGLE | | 0.72 | 0.40 | 0.29 | | | | | | | 90.46 | 90.40 | 0.03 | | | | | 0.07% | 1.40 | 1.72 | | | |
| To | CURB | 39 | 0.00 | 0.00 | 0.00 | 15.00 | 0.46 | 5.93 | 0.29 | 1.71 | 93.15 | 90.50 | 90.40 | | 15 | 15 | RCP | 0.013 | | | | 1.0 | 0.03 | |
| S-124 | INLET | | 0.72 | 0.40 | 0.29 | | | | | | | 89.25 | 89.15 | 0.10 | | | | | 0.26% | 2.67 | 3.27 | | | |
| S-126 | SINGLE | | 0.66 | 0.40 | 0.26 | | | | | | | 90.50 | 90.45 | 0.02 | | | | | 0.06% | 1.29 | 1.58 | | | |
| To | CURB | 40 | 0.00 | 0.00 | 0.00 | 15.00 | 0.52 | 5.93 | 0.26 | 1.57 | 93.18 | 90.55 | 90.45 | | 15 | 15 | RCP | 0.013 | | | | 1.0 | 0.03 | |
| S-124 | INLET | | 0.66 | 0.40 | 0.26 | | | | | | | 89.30 | 89.20 | 0.10 | | | | | 0.25% | 2.63 | 3.23 | | | |
| S-200 | STD. | | | | | | | | | | | 84.81 | | | | | | | | | | | | SMF-02 |
| | MES | | 2.13 | 0.41 | 0.87 | 17.86 | | | | | - | 80.60 | | | 24 | 24 | HP | | | | | | | 10 Yr D.H.W. |
| | | | | | | | | | | | | 78.60 | | | | | | | | | | | | EL. = 84.81 |
| S-201 | TYPE | | 0.00 | 0.45 | 0.00 | | | | | | | 84.85 | 84.81 | 0.01 | | | | | 0.04% | 1.55 | 4.88 | | | |
| To | J | 36 | 2.13 | 0.41 | 0.87 | 17.48 | 0.39 | 5.57 | 0.87 | 0.00 | 87.05 | 80.70 | 80.60 | | 24 | 24 | HP | 0.012 | | | | 0.6 | 0.02 | |
| S-200 | MH | | 2.13 | 0.41 | 0.87 | | | | | | | 78.70 | 78.60 | 0.10 | | | | | 0.28% | 4.11 | 12.92 | | | |
| S-202 | SINGLE | | 0.39 | 0.45 | 0.18 | | | | | | | 84.96 | 84.85 | 0.08 | | | | | 0.05% | 1.62 | 5.09 | | | |
| To | CURB | 159 | 1.74 | 0.40 | 0.69 | 15.84 | 1.64 | 5.80 | 0.87 | 1.04 | 86.16 | 80.90 | 80.70 | | 24 | 24 | RCP | 0.013 | | | | 0.7 | 0.03 | |
| S-201 | INLET | | 2.13 | 0.41 | 0.87 | | | | | | | 78.90 | 78.70 | 0.20 | | | | | 0.13% | 2.55 | 8.02 | | | |
| S-203 | SINGLE | | 0.47 | 0.45 | 0.21 | | | | | | | 85.10 | 84.96 | 0.09 | | | | | 0.15% | 2.32 | 4.10 | | | |
| To | CURB | 56 | 1.27 | 0.38 | 0.48 | 15.44 | 0.40 | 5.86 | 0.69 | 1.25 | 86.05 | 83.40 | 83.25 | | 18 | 18 | RCP | 0.013 | | | | 0.7 | 0.06 | |
| S-202 | INLET | | 1.74 | 0.40 | 0.69 | | | | | | | 81.90 | 81.75 | 0.15 | | | | | 0.27% | 3.08 | 5.44 | | | |
| S-204 | SINGLE | | 1.27 | 0.38 | 0.48 | | | | | | | 85.17 | 85.10 | 0.03 | | | | | 0.08% | 1.63 | 2.89 | | | |
| To | CURB | 43 | 0.00 | 0.00 | 0.00 | 15.00 | 0.44 | 5.93 | 0.48 | 2.86 | 86.06 | 83.50 | 83.40 | | 18 | 18 | RCP | 0.013 | | | | 1.0 | 0.04 | |
| S-203 | INLET | | 1.27 | 0.38 | 0.48 | | | | | | | 82.00 | 81.90 | 0.10 | | | | | 0.23% | 2.87 | 5.07 | | | |
| S-205 | STD. | | | | | | | | | | | 84.81 | | | | | | | | | | | | SMF-02 |
| | MES | | 3.08 | 0.42 | 1.30 | 16.81 | | | | | - | 79.70 | | | 24 | 24 | HP | | | | | | | 10 Yr D.H.W. |
| | | | | | | | | | | | | 77.70 | | | | | | | | | | | | EL. = 84.81 |
| S-206 | SINGLE | | 0.32 | 0.45 | 0.14 | | | | | | | 84.93 | 84.81 | 0.06 | | | | | 0.09% | 2.38 | 7.48 | | | |
| To | CURB | 67 | 2.76 | 0.42 | 1.15 | 16.34 | 0.47 | 5.73 | 1.30 | 0.85 | 86.16 | 79.80 | 79.70 | | 24 | 24 | HP | 0.012 | | | | 0.6 | 0.05 | |
| S-205 | INLET | | 3.08 | 0.42 | 1.30 | | | | | | | 77.80 | 77.70 | 0.10 | | | | | 0.15% | 3.01 | 9.47 | | | |
| S-207 | SINGLE | | 0.45 | 0.45 | 0.20 | | | | | | | 85.03 | 84.93 | 0.05 | | | | | 0.09% | 2.14 | 6.73 | | | |
| To | CURB | 57 | | | | | | | | | | | | | 24 | 24 | RCP | 0.013 | | | | 0.7 | 0.05 | |
| S-206 | INLET | | | | | | | | | | | | | 0.10 | | | | | 0.18% | 3.02 | 9.48 | | | |
| S-208 | SINGLE | | | | | | | | | | | | | 0.09 | | | | | 0.21% | 2.39 | 2.93 | | | |
| To | CURB | 43 | | | | | | | | | | | | | 15 | 15 | RCP | 0.013 | | | | 1.0 | 0.09 | |
| S-207 | INLET | | 1.29 | 0.38 | 0.49 | | | | | | | 82.30 | 82.20 | 0.10 | | | | | 0.23% | 2.54 | 3.12 | | | |
| S-209 | SINGLE | | 1.02 | 0.45 | 0.46 | | | | | | | 85.04 | 85.03 | 0.01 | | | | | 0.01% | 0.87 | 2.75 | | | |
| To | CURB | 47 | 0.00 | 0.00 | 0.00 | 15.00 | 0.90 | 5.93 | 0.46 | 2.72 | 86.00 | 80.00 | 79.90 | | 24 | 24 | HP | 0.012 | | | | 1.0 | 0.01 | |
| S-207 | INLET | | 1.02 | 0.45 | 0.46 | | | | | | | 78.00 | 77.90 | 0.10 | | | | | 0.21% | 3.60 | 11.30 | | | |

EXCERPT FROM SJRWMD PERMIT 18971-28:
28-STORM SEWER TABULATION SHEET

HGL TAILWATER

**November 7, 2025**
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

## Watermark – Phase 1 and Grading
## Final Subdivision Plan
### Applicant: Revels Road Investors, LLC

This application is for Final Subdivision Plan recommendation to Town Council for the Watermark PUD, Phase 1 and Grading.

Planning staff reviewed the Final Subdivision Plan for compliance with the Land Development Code (LDC) requirements and PUD Development Agreement. The applicant has responded to review comments and provided necessary revisions to be compliant with the LDC with two conditions of approval.

These conditions include:

1. L1.08 through L1.10 and L2.08 through L2.10 be revised to show a wall per LDC requirements 7.02.01(B)(2) since these areas are not next to a stormwater pond. This wall is required to be a decorative wall in these areas. The plans were revised to show a retaining wall. The required wall must be decorative consistent with LDC Sec. 7.02.01(B)(2). Details of the decorative wall need to be added to the Final Subdivision Plan.

2. Staff worked with the applicant to provide a note on Sheet C-102 of the construction plans to allow that hardscape plans will be provided when the builder of the project is involved instead of now at Final Subdivision Plan review. Revels Road Investors LLC will be turning this project over to a builder who will design and permit the hardscape elements. This has been added as Note 11 on Sheet C-102. We ask that this be incorporated as a condition of approval and that the hardscape elements designed by the builder be brought back to the Planning and Zoning Board and Town Council review and approval prior to the certificate of completion of site work and be installed prior to the certificate of occupancy (C.O.) of the first home within each phase being issued.

   Note 11 on Sheet C-102 states:
   *"HARDSCAPE COMPONENTS THAT SERVE PARTICULAR FUNCTIONS ARE REQUIRED. EACH SITE SHALL INCORPORATE FUNCTIONAL ELEMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: a.)DECORATIVE BENCHES FOR SEATING AREAS. b)ARBORS OR TRELLISES FOR ADDITIONAL SHADE IN PEDESTRIAN OR ENTRANCE AREAS. c)DECORATIVE TRASH RECEPTACLES. d)DECORATIVE LIGHTING FIXTURES. e)DECORATIVE PAVERS TO OUTLINE PEDESTRIAN WALKWAYS. FOR EACH PHASE,*

*HARDSCAPE PLANS SHALL BE SUBMITTED TO THE TOWN OF HOWEY PRIOR TO CERTIFICATE OF COMPLETION OF SITE WORK FOR REVIEW AND APPROVAL. HARDSCAPE COMPONENTS SHALL BE INSTALLED PRIOR TO C.O. OF FIRST HOME WITHIN EACH PHASE OF CONSTRUCTION."*

**Staff Recommendation:** Approve the Final Subdivision Plan for Watermark Phase 1 and Grading subject to the two conditions provided above.

**Motion Examples:**

1. Recommend approval of the Final Subdivision Plan for Watermark Phase 1 and Grading to Town Council with the conditions that:
    a. L1.08 through L1.10 and L2.08 through L2.10 be revised to show a wall per LDC requirements 7.02.01(B)(2) since these areas are not next to a stormwater pond. This wall is required to be a decorative wall in these areas. The plans were revised to show a retaining wall. The required wall must be decorative consistent with LDC Sec. 7.02.01(B)(2). Details of the decorative wall need to be added to the Final Subdivision Plan.

    b. The Note 11 on Sheet C-102 of the construction plans be incorporated as a condition of approval so that the hardscape elements designed by the builder be brought back to the Planning and Zoning Board and Town Council review and approval prior to the certificate of completion of site work and be installed prior to the certificate of occupancy (C.O.) of the first home within each phase being issued.

2. Recommend denial of the Final Subdivision Plan for Watermark Phase 1 and Grading to Town Council [specify reasons for denial and recommendation for denial].

3. Continue the Final Subdivision Plan for Watermark Phase 1 and Grading [specify reasons for continuance].

Add “No Parking Here to Corner (or Here to Crosswalk as applicable) R-7 signs for all crosswalks on the internal roads.

Kimley»Horn

October 30, 2025

Town of Howey-in-the-Hills
Engineering Department
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

Re: **Watermark Phase 1 & Master Grading Plans**
**Final Subdivision Plan Review (Second Review)**

To Whom It May Concern:

We are in receipt of the recent comments dated October 7, 2025, regarding the above referenced project and offer the following in response:

**Planning Review Comments**

1. The following plants listed on Sheet L1.0 are not listed in the LDC approved planting list: wax myrtle, little gem magnolia, walter's viburnum, fakahatchee grass, confederate jasmine, gold mound dewdrops. Please revise.

   **Response: Recommended plant options have been updated to reflect species that are listed on the approved planting list, please see sheet L1.00 for updates.**

2. On Sheets L1.01 through L1.10, the typical corner lot planting needs to show an additional understory tree.

   **Response: One additional understory tree has been added to the typical corner lot planting exhibit, please see sheets L1.01-L1.10 for updates.**

3. L1.08 through L1.10 and L2.08 through L2.10 need to be revised to show a wall per LDC requirements 7.02.01(B)(2) since these areas are not next to a stormwater pond.

   **Response: The buffer area shown on these sheets has been updated to reflect the wall adjacent to lots, please refer to civil sheets for information on the wall.**

If you have any further questions, please do not hesitate to contact me directly at 407-898-1511 or by email at nora.abbott@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Nora Abbott
Project Manager

K:\ORL_LA\249599001_Watermark Phase 1\AGENCY PERMITS\COMMENTS\Town of Howey-in-the-Hills\2025-10-20 - Engineering Comments\2025-10-30 - Comment Response Letter.docx

FLORIDA DEPARTMENT OF
Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD, SUITE 232
ORLANDO FLORIDA 32803

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

**October 14, 2025**

**ELECTRONIC CORRESPONDENCE**

**In the matter of an**
**Application for Permit by:**

Craig Harris, Owner
Revels Road Investors, LLC
210 Hangar Road
Kissimmee, FL 34741
charris@jtdlandco.com

**DEP File No.** 0099001-023-DS
**County:** Lake

**NOTICE OF PERMIT ISSUANCE**

Enclosed is Permit Number 0099001-023-DS for Watermark Phase 1 to construct a dry-line water distribution system, issued pursuant to Section 403.861(9), Florida Statutes.

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

**EXECUTION AND CLERKING**

Executed in Orange County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____

Drake Brown
Engineering Specialist III
Permitting and Waste Cleanup Program
Central District Office

Enclosures: Permit No. 0099001-023-DS

**CERTIFICATE OF SERVICE**
The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

Morgan Cates, Howey in the Hills [mcates@howey.org]
Brett J. Tobias, P.E., Halff Associates, Inc. [btobias@halff.com]
Jason Seyfert, Drake Brown-FDEP

**FILING AND ACKNOWLEDGMENT**
FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

_____ October 14, 2025
**Clerk** **Date**

FLORIDA DEPARTMENT OF
Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD, SUITE 232
ORLANDO FLORIDA 32803

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

**October 14, 2025**

**ELECTRONIC CORRESPONDENCE**

**PERMITTEE:**
Revels Road Investors, LLC
210 Hangar Road
Kissimmee, FL 34741

**PWS ID NUMBER**: 3350573
**PERMIT NUMBER:** 0099001-023-DS
**DATE OF ISSUE:** October 14, 2025
**EXPIRATION DATE:** October 13, 2030
**COUNTY:** Lake
**PROJECT:** Watermark Phase 1

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Florida Administrative Code (F.A.C.) Chapters 62-4, 62-550, 62-555 and 62-560. The above named permittee is hereby authorized to perform the work or operate the facility shown on the application and approved drawings, plans, and other documents attached hereto or on file with the Department and made a part hereof and specifically described as follows:

**TO CONSTRUCT:** Dry-line water distribution system.

**PROPOSED CONSTRUCTION INCLUDES:**
The project includes the construction of approximately 92 linear feet (LF) of 14-inch PE 3408 water main, 66 LF of 12-inch PE 3408 water main, 1,510 LF of 12-inch PVC water main, 44 LF of 10-inch PE 3408 water main, and 9,314 LF of 8-inch PVC water main with associated hydrants, valves, fittings, and appurtenances to provide potable water and fire service for 118 single-family residential lots and associated infrastructure.

The proposed mains under this project will be connecting to a supplying main that is still to be constructed and cleared for service under Permit No. 0099001-019-DSGP for Hillside Groves

**This permit allows for the physical installation of the water distribution mains prior to source being made available to supply water to this project. The issuance of this dry-line water distributions permit confers absolutely no right to any service connections now or in the future.**

**IN ACCORDANCE WITH:** This permit does not pertain to any wastewater, storm water or dredge and fill aspects of the project. This permit is issued based upon the dates and submissions during the application process as follows: Construction plans, specifications and details received on October 8, 2025, and RAI response received October 14, 2025.

**LOCATION:** Southeast corner of State Road 19 and Revels Road in Howey in the Hills, Florida.

Work must be conducted in accordance with the General and Specific Conditions, attached hereto.

The permittee shall be aware of and operate under the Permit Conditions below. These applicable conditions are binding upon the permittee and enforceable pursuant to Chapter 403, Florida Statutes. [F.A.C. Rule 62-555.533(1)]

## A. GENERAL CONDITIONS

1. The terms, conditions, requirements, limitations and restrictions set forth in this permit, are "permit conditions" and are binding and enforceable pursuant to Sections 403.141, 403.727, or 403.859 through 403.861, F.S. The permittee is placed on notice that the Department will review this permit periodically and may initiate enforcement action for any violation of these conditions.

2. This permit is valid only for the specific processes and operations applied for and indicated in the approved drawings or exhibits. Any unauthorized deviation from the approved drawings, exhibits, specifications, or conditions of this permit may constitute grounds for revocation and enforcement action by the Department.

3. As provided in Subsections 403.087(6) and 403.722(5), F.S., the issuance of this permit does not convey any vested rights or any exclusive privileges. Neither does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations. This permit is not a waiver of or approval of any other department permit that may be required for other aspects of the total project which are not addressed in this permit.

4. This permit conveys no title to land or water, does not constitute State recognition or acknowledgment of title, and does not constitute authority for the use of submerged lands unless herein provided and the necessary title or leasehold interests have been obtained from the State. Only the Trustees of the Internal Improvement Trust Fund may express State opinion as to title.

5. This permit does not relieve the permittee from liability for harm or injury to human health or welfare, animal, or plant life, or property caused by the construction or operation of this permitted source, or from penalties therefore; nor does it allow the permittee to cause pollution in contravention of Florida Statutes and Department rules, unless specifically authorized by an order from the Department.

6. The permittee shall properly operate and maintain the facility and systems of treatment and control (and related appurtenances) that are installed and used by the permittee to achieve compliance with the conditions of this permit, as required by Department rules. This provision includes the operation of backup or auxiliary facilities or similar systems

when necessary to achieve compliance with the conditions of the permit and when required by Department rules.

7. The permittee, by accepting this permit, specifically agrees to allow authorized Department personnel, upon presentation of credentials or other documents as may be required by law and at reasonable times (reasonable time may depend on the nature of the concern being investigated), access to the premises where the permitted activity is located or conducted to:
    a. Have access to and copy any records that must be kept under conditions of the permit;
    b. Inspect the facility, equipment, practices, or operations regulated or required under this permit; and
    c. Sample or monitor any substances or parameters at any location reasonably necessary to assure compliance with this permit or Department rules.

8. If, for any reason, the permittee does not comply with or will be unable to comply with any condition or limitation specified in this permit, the permittee shall immediately provide the Department with the following information:
    a. A description of and cause of noncompliance; and
    b. The period of noncompliance, including dates and times; or, if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance. The permittee shall be responsible for any and all damages which may result and may be subject to enforcement action by the Department for penalties or for revocation of this permit.

9. In accepting this permit, the permittee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source which are submitted to the Department may be used by the Department as evidence in any enforcement case involving the permitted source arising under the Florida Statutes or Department rules, except where such use is prescribed by Sections 403.111 and 403.73, F.S. Such evidence shall only be used to the extent it is consistent with the Florida Rules of Civil Procedure and appropriate evidentiary rules.

10. The permittee agrees to comply with changes in Department rules and Florida Statutes after a reasonable time for compliance; provided, however, the permittee does not waive any other rights granted by Florida Statutes or Department rules. A reasonable time for compliance with a new or amended surface water quality standard, other than those standards addressed in Rule 62-302.500, F.A.C., shall include a reasonable time to obtain or be denied a mixing zone for the new or amended standard.

11. This permit is transferable only upon Department approval in accordance with Rules 62-4.120 and 62-730.300, F.A.C., as applicable. The permittee shall be liable for any non-compliance of the permitted activity until the transfer is approved by the Department.

12. This permit or a copy thereof shall be kept at the work site of the permitted activity.

13. This permit also constitutes:
    a. Determination of Best Available Control Technology (BACT)
    b. Determination of Prevention of Significant Deterioration (PSD)
    c. Certification of compliance with State Water Quality Standards (Section 401, PL 92-500)
    d. Compliance with New Source Performance Standards

14. The permittee shall comply with the following:
    a. Upon request, the permittee shall furnish all records and plans required under Department rules. During enforcement actions, the retention period for all records will be extended automatically unless otherwise stipulated by the Department.
    b. The permittee shall hold at the facility or other location designated by this permit records of all monitoring information (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) required by the permit, copies of all reports required by this permit, and records of all data used to complete the application for this permit. These materials shall be retained at least three years from the date of the sample, measurement, report, or application unless otherwise specified by Department rule.
    c. Records of monitoring information shall include:
        i. the date, exact place, and time of sampling or measurements;
        ii. the person responsible for performing the sampling or measurements;
        iii. the dates analyses were performed;
        iv. the person responsible for performing the analyses;
        v. the analytical techniques or methods used;
        vi. the results of such analyses.

15. When requested by the Department, the permittee shall within a reasonable time furnish any information required by law which is needed to determine compliance with the permit. If the permittee becomes aware the relevant facts were not submitted or were incorrect in the permit application or in any report to the Department, such facts or information shall be corrected promptly.

## SPECIFIC CONDITIONS

## B. Construction Activities

### 1. Permit Modification

All construction must be in accordance with this permit. Before commencing work on project changes for which a construction permit modification is required pursuant to Rule 62-555.536(1), F.A.C., the permittee shall submit to the Department a written request for a permit modification. Each such request shall be accompanied by one copy of a revised

construction permit application, the proper processing fee and one copy of either a revised preliminary design report or revised drawings, specifications and design data. [F.A.C. Rule 62-555.536].

2. **Professional Engineer Supervision**
Permitted construction or alteration of public water supply systems must be supervised during construction by a professional engineer registered in the State of Florida if the project was designed under the responsible charge of a professional engineer licensed in the State of Florida. The permittee must retain the service of a professional engineer registered in the State of Florida to observe that construction of the project is in accordance with the engineering plans and specifications as submitted in support of the application for this permit. [F.A.C. Rule 62-555.520(3)].

3. **Artifacts**
If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoe remains, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at 850.245.6333 or 800.847.7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources and the permitting agency. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S.

4. **Delays and Extension of Permit**
If delays will cause project completion to extend beyond the expiration date of this permit, the permittee shall submit to the Department a request to extend the expiration date of this permit including the appropriate processing fee. This request shall specify the reasons for the delay and shall be submitted to the Department for approval prior to the expiration date of this permit. Note that no specific construction permit shall be extended so as to remain in effect longer than five years. [F.A.C. Rule 62-555.536(4)].

5. **Permit Transfer**
In accordance with General Condition #11 of this permit, this permit is transferable only upon Department approval. Persons proposing to transfer this permit must apply jointly for a transfer of the permit within 30 days after the sale or legal transfer of ownership of the permitted project that has not been cleared for service by the Department using form, 62-555.900(8), Application for Transfer of a PWS Construction Permit along with the appropriate fee. [F.A.C. Rule 62-555.536(5)]

### 6. Obligation to Obtain Other Permits

This permit satisfies Drinking Water permitting requirements only and does not authorize construction or operation of this facility prior to obtaining all other necessary permits from other program areas within the Department, or required permits from other state, federal, or local agencies.

### 7. Limits on Authorizing Connections

This permit is for **CONSTRUCTION ONLY** of the components listed in the first page of this permit. This permit shall not infer that the clearance necessary for connection will be granted. Partial clearance may be granted, if required.

### 8. Gasoline Contamination

If gasoline contamination is found at the construction site, work shall be stopped and the proper authorities notified. With the approval of the Department, ductile iron pipe and fittings, and solvent resistant gaskets materials shall be used in the contaminated area. The ductile iron pipe shall extend 100 feet beyond any solvent noted. Any contaminated soil that is excavated shall be placed on an impermeable mat, covered with waterproof covering, and held for disposal. <u>If the site cannot be properly cleaned, then consultation with the Department is necessary prior to continuing with the project construction.</u>

### 9. Wetlands Jurisdiction

This permit does not constitute approval of construction on jurisdictional wetland areas; therefore such approval must be obtained separately from the Water Management District or from DEP ERP Section, as applicable, Permittee shall provide a copy of the permit approval to the Department if water main installation involves activities on wetlands.

## C. Construction Standards

### 1. National Sanitation Foundation (NSF)

All products, including paints, which shall come into contact with potable water, either directly or indirectly, shall conform with National Sanitation Foundation (NSF) International, Water Chemicals Codex, Food Chemicals Codex, American Water Works Association (AWWA) Standards and the Food and Drug Administration, as provided in Rule 62-555.320(3), F.A.C.

### 2. American Water Works Association (AWWA)

Water supply facilities, including mains, pipe, fittings, valves, fire hydrants and other materials shall be installed in accordance with the latest applicable AWWA Standards and Department rules and regulations. The system shall be pressure and leak tested in accordance with AWWA Standard C600 C603, or C605, as applicable, and disinfected in accordance with AWWA Standard C651-653, as well as in accordance with Rule 62-555.340, F.A.C.

### 3. Lead Free

The installation or repairs of any public water system, or any plumbing in residential or nonresidential facilities providing water for human consumption, which is connected to a public water system shall be lead free in accordance with Rule 62-555.322, F.A.C.

### 4. Asbestos

If any existing asbestos cement (AC) pipes are replaced under this permit, the permittee shall do so in accordance with the applicable rules of Federal Asbestos Regulation and Florida DEP requirements. For specific requirements applicable to AC pipes, the permittee should contact the Central District Office prior to commencing any such activities at (407) 897-4100. Please be aware that a notification is required to be submitted to the Department at least 10 days prior to the start of a regulated project.

### 5. Hazard and Reuse Setbacks

Setback distances between potable water wells and sanitary hazards shall be in accordance with Rule 62-555.312, F.A.C. Reclaimed water land application areas, if applicable, must not be located within the setback distance from potable water supply wells established in Chapter 62-610, F.A.C.

### 6. Line Separation

Permittee shall maintain vertical clearance and horizontal separation between water mains and sanitary sewers, storm sewers, etc. unless approved otherwise by the Department, as provided in Rule 62-555.314, F.A.C., and Section 8.6 of *Recommended Standards for Water Works*, a manual adopted by reference in Rule 62-555.330(3), F.A.C.

### 7. Color Coding of Pipes

The new or altered aboveground piping at the drinking water treatment plant shall be color coded and labeled as recommended in Section 2.14 of "Recommended Standards for Water Works, 1997 Edition". [F.A.C. Rule 62-555.320(10)]

### 8. Cross Connections

Permittee shall ensure that there shall be no cross-connection with any non-potable water source in accordance with Rule 62-555.360, F.A.C.

## D. Operational Requirements

### 1. Operation and Maintenance to comply with Water Quality Standards

The supplier of water shall operate and maintain the public water system so as to comply with applicable standards in Rules 62-550 and 62-555.350, F.A.C.

### 2. Record Drawings

The permittee shall have complete record drawings produced for the project in accordance with Rule 62-555.530(4), F.A.C.

### 3. State Watch Office

The permittee or suppliers of water shall telephone the State Watch Office (SWO), at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system in accordance with the Rule 62-555.350(10), F.A.C.

## E. Monitoring Provisions

### 1. Chlorine Residual

The water treatment plant shall maintain throughout the distribution system, a minimum continuous and effective free chlorine residual of 0.2 mg/L (or its equivalent) or a minimum combined chlorine residual of 0.6 mg/L (or its equivalent), whichever is appropriate for the water treatment plant providing water to the project. A minimum system pressure of 20 psi must be maintained throughout the system. Also, safety equipment shall be provided and located outside of chlorine room.

## F. Clearance Requirements

### 1. Clearance Letter

The permittee must instruct the engineer of record to request system clearance from the Department within sixty (60) days of completion of construction, testing and disinfecting the system. Bacteriological test results shall be considered unacceptable if the test were completed more than 60 days before the Department received the results. [F.A.C. Rule 62-555.340(2)(c)]

Permitted construction or alteration of a public water system may not be placed into service until a letter of clearance has been issued by this Department. [F.A.C. Rule 62-555.345]

### 2. Requirements to Obtain Clearance

Prior to placing this project into service, the Permittee shall submit, at a minimum, all of the following to the Department for evaluation and approval for operation, as provided in Rules 62-555.340 and 62-555.345, F.A.C.:

a. the engineer's *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components Into Operation* {DEP Form 62-555.900(9)};
b. certified record drawings, if there are any changes noted for the permitted project.
c. analytical results from two consecutive days of satisfactory bacteriological samples from locations found in paragraph 3 below.
d. copy of a satisfactory pressure test of the process piping performed in accordance with AWWA Standards. [F.A.C. Rule 62-555.320(21)(a)(1)]
e. Evidence that the supplying main to this project under Permit No. 0099001-019-DSGP for Hillside Groves has been cleared for service by the Department.

## 3. Cleaning, Disinfecting, and Bacteriological Samples

The new facilities shall be cleaned, disinfected, and bacteriologically cleared in accordance with Chapter 62-555, F.A.C. The bacteriological clearance data representative of the distribution system (in accordance with the instructions for Bacteriological Sampling Locations shown below) shall be submitted to the Department with the engineer's certification of construction completion.
[Rules 62-555.340 and 62-555.315(6)(b), F.A.C.]

**Bacteriological Sampling Locations:** Copies of results from satisfactory bacteriological samples shall be submitted with the clearance package. Samples shall be taken from locations within the distribution system or water main extension to be cleared, in accordance with Rules 62-555.315 (6), 62-555.330, and62-555.340, F.A.C. and American Water Works Association (AWWA) Standard C 651-92, at the following locations:

- **The proposed main at all points of connection to the existing main**
- **At all terminal ends of the proposed water mains.**
- **On straight run of pipes between two isolation valves. The maximum interval between two sampling locations shall be 1,200 ft. Per AWWA C651, no hydrants shall be used for sampling.**
- **Beginning and end of lines for each segment to be partially completed.**

Each location shall be sampled on two separate days (at least 6 hours apart) with sample point locations and chlorine residual readings **clearly indicated** on the report and/or drawings. **A sketch or description of all bacteriological sampling locations must be provided.**

Bacteriological sample results will be considered unacceptable if the tests were completed more than 60 days before the Department receives the results.

**In order to facilitate the issuance of a letter of clearance, the Department requests that all of the above information be submitted as one package.**

**You may submit the entire clearance document package in electronic format to** DEP_CD@dep.state.fl.us. If the submittal is over 35MB, please email DEP_CD@dep.state.fl.us, requesting access to the secure file portal.

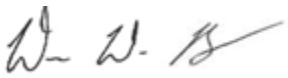
After posting the submittal, send an email to DEP_CD@dep.state.fl.us, alerting us that it has been posted.

Any submitted drawings (should be sized 11” x 17”) and the engineer of record’s signed seal and dates on the required document must be legible for acceptance.

Forms: http://www.dep.state.fl.us/water/drinkingwater/forms.htm

**Please be aware that requests to place Potable Water System components into operation may be made through the DEP Business Portal.** Use of the Business Portal often results in shorter processing time. Permittees with frequent requests may find this function beneficial. Electronic Requests for PWS Component certification may be made at https://www.fldepportal.com/DepPortal/go/submit-registration.

STATE OF FLORIDADEPARTMENT OF ENVIRONMENTAL PROTECTION



Drake Brown
Engineering Specialist III
Permitting and Waste Cleanup Program
Central District Office

halff

VIA HAND DELIVERY

November 3, 2025

Town of Howey in the Hills
101 N. Palm Avenue
Howey in the Hills, FL 34737

**RE: WATERMARK (HALFF AVO 045548.003)**
**FINAL SUBDIVISION REVIEW #1 SUBMITTAL**

To Whom It May Concern:

The following information is in response to staff comments received by Griffey Engineering, Inc., dated October 7, 2025, for the Watermark project.

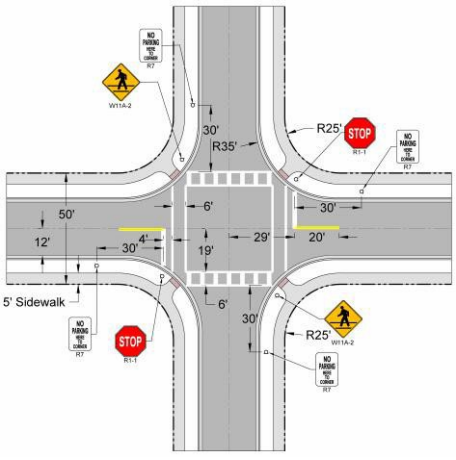
General Comments

1. Additional comments may be added to these with the reviews of subsequent submittals.
Response: Noted.

2. Provide copies of FFWCC, SJRWMD and FDEP Water & Sewer permits before commencing work.
Response: See attached copies of SJRWMD, FDEP Water, and FDEP Sewer permits. FFWCC permit to be provided once permit is received.

Roads

3. The design of the intersection improvements at SR 19 & Revels road is a coordinated effort between the Town, FDOT, Watermark, Mission Rise, and Hillside Groves. The final configuration of the intersection may require adjustments to the improvements shown on this plan.
Response: We have provided revised intersection per Town and FDOT suggestions. FDOT Driveway has been submitted for connection permit and we view prior submitted concept plan as approved on our end and any future intersection improvements need to match what we have designed.




4. Add a crosswalk at the lot line between lots 92 & 93 (Sta 11+75). Add the indicated signage (as shown in R1A) for all of the crosswalks in the plan.
Response: Added crosswalk 15' north of Lot 92/93 & as there is drainage structure at lot line, also added signage. See revised signage and striping plan sheet.

5. Identify on the plans the sections of sidewalk that don't front along lots. These and all curb ramps are to be constructed with the roads.
Response: Revised added shading to sidewalk that is to be built with site construction along with a legend, see sheets C200 and C201.

Potable & Irrigation Water

6. Identify on the plans that all pressure mains under pavement are to be DIP.
Response: Revised to show DIP under pavement, See Sheets C500-C508 plan and profile sheets plan view.

7. Add a prominent note to the utility & road plans that valves are not to be placed in curb lines or in curb ramps. Adjust the depiction of the valves on the plans to show them outside of curbs and curb ramps.
Response: Revised to show all valves outside of curb line and ramps. Also, added general note. See sheets C500-C508 plan and profile sheets

8. Water mains and irrigation mains should be placed between the back of curb and edge of sidewalk. Valves should be located in grassed areas whenever possible.
Response: Revised to show mains in grass area. In general all lines are 1' off edge of sidewalk. This helps maintain potable water separation from drainage structures. Adjusted around curves to keep out of under sidewalk.

9. Provide plans and details for the irrigation supply systems.
Response: The irrigation will be supplied by an existing well onsite. The irrigation will be privately owned and maintained, and the owner has contracted with a design service to design the irrigation pump. The well has an existing CUP with the SJRWMD.

10. Show on the utility plans any proposed canopy trees from the landscape plan that are within the right-of-way. Call out in the plan that the trenches for the water and irrigation mains need to be lined with a root barrier for at least 30' either side of the proposed tree.
Response: Per the Landscape plans there are no trees proposed within the R/W. See landscape plans.

11. For details on sheet C-1001, change the word "reclaimed" to "untreated".
Response: Revised detail, see sheet C1001.

12. On Sheet C-702, at the terminal end of the WM to the old landfill, remove the reducer and tee off with a 8" GV & plug.
Response: Revised terminal end at old landfill, see sheet C702 deleting the reducer.

13. For the proposed 12" WM along SR 19, keep it closer to the R/W line. The town does not want the water main to be under the southbound right turn lane that will be installed by Mission Rise.
Response: Revised per comment, see sheet C700.

14. Adjust the WM configuration at the SR 19/Revels intersection as shown in the attached exhibit.
Response: Revised per comment, see sheet C700 and C703.

halff

Town of Howey Zoning Memorandum

1. For the note on C-102 regarding the hardscape plans. Please identify in the note why they are not being provided with this submittal and when they will be provided.
   Response: Revised note 11, see Sheet C-102. See response letter from Kimely Horn dated October 30, 2025.

2. The following plants listed on Sheet L1.0 are not listed in the LDC approved planting list: wax myrtle, little gem magnolia, walter's viburnum, fakahatchee grass, confederate jasmine, gold mound dewdrops. Please revise.
   Response: See response letter from Kimely Horn dated October 30, 2025.

3. On Sheets L1.01 through L1.10, the typical corner lot planting needs to show an additional understory tree.
   Response: See response letter from Kimely Horn dated October 30, 2025.

4. L1.08 through L1.10 and L2.08 through L2.10 need to be revised to show a wall per LDC requirements 7.02.01(B)(2) since these areas are not next to a stormwater pond.
   Response: See response letter from Kimely Horn dated October 30, 2025.

Enclosed you will find the listed items below pertaining to this submittal.

1. Ten (10) 24 x 36 sets of revised Construction Plans signed, sealed, and date stamped September 30, 2025.
2. Ten (10) 24 x 36 sets of Landscape and Irrigation Plans prepared by Kimley-Horn signed, sealed, and dated September 30, 2025.
3. Two (2) copies of the SJRWMD, DEP Water, and DEP Sewer permits.
4. Two (2) copies of the response letter from Kimely Horn dated October 30, 2025.
5. One (1) flash drive contains the enclosed items in pdf format.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

Brett J. Tobias, P.E., Team Leader
btobias@halff.com

BJT:ab

cc: Craig Harris, Revels Road Investors, LLC, (via email charris@jtdlandco.com)

# FLORIDA DEPARTMENT OF Environmental Protection

Central District Office
3319 Maguire Blvd., Suite 232
Orlando, Florida 32803

Ron DeSa
Gove

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

October 15, 2025

In the Matter of an
Application for Permit by:

**PERMITTEE:**
Mr. Craig Harris
Owner
Revels Road Investors LLC
210 Hanger Rd.
Kissimmee, FL 34741
charris@jtlandco.com

**PERMIT NUMBER:** 0465400-001-DWC/CM
**COUNTY:** Lake
**PROJECT NAME:** Watermark Phase 1
**WASTEWATER TREATMENT:**
EFG WWTF
**FACILITY ID:** FLA010588

## NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number 0465400-001-DWC/CM to construct a domestic wastewater collection/transmission system, issued pursuant to Section 403.087(1), Florida Statutes.

## NOTICE OF RIGHTS

This action is final and effective unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; A statement of when and how the petitioner received notice of the agency decision;
(c) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(d) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(e) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(f) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of

Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

**EXECUTION AND CLERKING**
Executed in Orange County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

William Gillett
Environmental Consultant
Permitting and Waste Cleanup Program

**CERTIFICATE OF SERVICE**
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

George Flint, Central Lake CDD, gflint@gmscfl.com
Brett J. Tobias, P.E., Halff Associates Inc., btobias@halff.com
Troy E. Mitchell, P.E. Halff Associates Inc., troy.mitchell@halff.com
FDEP: William Gillett; Teayann Duclos; Charles LeGros; Reggie Phillips;

**FILING AND ACKNOWLEDGMENT**
FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk

October 15, 2025
Date

FLORIDA DEPARTMENT OF
Environmental Protection

Central District Office
3319 Maguire Blvd., Suite 232
Orlando, Florida 32803

Ron DeSa
Gove

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

**STATE OF FLORIDA**
**DOMESTIC WASTEWATER COLLECTION/TRANSMISSION INDIVIDUAL PERMIT**

**PERMITTEE:**
Mr. Craig Harris
Owner
Revels Road Investors LLC
210 Hanger Rd.
Kissimmee, FL 34741
charris@jtlandco.com

**PERMIT NUMBER:** 0465400-001-DWC/CM
**ISSUANCE DATE:** October 15, 2025
**EXPIRATION DATE:** October 14, 2030
**COUNTY:** Lake
**PROJECT NAME:** Watermark Phase 1
**WASTEWATER TREATMENT:** EFG WWTF
**FACILITY ID:** FLA010588

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Chapters 62-4 and 62-604, Florida Administrative Code (F.A.C.).

The above named permittee is hereby authorized to construct the facilities shown on the application and other documents on file with the Department and made a part hereof and specifically described as follows:

**DESCRIPTION OF PROJECT:**

Construction of a sewage collection/transmission system serving a 118 Single Family Unit, generating a flow of 35,394 gpd.

The sewage collection/transmission system shall consist of: A) 6,222 LF of 8 inch PVC gravity main, B) 1,568 LF of 6 inch PVC force main, C) 1,497 LF of 10 inch PVC force main, D) a 330 GPM lift station, E) associated manholes, valves, and appurtenances.

**LOCATION OF PROJECT:**

This project is located in Howey in the Hills, Lake County, Florida at 28 degrees 41' 43" N. and 81 degrees 46' 48" W.

**IN ACCORDANCE WITH:** The limitations, requirements and other conditions set forth in pages 1 through 4 of this permit.

**PERMIT CONDITIONS:**

1. This permit is subject to the general conditions of Rule 62-4.160, F.A.C., as applicable. [62-4.160]

2. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit Form 62-604.300(3)(b), Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System. The form shall be submitted electronically by using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" then "Registration/Notification" and "Submit Notifications to DEP." The submission is "Division of Water Resource Management Domestic/Industrial Wastewater" and the submittal type is "Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System."). This form is available at the Department's Internet site at: https://floridadep.gov/water/domestic-wastewater/content/domestic-wastewater-forms. [62-604.700(2)]

3. Permit revisions shall only be made in accordance with Rule 62-4.050(4)(s), F.A.C. Request for revisions shall be made to the Department in writing and shall include the appropriate fee. Revisions not covered under Rule 62-4.050(4)(s), F.A.C., shall require a new permit. [62-604.600(8)]

4. Abnormal events shall be reported to the Department's Central District Office in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WATCH OFFICE TOLL FREE NUMBER, (800) 320-0519, as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to the Department's Central District Office within 24 hours from the time the permittee, or other designee becomes aware of the circumstances.

   The oral notification shall be followed by a written submission, which shall be provided within five days of the time that the owner/operator becomes aware of the circumstances. The written submission shall contain: a description of the spill, release or abnormal event and its cause; the period and duration of noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; clean-up actions taken and status; steps taken or planned to reduce, eliminate, and prevent recurrence; the type of sanitary sewer overflow structure (e.g., manhole); the discharge location address and latitude/longitude; type of water discharged; discharge volumes and volumes recovered; volume discharged to surface waters and receiving waterbody name; types of human health and environmental impacts of the sanitary sewer overflow (e.g., beach closure); whether the noncompliance was caused by a third party (e.g., contractor); and, whether the sanitary sewer overflow was related to wet weather. The written submission shall be provided electronically. Electronic submission is available using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" followed by "Report" or "Registration/Notification").

   In accordance with Section 403.077, F.S., unauthorized releases or spills reportable to the State Watch Office shall also require a public notice of pollution report. Reporting may be made or by reporting electronically using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" followed by "Report" or "Registration/Notification") and selecting the option to also

submit the public notice of pollution report, or reporting may be made to the Department's Public Notice of Pollution web page at https://floridadep.gov/pollutionnotice. [62-604.550]

**ADDITIONAL INFORMATION:**

Once a collection/transmission system is cleared for operation, the provisions below shall be met by the owner/operator of the system in accordance with Rule 62-604.500, F.A.C.

1. All collection/transmission systems shall be operated and maintained to provide uninterrupted service. All pump stations shall be operated and maintained to provide the emergency pumping capability requirements in paragraph 62-604.400(2)(a), F.A.C., the lightning and transient voltage surge protections in paragraph 62-604.400(2)(b), F.A.C., and the design and signage requirements in paragraph 62-604.400(2)(d), F.A.C. Also, all equipment, pipes, manholes, pump stations, and other appurtenances necessary for the collection/transmission of domestic wastewater, including equipment provided pursuant to subsection 62-604.400(2), F.A.C., shall be maintained to function as intended. [62-604.500(2) and (3)]

2. The owner/operator of a collection/transmission system shall evaluate and update the emergency response plan portion of the operation and maintenance manual annually. The emergency response plan shall assess system security including cybersecurity; water quality monitoring for sanitary sewer overflows affecting surface waters; and, hurricane and severe storm preparedness and response. [62-604.500(4)]

3. Collection/transmission systems shall be maintained to minimize excessive infiltration and inflow into the collection/transmission system, as well as excessive leakage from the collection/transmission system. The owner/operator of a collection/transmission system shall take corrective actions when infiltration, inflow, or leakage is excessive. Infiltration and inflow are considered excessive if one or both cause or contribute to sanitary sewer overflows. Leakage, or exfiltration, is considered excessive if it causes or contributes to a violation of surface water quality standards or ground water quality standards. [62-604.500(5)]

4. All collection/transmission systems shall be operated and maintained to prevent sanitary sewer overflows. Owners/operators shall evaluate the cause of all sanitary sewer overflows and evaluate potential corrective measures to avoid future sanitary sewer overflows. Corrective actions shall be taken by the owner/operator of the collection/transmission system if excessive inflow and infiltration causes or contributes to a sanitary sewer overflow. The owner/operator of a satellite collection system shall take corrective actions for a sanitary sewer overflow in the receiving collection system caused by excessive inflow and infiltration in the satellite collection system. [62-604.500(6)]

5. The approved Operation and Maintenance Manual and emergency response plan pursuant to Rule 62-604.500(4), F.A.C., shall be kept available at a site convenient for use by operation and maintenance personnel and for inspection by the Florida Department of Environmental Protection personnel. [62-604.500(4)]

Executed in Orange County, Florida

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

William Gillett
Environmental Consultant
Permitting and Waste Cleanup Program

DATE: October 15, 2025

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

September 19, 2025

Craig Harris
Revels Road Investors, LLC
210 Hangar Rd
Kissimmee, FL 34741-4534

SUBJECT: 238172-1
Watermark

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on September 19, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

**Technical Staff Report:**
If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

**Noticing Your Permit:**
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

**Compliance with Permit Conditions:**
To submit your required permit compliance information, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under "Miscellaneous" services

GOVERNING BOARD

Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Cole Oliver, TREASURER MERRITT ISLAND
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Ron Howse COCOA
Janet Price FERNANDINA BEACH

menu. The associated compliance forms to comply with your permit conditions are available at https://www.sjrwmd.com/documents/permitting/ .

**Transferring Your Permit:**

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), “Request to Transfer Permit,” available at https://www.sjrwmd.com/documents/permitting/. You can apply for a permit transfer on our the District's ePermit portal at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, Fl 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Brett J. Tobias
Halff-Tavares
902 N Sinclair Ave
Tavares, FL 32778-2454

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**
**Post Office Box 1429**
**Palatka, Florida 32178-1429**

**PERMIT NO:** 238172-1 **DATE ISSUED:** September 19, 2025

**PROJECT NAME:** Watermark

**A PERMIT AUTHORIZING:**
Construction and operation of a Stormwater Management System for a 130.54-acre project known as Watermark as per plans received by the District on August 12, 2025, as amended by Sheet C-801 received by the District on September 9, 2025.

**LOCATION:**

| | | | | | |
|---|---|---|---|---|---|
| Section(s): | 35 | Township(s): | 20S | Range(s): | 25E |
| | 2 | | 21S | | 25E |

Lake County

**Receiving Water Body:**

| Name | Class |
|---|---|
| Lake Harris | III Fresh, IW |

**ISSUED TO:**
Revels Road Investors, LLC
210 Hangar Rd
Kissimmee, FL 34741-4534

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

**PERMIT IS CONDITIONED UPON:**
See conditions on attached “Exhibit A”, dated September 19, 2025

**AUTHORIZED BY:** St. Johns River Water Management District
Division of Regulatory Services

By: Nicole Martin
_____
Nicole Martin
Supervising Regulatory Scientist

**"EXHIBIT A"**
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 238172-1**
**Watermark**
**DATED September 19, 2025**

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

21. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant

associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

22. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase of the permit becomes effective and every two years thereafter on form 62-330.311(1), "Operation and Maintenance Inspection Certification". The inspection form must be signed and sealed by an appropriate registered professional.

23. Prior to the sale of any lot or parcel, or use of the infrastructure for its intended use, whichever comes first, the permittee must erect signs on the landward side of the areas bound by the conservation easement (as depicted on Sheet C400 and C403-C404, received by the District on August 12, 2025, that state:

    “CONSERVATION AREA: No dumping, or disturbance”

24. The proposed project must be constructed and operated as per plans received by the District on August 12, 2025, as amended by Sheet C-801 received by the District on September 9, 2025.

25. This permit does not authorize any impacts to wetlands or other surface waters.

26. Prior to beginning any construction associated with the project, the permittee must obtain written approval from the District that the project will not cause adverse impacts to significant historical and archaeological resources as demonstrated through receipt of an appropriate cultural resource survey and comments from Division of Historic Resources.

## Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

## Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

## NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

***NEWSPAPER ADVERTISING***

***ALACHUA***
Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

***BAKER***
Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 3206 3
904-259-2400/ fax 904-259-6502

***BRADFORD***
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

***BREVARD***
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

***CLAY***
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

***DUVAL***
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

***FLAGLER***
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

***INDIAN RIVER***
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

***LAKE***
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

***MARION***
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

***NASSAU***
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

***OKEECHOBEE***
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

***ORANGE***
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

***OSCEOLA***
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

***PUTNAM***
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

***ST. JOHNS***
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

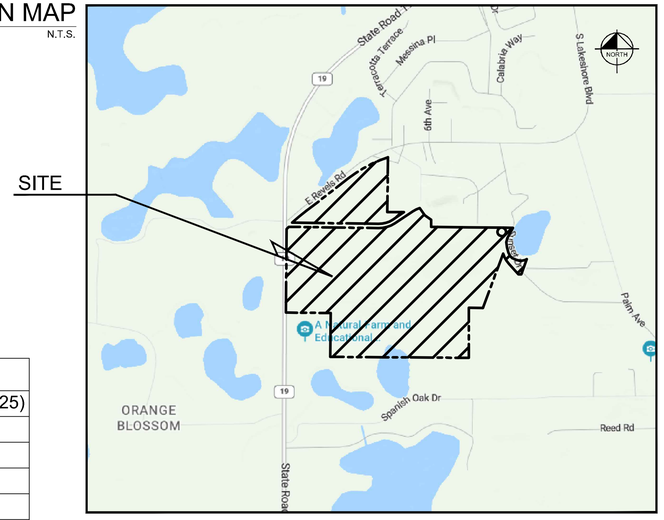
***SEMINOLE***
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

***VOLUSIA***
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

# WATERMARK

## Howey-in-the-Hills, FL

LOCATION MAP
N.T.S.




SECTIONS 1 & 2 TOWNSHIP 21S RANGE 25E
SECTION 35 TOWNSHIP 20S RANGE 25E

| Sheet List Table | | | |
|---|---|---|---|
| Sheet Number | Sheet Title | CD SUBMITTAL #1 (09/10/2025) | CD SUBMITTAL #2 (10/30/2025) |
| L0.00 | COVER | ○ | ● |
| L1.00 | OVERALL LANDSCAPE PLAN | ○ | ● |
| L1.01 | LANDSCAPE PLAN | ○ | ● |
| L1.02 | LANDSCAPE PLAN | ○ | ● |
| L1.03 | LANDSCAPE PLAN | ○ | ● |
| L1.04 | LANDSCAPE PLAN | ○ | ● |
| L1.05 | LANDSCAPE PLAN | ○ | ● |
| L1.06 | LANDSCAPE PLAN | ○ | ● |
| L1.07 | LANDSCAPE PLAN | ○ | ● |
| L1.08 | LANDSCAPE PLAN | ○ | ● |
| L1.09 | LANDSCAPE PLAN | ○ | ● |
| L1.10 | LANDSCAPE PLAN | ○ | ● |
| L1.50 | LANDSCAPE DETAILS | ○ | ● |
| L1.51 | LANDSCAPE DETAILS | ○ | ● |
| L1.52 | LANDSCAPE SPECIFICATIONS | ○ | ● |
| L2.00 | OVERALL IRRIGATION PLAN | ○ | ● |
| L2.01 | IRRIGATION PLAN | ○ | ● |
| L2.02 | IRRIGATION PLAN | ○ | ● |
| L2.03 | IRRIGATION PLAN | ○ | ● |
| L2.04 | IRRIGATION PLAN | ○ | ● |
| L2.05 | IRRIGATION PLAN | ○ | ● |
| L2.06 | IRRIGATION PLAN | ○ | ● |
| L2.07 | IRRIGATION PLAN | ○ | ● |
| L2.08 | IRRIGATION PLAN | ○ | ● |
| L2.09 | IRRIGATION PLAN | ○ | ● |
| L2.10 | IRRIGATION PLAN | ○ | ● |
| L2.50 | IRRIGATION DETAILS | ○ | ● |
| L2.51 | IRRIGATION SPECIFICATIONS | ○ | ● |

| No. | REVISIONS | DATE |
|---|---|---|
| | | |

Kimley»Horn
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, O=KIMLEY-HORN AND ASSOCIATES, INC., OU=A01410D000001868798920002E77, C=US
Date: 2025.10.30 16:56:17-04'00'

DATE: 10/30/2025

| KHA PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---|---|---|---|---|---|
| 249599001 | 10/31/2025 | AS SHOWN | RCL | RCL | GSW |

COVER

WATERMARK - PHASE 1
TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L0.00

OWNER:
REVELS ROAD INVESTORS, LLC
210 HANGAR ROAD
KISSIMMEE, FL 34741
CONTACT: CRAIG HARRIS, MANAGER
EMAIL: CHARRIS@JTDLAND.COM
TEL: 407-590-0146

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: GREGORY WITHERSPOON, PLA
PHONE: +1 407-849-2713
EMAIL: GREGORY.WITHERSPOON@KIMLEY-HORN.COM

PREPARED BY
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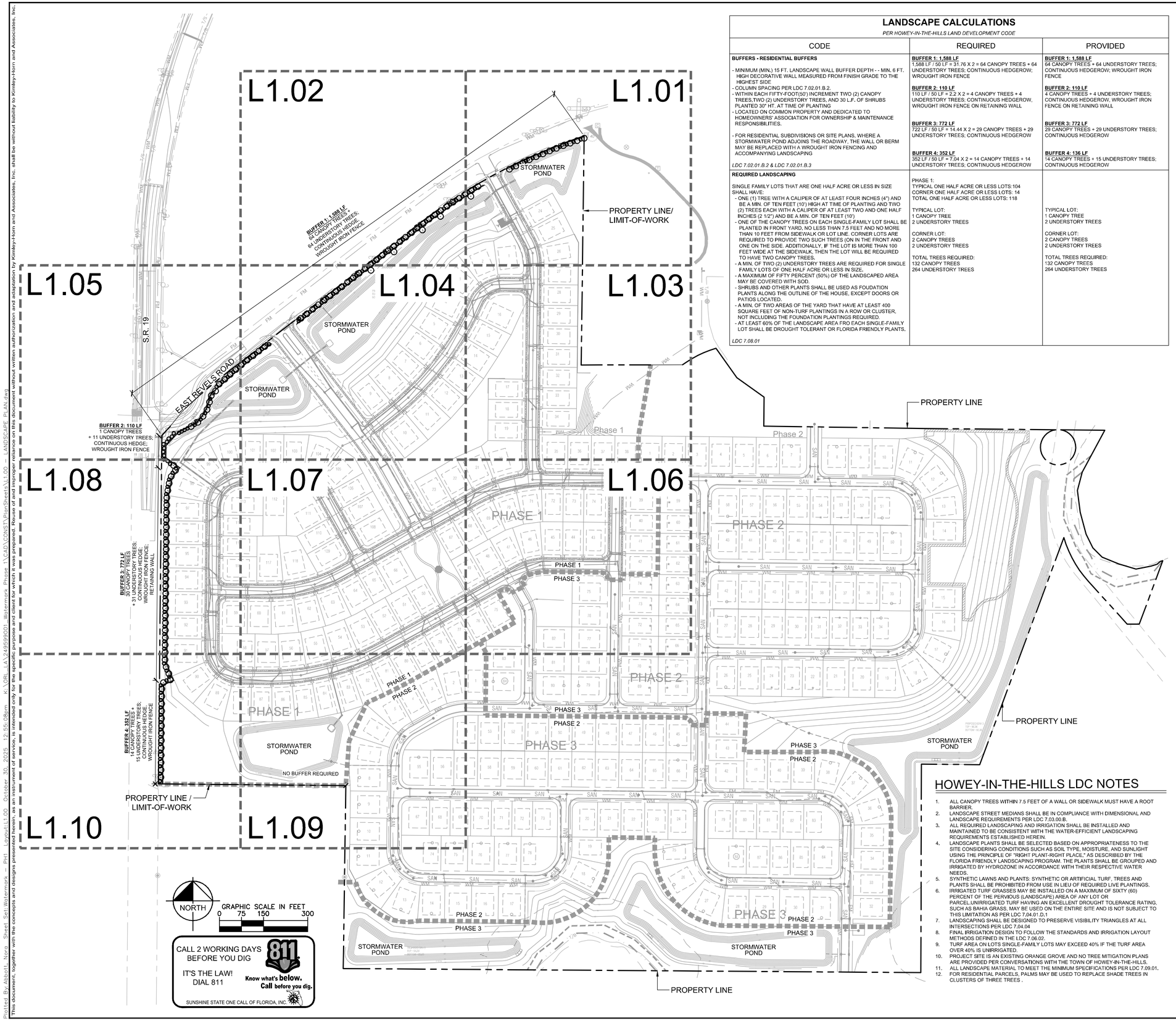
200 S Orange Ave, Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM Registry No. 35106

Plotted By: Abbott, Nora Sheet Set: Watermark – PH1 Layout: L0.00 October 30, 2025 12:54:34pm K:\ORL_LA\249599001_Watermark Phase 1\CAD\CONST\PlanSheets\L0.00 – COVER.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




## LANDSCAPE CALCULATIONS

*PER HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE*

| CODE | REQUIRED | PROVIDED |
|---|---|---|
| **BUFFERS - RESIDENTIAL BUFFERS**<br><br>- MINIMUM (MIN.) 15 FT. LANDSCAPE WALL BUFFER DEPTH - - MIN, 6 FT. HIGH DECORATIVE WALL MEASURED FROM FINISH GRADE TO THE HIGHEST SIDE<br>- COLUMN SPACING PER LDC 7.02.01.B.2.<br>- WITHIN EACH FIFTY-FOOT(50') INCREMENT TWO (2) CANOPY TREES,TWO (2) UNDERSTORY TREES, AND 30 L.F. OF SHRUBS PLANTED 30" HT. AT TIME OF PLANTING<br>- LOCATED ON COMMON PROPERTY AND DEDICATED TO HOMEOWNERS' ASSOCIATION FOR OWNERSHIP & MAINTENANCE RESPONSIBILITIES.<br><br>- FOR RESIDENTIAL SUBDIVISIONS OR SITE PLANS, WHERE A STORMWATER POND ADJOINS THE ROADWAY, THE WALL OR BERM MAY BE REPLACED WITH A WROUGHT IRON FENCING AND ACCOMPANYING LANDSCAPING<br><br>*LDC 7.02.01.B.2 & LDC 7.02.01.B.3* | **BUFFER 1: 1,588 LF**<br>1,588 LF / 50 LF = 31.76 X 2 = 64 CANOPY TREES + 64 UNDERSTORY TREES; CONTINUOUS HEDGEROW; WROUGHT IRON FENCE<br><br>**BUFFER 2: 110 LF**<br>110 LF / 50 LF = 2.2 X 2 = 4 CANOPY TREES + 4 UNDERSTORY TREES; CONTINUOUS HEDGEROW, WROUGHT IRON FENCE ON RETAINING WALL<br><br>**BUFFER 3: 772 LF**<br>722 LF / 50 LF = 14.44 X 2 = 29 CANOPY TREES + 29 UNDERSTORY TREES; CONTINUOUS HEDGEROW<br><br>**BUFFER 4: 352 LF**<br>352 LF / 50 LF = 7.04 X 2 = 14 CANOPY TREES + 14 UNDERSTORY TREES; CONTINUOUS HEDGEROW | **BUFFER 1: 1,588 LF**<br>64 CANOPY TREES + 64 UNDERSTORY TREES; CONTINUOUS HEDGEROW; WROUGHT IRON FENCE<br><br>**BUFFER 2: 110 LF**<br>4 CANOPY TREES + 4 UNDERSTORY TREES; CONTINUOUS HEDGEROW, WROUGHT IRON FENCE ON RETAINING WALL<br><br>**BUFFER 3: 772 LF**<br>29 CANOPY TREES + 29 UNDERSTORY TREES; CONTINUOUS HEDGEROW<br><br>**BUFFER 4: 136 LF**<br>14 CANOPY TREES + 15 UNDERSTORY TREES; CONTINUOUS HEDGEROW |
| **REQUIRED LANDSCAPING**<br><br>SINGLE FAMILY LOTS THAT ARE ONE HALF ACRE OR LESS IN SIZE SHALL HAVE:<br>- ONE (1) TREE WITH A CALIPER OF AT LEAST FOUR INCHES (4") AND BE A MIN. OF TEN FEET (10') HIGH AT TIME OF PLANTING AND TWO (2) TREES EACH WITH A CALIPER OF AT LEAST TWO AND ONE HALF INCHES (2 1/2") AND BE A MIN. OF TEN FEET (10')<br>- ONE OF THE CANOPY TREES ON EACH SINGLE-FAMILY LOT SHALL BE PLANTED IN FRONT YARD, NO LESS THAN 7.5 FEET AND NO MORE THAN 10 FEET FROM SIDEWALK OR LOT LINE. CORNER LOTS ARE REQUIRED TO PROVIDE TWO SUCH TREES (ON IN THE FRONT AND ONE ON THE SIDE. ADDITIONALLY, IF THE LOT IS MORE THAN 100 FEET WIDE AT THE SIDEWALK, THEN THE LOT WILL BE REQUIRED TO HAVE TWO CANOPY TREES.<br>- A MIN. OF TWO (2) UNDERSTORY TREES ARE REQUIRED FOR SINGLE FAMILY LOTS OF ONE HALF ACRE OR LESS IN SIZE.<br>- A MAXIMUM OF FIFTY PERCENT (50%) OF THE LANDSCAPED AREA MAY BE COVERED WITH SOD.<br>- SHRUBS AND OTHER PLANTS SHALL BE USED AS FOUDATION PLANTS ALONG THE OUTLINE OF THE HOUSE, EXCEPT DOORS OR PATIOS LOCATED.<br>- A MIN. OF TWO AREAS OF THE YARD THAT HAVE AT LEAST 400 SQUARE FEET OF NON-TURF PLANTINGS IN A ROW OR CLUSTER, NOT INCLUDING THE FOUNDATION PLANTINGS REQUIRED.<br>- AT LEAST 60% OF THE LANDSCAPE AREA FRO EACH SINGLE-FAMILY LOT SHALL BE DROUGHT TOLERANT OR FLORIDA FRIENDLY PLANTS.<br><br>*LDC 7.08.01* | PHASE 1:<br>TYPICAL ONE HALF ACRE OR LESS LOTS:104<br>CORNER ONE HALF ACRE OR LESS LOTS: 14<br>TOTAL ONE HALF ACRE OR LESS LOTS: 118<br><br>TYPICAL LOT:<br>1 CANOPY TREE<br>2 UNDERSTORY TREES<br><br>CORNER LOT:<br>2 CANOPY TREES<br>2 UNDERSTORY TREES<br><br>TOTAL TREES REQUIRED:<br>132 CANOPY TREES<br>264 UNDERSTORY TREES | TYPICAL LOT:<br>1 CANOPY TREE<br>2 UNDERSTORY TREES<br><br>CORNER LOT:<br>2 CANOPY TREES<br>2 UNDERSTORY TREES<br><br>TOTAL TREES REQUIRED:<br>132 CANOPY TREES<br>264 UNDERSTORY TREES |

## GENERAL LANDSCAPE NOTES

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. WITH THE EXCEPTION OF PALMS, TREES SHALL NOT BE CHOKE STRAPPED DURING MOVING, LIFTING, OR HANDLING.
20. DEEP ROOT BARRIER TO BE PLACED WHERE CANOPY TREES ARE WITHIN 15' OF HARDSCAPE/UTILITIES. SEE SHEET L1.51 FOR DETAILS.

## CONCEPT PLANT SCHEDULE

| | | |
|---|---|---|
| | BUFFER - 4" CANOPY TREE<br>4" MIN. CAL.<br>10' MIN HEIGHT<br>FULL, FL #1, 6' C.T. | 109 |
| | BUFFER - 2.5" UNDERSTORY TREE<br>2.5" MIN. CAL.<br>8' MIN. HEIGHT<br>FULL, FL #1, 4' C.T. | 120 |
| | BUFFER - 30" SHRUBS<br>MIN. 30" HEIGHT<br>36" O.C.<br>FULL | 933 |

### BUFFER CANOPY TREES:
- QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE
- MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / SOUTHERN MAGNOLIA
- TAXODIUM DISTICHUM / BALD CYPRESS

### BUFFER UNDERSTORY TREES:
- LAGERSTROEMIA INDICA / CRAPE MYRTLE
- ILEX X ATTENUATA / 'EAST PALATKA' HOLLY
- ILEX CASSINE / DAHOON HOLLY

### BUFFER SHRUBS:
- VIBURNUM ODORATISSIMUM / SWEET VIBURNUM
- PODOCARPUS MACROPHYLLUS / PODOCARPUS
- MYCIANTHES FRAGRANS / SIMPSON STOPPER

### STREET TREES:
- QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / SOUTHERN MAGNOLIA
- MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA

### LOT CANOPY TREES:
- QUERCUS VIRGINIANA 'HIGH RISE' / SOUTHERN LIVE OAK
- ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE
- MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / SOUTHERN MAGNOLIA
- TAXODIUM DISTICHUM / BALD CYPRESS

### LOT UNDERSTORY TREES:
- LAGERSTROEMIA INDICA / CRAPE MYRTLE
- ILEX X ATTENUATA / 'EAST PALATKA' HOLLY
- ILEX CASSINE / DAHOON HOLLY

### SITE SHRUBS AND GROUNDCOVER
- HAMELIA PATENS / FIREBUSH
- MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
- ILLEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
- OPHIOPOGON JAPONICUS 'NANA' / MONDO GRASS
- ZAMIA INTEGRIFOLIA / COONTIE
- LIRIOPE MUSCARI / LIRIOPE
- RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
- ARACHIS GLABRATA / PERENNIAL PEANUT

### SITE SOD
- PASPALUM NOTATUM / BAHIA
  (USE FOR ALL PROPOSED LANDSCAPE AREAS UNLESS NOTED OTHERWISE. IRRIGATED BAHIA IS NOT TO EXCEED 50% COVERAGE PER SINGLE FAMILY LOT AND 60% COVERAGE ACROSS THE PROJECT SITE. UNIRRIGATED BAHIA HAS NO SOD MAXIMUM.)
- STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE
  (ST. AUGUSTINE IS NOT TO EXCEED 50% COVERAGE PER SINGLE FAMILY LOT AND 60% COVERAGE ACROSS THE PROJECT SITE)

## HOWEY-IN-THE-HILLS LDC NOTES

1. ALL CANOPY TREES WITHIN 7.5 FEET OF A WALL OR SIDEWALK MUST HAVE A ROOT BARRIER.
2. LANDSCAPE STREET MEDIANS SHALL BE IN COMPLIANCE WITH DIMENSIONAL AND LANDSCAPE REQUIREMENTS PER LDC 7.03.00.B.
3. ALL REQUIRED LANDSCAPING AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO BE CONSISTENT WITH THE WATER-EFFICIENT LANDSCAPING REQUIREMENTS ESTABLISHED HEREIN.
4. LANDSCAPE PLANTS SHALL BE SELECTED BASED ON APPROPRIATENESS TO THE SITE CONSIDERING CONDITIONS SUCH AS SOIL TYPE, MOISTURE, AND SUNLIGHT USING THE PRINCIPLE OF "RIGHT PLANT-RIGHT PLACE," AS DESCRIBED BY THE FLORIDA FRIENDLY LANDSCAPING PROGRAM. THE PLANTS SHALL BE GROUPED AND IRRIGATED BY HYDROZONE IN ACCORDANCE WITH THEIR RESPECTIVE WATER NEEDS.
5. SYNTHETIC LAWNS AND PLANTS: SYNTHETIC OR ARTIFICIAL TURF, TREES AND PLANTS SHALL BE PROHIBITED FROM USE IN LIEU OF REQUIRED LIVE PLANTINGS.
6. IRRIGATED TURF GRASSES MAY BE INSTALLED ON A MAXIMUM OF SIXTY (60) PERCENT OF THE PERVIOUS (LANDSCAPE) AREA OF ANY LOT OR PARCEL.UNIRRIGATED TURF HAVING AN EXCELLENT DROUGHT TOLERANCE RATING, SUCH AS BAHIA GRASS, MAY BE USED ON THE ENTIRE SITE AND IS NOT SUBJECT TO THIS LIMITATION AS PER LDC 7.04.01.D.1
7. LANDSCAPING SHALL BE DESIGNED TO PRESERVE VISIBILITY TRIANGLES AT ALL INTERSECTIONS PER LDC 7.04.04
8. FINAL IRRIGATION DESIGN TO FOLLOW THE STANDARDS AND IRRIGATION LAYOUT METHODS DEFINED IN THE LDC 7.06.02.
9. TURF AREA ON LOTS SINGLE-FAMILY LOTS MAY EXCEED 40% IF THE TURF AREA OVER 40% IS UNIRRIGATED.
10. PROJECT SITE IS AN EXISTING ORANGE GROVE AND NO TREE MITIGATION PLANS ARE PROVIDED PER CONVERSATIONS WITH THE TOWN OF HOWEY-IN-THE-HILLS.
11. ALL LANDSCAPE MATERIAL TO MEET THE MINIMUM SPECIFICATIONS PER LDC 7.09.01.
12. FOR RESIDENTIAL PARCELS, PALMS MAY BE USED TO REPLACE SHADE TREES IN CLUSTERS OF THREE TREES .

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REGISTERED LANDSCAPE ARCHITECT — GREGORY S. WITHERSPOON — 0000186 — STATE OF FLORIDA

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# OVERALL LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.00



Plotted By: Abbott, Nora Sheet Set: Watermark – PH1 Layout: L1.00 October 30, 2025 12:55:08pm K:\ORL_LA\249599001_Watermark Phase 1\CAD\CONSTR\ProjSheets\L1.00 – LANDSCAPE PLAN.dwg
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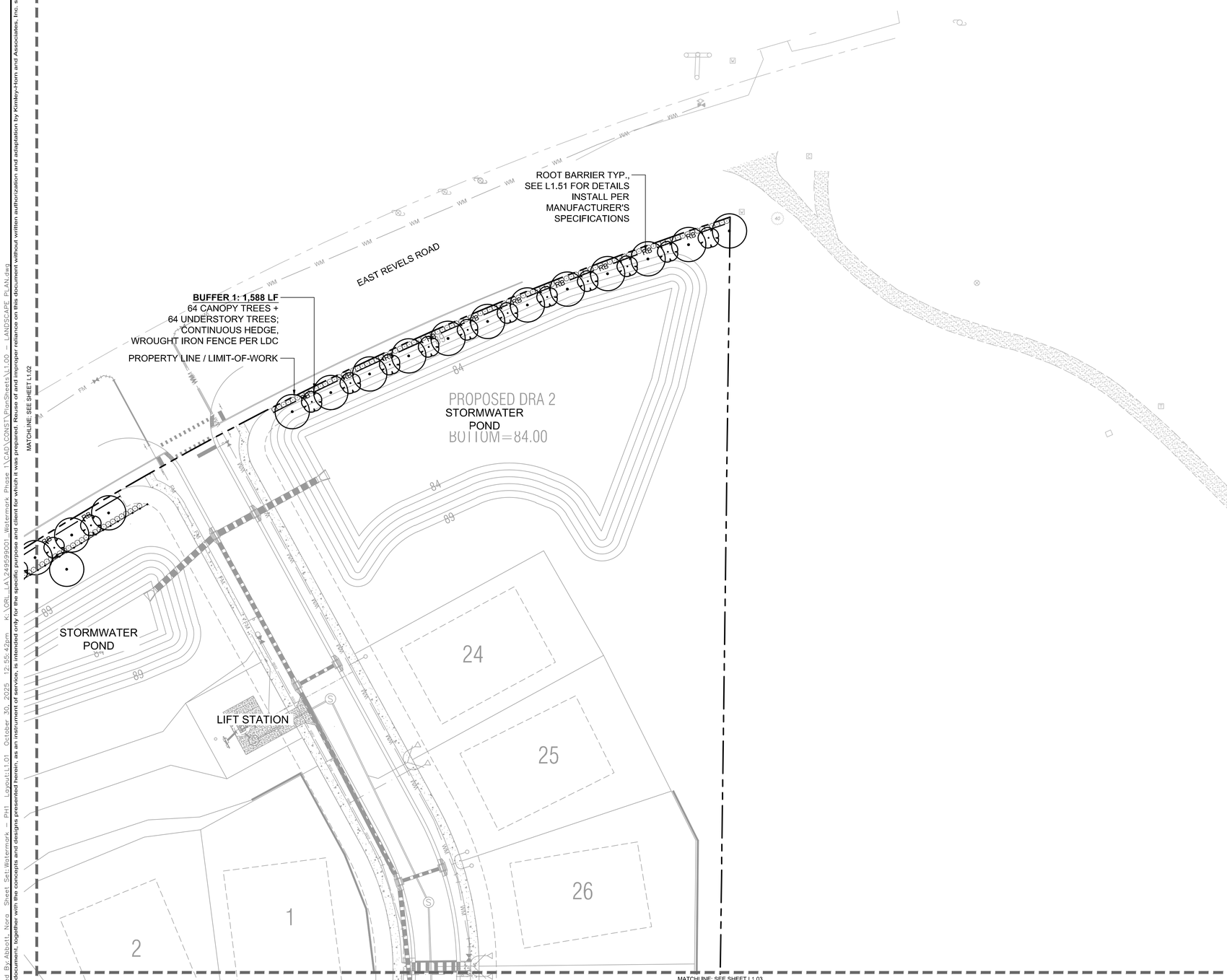


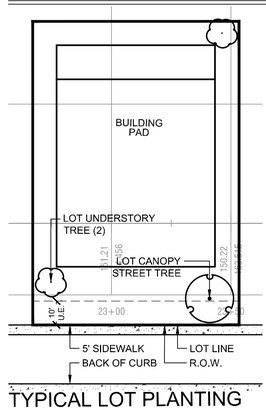

## LANDSCAPE KEY

**BUFFER - 4" CANOPY TREE**
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

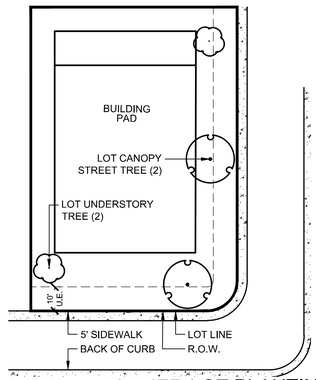
**BUFFER - 2.5" UNDERSTORY TREE**
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

**BUFFER - 30" SHRUBS**
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




TYPICAL CORNER LOT PLANTING

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GRAPHIC SCALE IN FEET
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GREGORY S. WITHERSPOON
No. 6669838
STATE OF FLORIDA

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# LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.01

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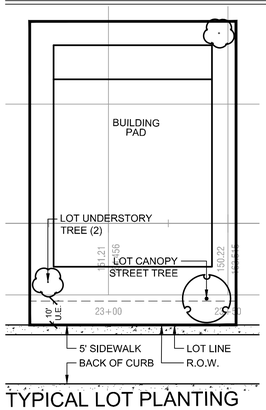
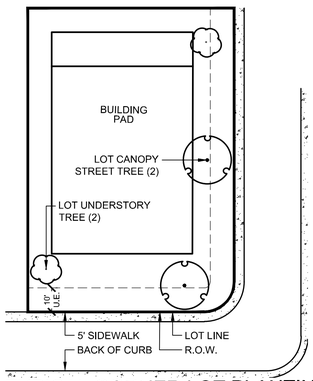
36" O.C.
FULL

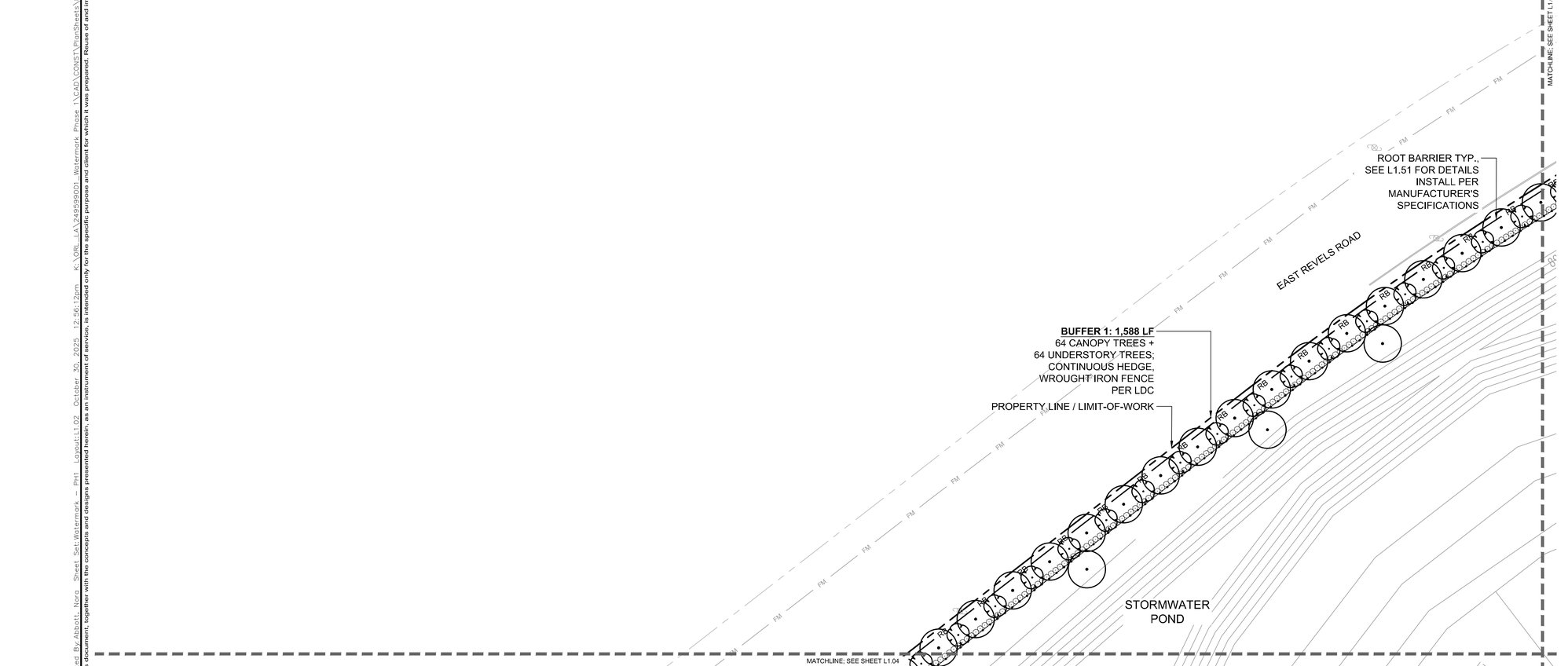
## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




## TYPICAL CORNER LOT PLANTING

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# LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.02

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MATCHLINE; SEE SHEET L1.04

MATCHLINE; SEE SHEET L1.01

MATCHLINE; SEE SHEET L1.06

PROPERTY LINE / LIMIT-OF-WORK

RETAINING WALL, TYP.

RETAINING WALL, TYP.

PHASE 1

PHASE 2

Phase 1

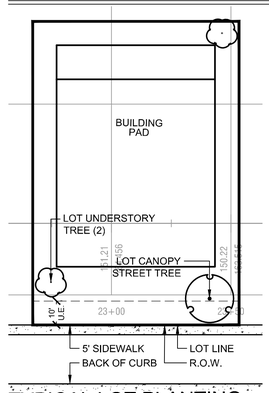
## LANDSCAPE KEY

BUFFER - 4" CANOPY TREE
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

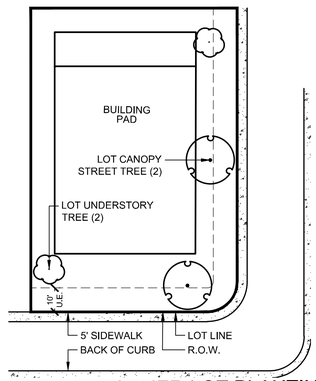
BUFFER - 2.5" UNDERSTORY TREE
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

BUFFER - 30" SHRUBS
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING

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# LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.03

Plotted By: Abbott, Nora Sheet Set: Watermark – PH1 Layout: L1.04 October 30, 2025 12:57:11pm K:\ORL_LA\249599001 Watermark Phase 1\CAD\CONST\PlanSheet\A1.00 – LANDSCAPE PLAN.dwg
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MATCHLINE; SEE SHEET L1.02

ROOT BARRIER TYP., SEE L1.51 FOR DETAILS INSTALL PER MANUFACTURER'S SPECIFICATIONS

**BUFFER 1: 1,588 LF**
64 CANOPY TREES +
64 UNDERSTORY TREES;
CONTINUOUS HEDGE,
WROUGHT IRON FENCE,
PER LDC

ROOT BARRIER TYP., SEE L1.51 FOR DETAILS

PROPOSED DRA 1
TOP=89.00
BOTTOM=84.00

STORMWATER POND

10' BERM

EAST REVELS ROAD

PROPERTY LINE / LIMIT-OF-WORK

**BUFFER 1: 1,588 LF**
64 CANOPY TREES +
64 UNDERSTORY TREES;
CONTINUOUS HEDGE,
WROUGHT IRON FENCE

PROPOSED DRA 1
STORMWATER POND
BOTTOM=84.00

MATCHLINE; SEE SHEET L1.05

MATCHLINE; SEE SHEET L1.03

MATCHLINE; SEE SHEET L1.07

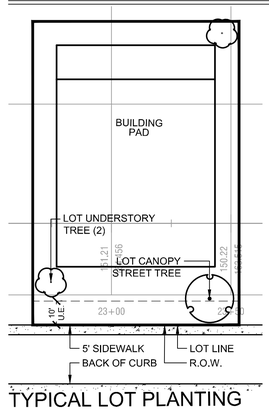
## LANDSCAPE KEY

BUFFER - 4" CANOPY TREE
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

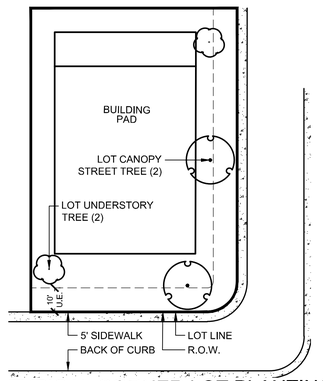
BUFFER - 2.5" UNDERSTORY TREE
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

BUFFER - 30" SHRUBS
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




TYPICAL CORNER LOT PLANTING

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

| No. | REVISIONS | DATE |
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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, dnQualifier=A01410D000001863079920002, O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2025.10.30 16:35:21-04'00'

DATE: 10/30/2025

| | |
|---|---|
| KHA PROJECT | 249599001 |
| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.04

Plotted By:Abbot, Nora Sheet Set:Watermark – PH1 Layout:L1.05 October 30, 2025 12:57:40pm K:\ORL_LA\24959001 Watermark Phase 1\CAD\CONST\PlanSheets\L1.00 – LANDSCAPE PLAN.dwg
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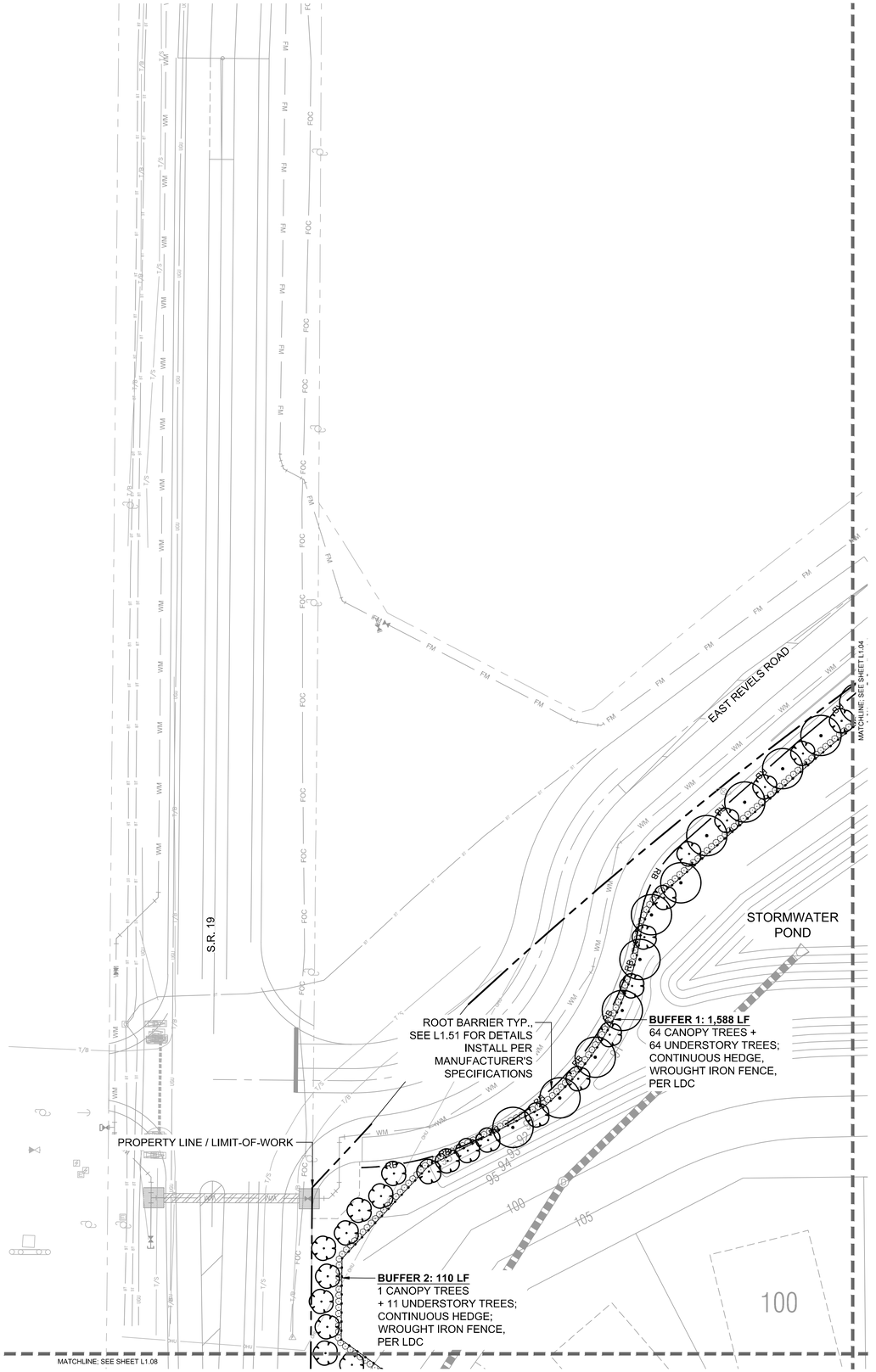


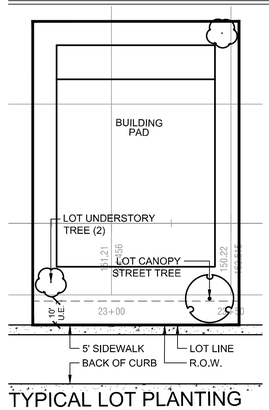

## LANDSCAPE KEY

**BUFFER - 4" CANOPY TREE**
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

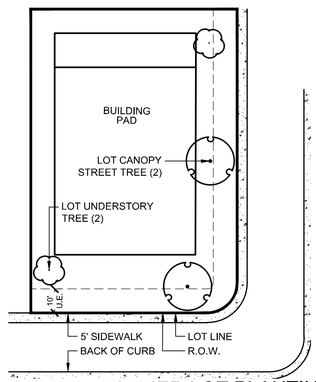
**BUFFER - 2.5" UNDERSTORY TREE**
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

**BUFFER - 30" SHRUBS**
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




## TYPICAL CORNER LOT PLANTING

NORTH
GRAPHIC SCALE IN FEET
0 15 30 60

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| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | NA |

# LANDSCAPE PLAN

WATERMARK - PHASE 1
TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

SHEET NUMBER
L1.05

Plotted By: Abbott, Nora Sheet Set: Watermark – Ph1 Layout: L1.06 October 30, 2025 12:58:12pm K:\ORL_LA\249599001 Watermark Phase 1\CAD\CONST\PlanSheets\L1.00 – LANDSCAPE PLAN.dwg
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MATCHLINE; SEE SHEET L1.03

MATCHLINE; SEE SHEET L1.07

PHASE 1

PHASE 2

PHASE 3

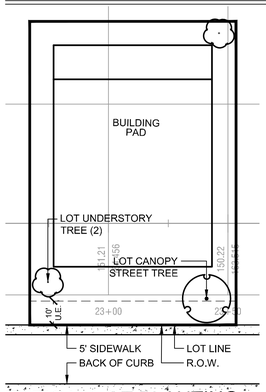
## LANDSCAPE KEY

BUFFER - 4" CANOPY TREE
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

BUFFER - 2.5" UNDERSTORY TREE
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

BUFFER - 30" SHRUBS
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




## TYPICAL CORNER LOT PLANTING

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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REGISTERED LANDSCAPE ARCHITECT
GREGORY S. WITHERSPOON
LA6669838
STATE OF FLORIDA

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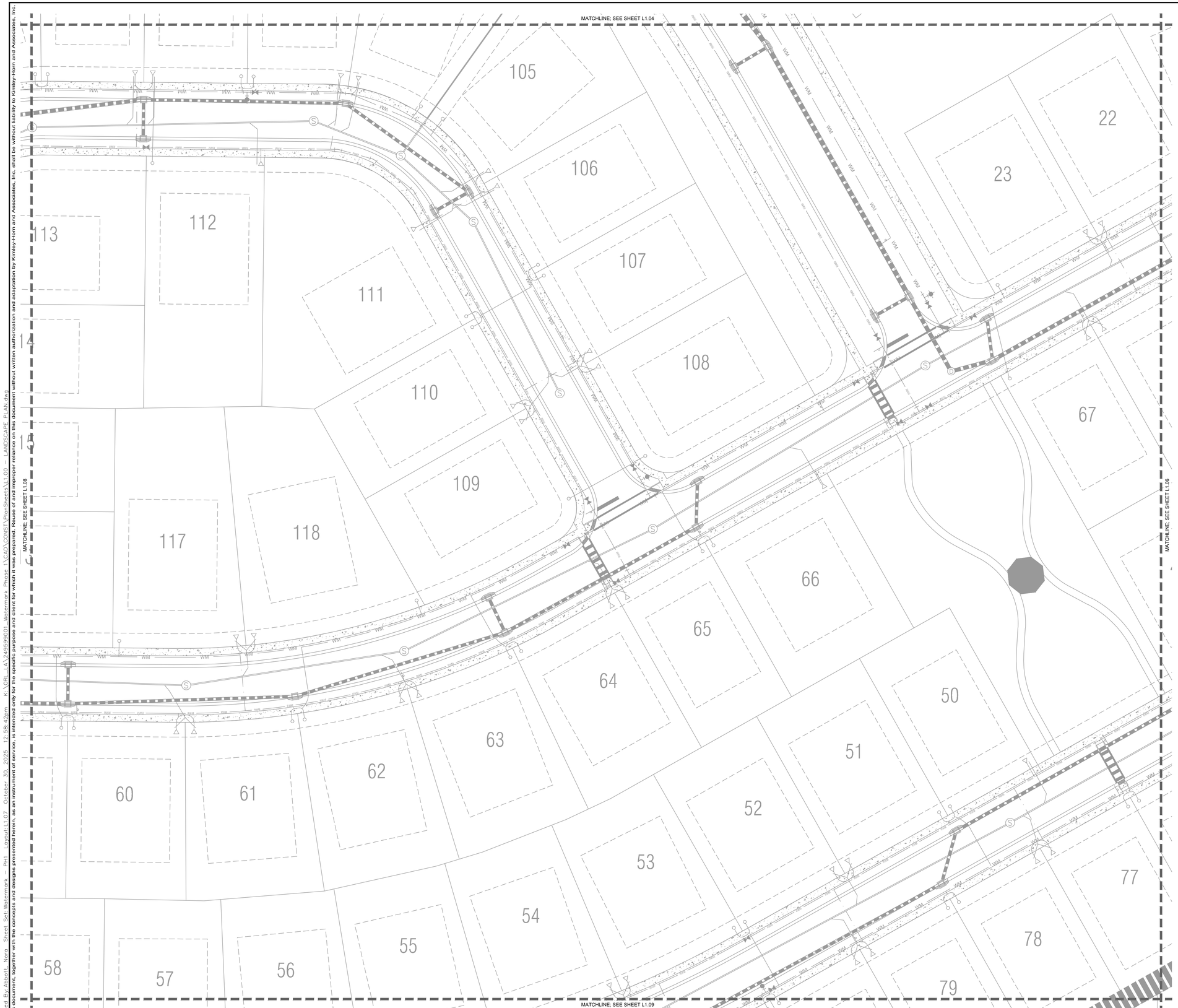
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.06



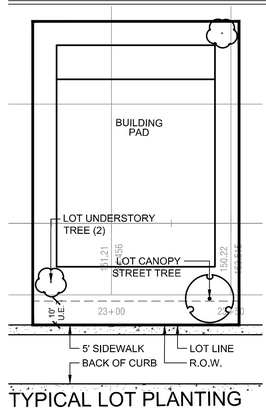

## LANDSCAPE KEY

**BUFFER - 4" CANOPY TREE**
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

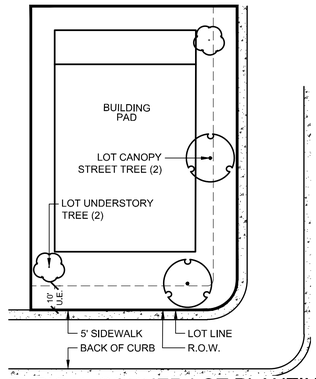
**BUFFER - 2.5" UNDERSTORY TREE**
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

**BUFFER - 30" SHRUBS**
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




TYPICAL CORNER LOT PLANTING

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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811 Know what's below. Call before you dig.
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DATE: 10/31/2025

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| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.07

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Plotted By:Abbott, Nora Sheet Set:Watermark – Ph1 Layout:L1.08 October 30, 2025 12:59:13pm K:\ORL_LA\24959001_Watermark Phase 1\CAD\CONST\PlanSheets\L1.00 – LANDSCAPE PLAN.dwg
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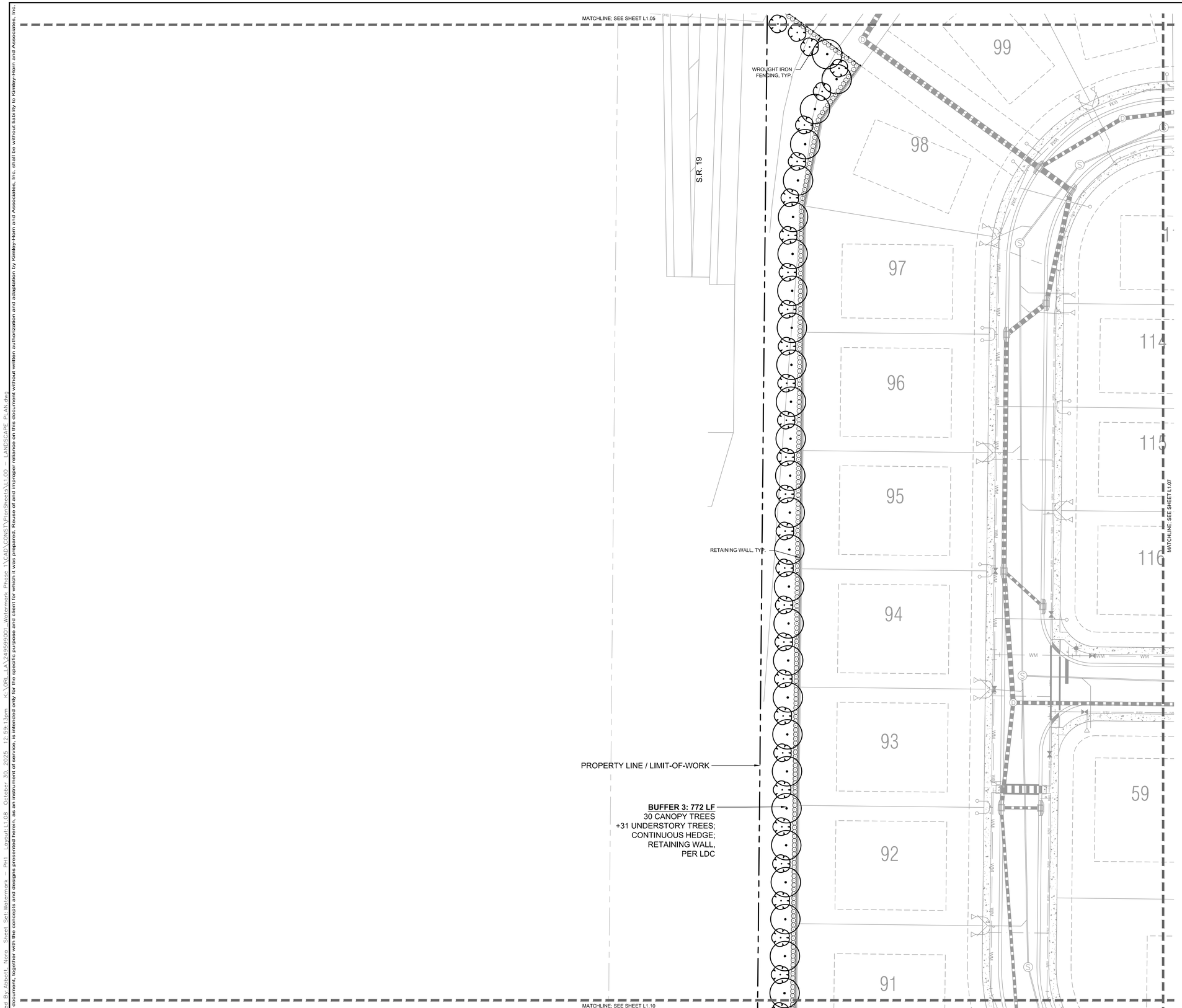


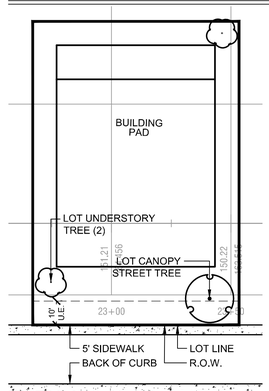

## LANDSCAPE KEY

**BUFFER - 4" CANOPY TREE**
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

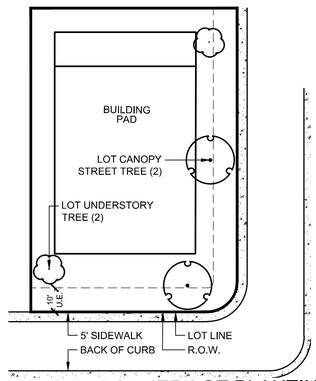
**BUFFER - 2.5" UNDERSTORY TREE**
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

**BUFFER - 30" SHRUBS**
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




## TYPICAL CORNER LOT PLANTING

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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DATE: 10/30/2025

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| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# LANDSCAPE PLAN

WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.08

Plotted By: Abbott, Nora Sheet Set: Watermark – PH1 Layout: L1.09 October 30, 2025 12:59:43pm K:\ORL_LA\24959001 Watermark Phase 1\CAD\CONST\PlanSheets\L1.00 – LANDSCAPE PLAN.dwg
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MATCHLINE; SEE SHEET L1.07

PHASE 1

PROPOSED DRA 4
TOP= STORMWATER POND
BOTTOM=120.00

10' BERM

PROPERTY LINE / LIMIT-OF-WORK

RETAINING WALL, TYP.

RETAINING WALL, TYP.

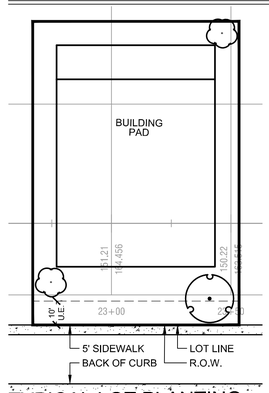
## LANDSCAPE KEY

BUFFER - 4" CANOPY TREE
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

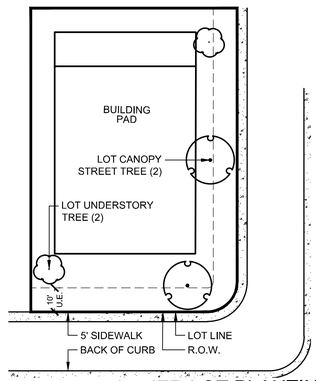
BUFFER - 2.5" UNDERSTORY TREE
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

BUFFER - 30" SHRUBS
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




TYPICAL CORNER LOT PLANTING

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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| No. | REVISIONS | DATE | BY |
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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

GREGORY S. WITHERSPOON
PROFESSIONAL ENGINEER
No. 93959038
STATE OF FLORIDA

Digitally signed by Gregory S Witherspoon
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Date: 2025.10.30 16:35:24-04'00'

DATE: 10/30/2025

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| KHA PROJECT | 24959001 |
| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.09

Plotted By: Abbott, Nora Sheet Set: Watermark – PH1 Layout: L1.10 October 30, 2025 01:00:25pm K:\ORL_LA\249599001 Watermark Phase 1\Cad\CONST\PlanSheets\L1.00 – LANDSCAPE PLAN.dwg
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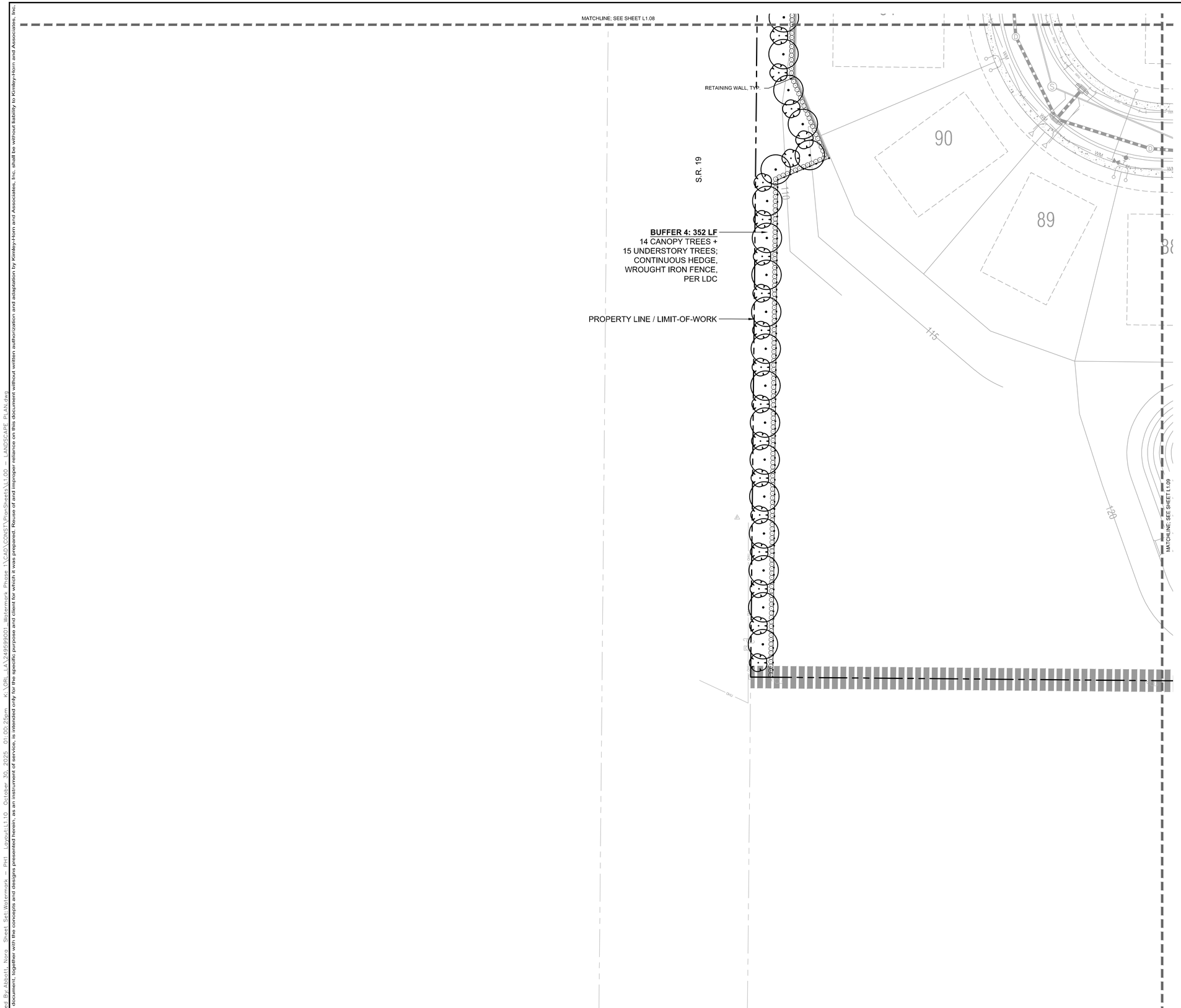


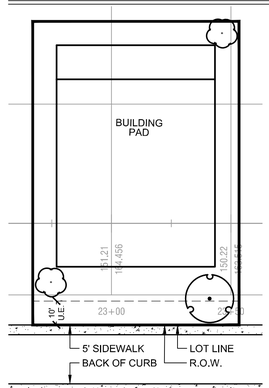

## LANDSCAPE KEY

**BUFFER - 4" CANOPY TREE**
4" MIN. CAL.
10' MIN HEIGHT
FULL, FL #1, 6' C.T.

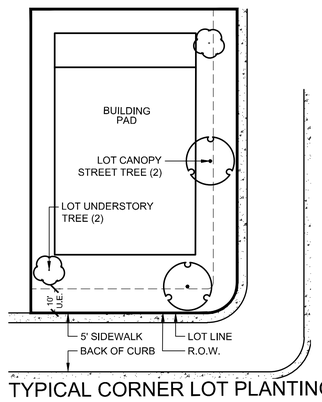
**BUFFER - 2.5" UNDERSTORY TREE**
2.5" MIN. CAL.
8' MIN. HEIGHT
FULL, FL #1, 4' C.T.

**BUFFER - 30" SHRUBS**
MIN. 30" HEIGHT
36" O.C.
FULL

## TYPICAL LANDSCAPE LOT DIAGRAMS




## TYPICAL LOT PLANTING




## TYPICAL CORNER LOT PLANTING

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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IT'S THE LAW! DIAL 811
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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

REGISTERED LANDSCAPE ARCHITECT
GREGORY S. WITHERSPOON
LA6669838
Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, dnQualifier=A01410D0000018503798920002, O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2025.10.30 16:35:25-04'00'
DATE: 10/31/2025

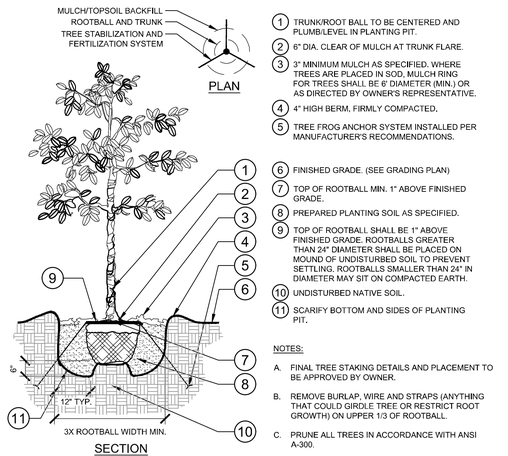
| | |
|---|---|
| KHA PROJECT | 249599001 |
| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# LANDSCAPE PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.10




SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

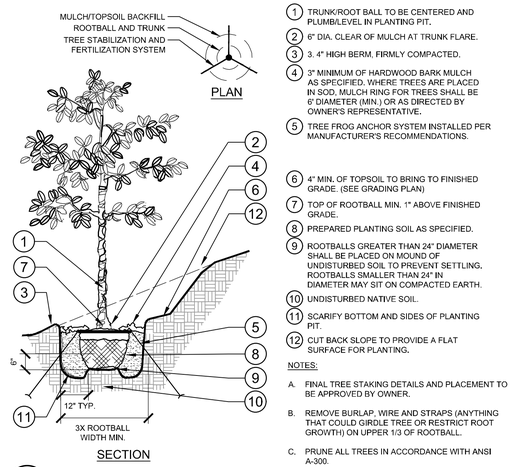
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

**1 TREE PLANTING**
L1.50 SECTION / PLAN — NTS




SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

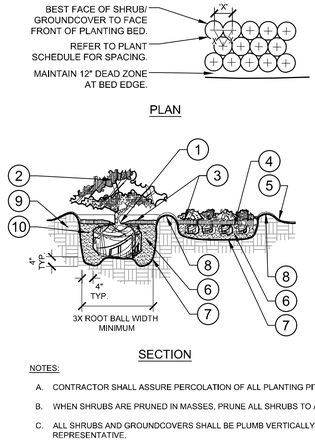
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

**2 TREE PLANTING ON A SLOPE**
L1.50 SECTION / PLAN — NTS




SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

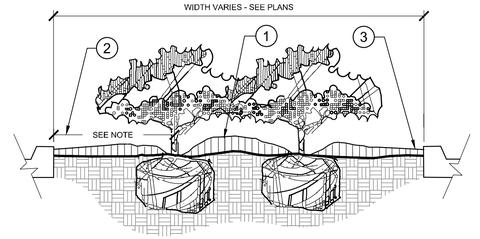
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

**3 SHRUB/GROUNDCOVER PLANTING**
L1.50 SECTION / PLAN — NTS




1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE, COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

**4 PLANTED PARKING LOT ISLANDS/MEDIANS**
L1.50 SECTION — NTS




1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

**5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE**
L1.50 SECTION — NTS




NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

**6 PLANTINGS ADJACENT TO BUILDINGS**
L1.50 SECTION — NTS




1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

**7 PARKING SPACE/CURB PLANTING**
L1.50 SECTION — NTS




1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

**8 SHRUB PLANTING AT FIRE HYDRANT**
L1.50 SECTION / PLAN — NTS




PLAN




SECTION

1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

**9 POOR DRAINAGE CONDITION**
L1.50 SECTION / PLAN — NTS




1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

**10 TREE PROTECTION FENCING**
L1.50 ELEVATION / PLAN — NTS




1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS, NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN).P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

**11 PALM PLANTING**
L1.50 SECTION / PLAN — NTS




1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

**12 MULTI-TRUNK TREE PLANTING**
L1.50 SECTION/PLAN — NTS

Kimley»Horn

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Digitally signed by Gregory S Witherspoon
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O=KIMLEY-HORN AND ASSOCIATES INC
Date: 2025.10.30 16:35:25-04'00'

REGISTERED LANDSCAPE ARCHITECT
GREGORY S. WITHERSPOON
LC26027938
STATE OF FLORIDA
DATE: 10/31/2025

| | |
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| KHA PROJECT | 249599001 |
| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# WATERMARK - PHASE 1
LANDSCAPE DETAILS
TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.50

Plotted By: Abbott, Nora Sheet Set: Watermark – PH1 Layout: L1.50 October 30, 2025 01:00:30pm K:\ORL_LA\249599001_Watermark_Phase 1\CAD\CONST\Plan Sheets\L1.00 – LANDSCAPE PLAN.dwg
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# UB 36-2/UB 48-2 Specifications
# 36" and 48" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications at minimum 8' (243cm) diameter.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The root barrier shall be either product #UB 36-2 or UB 48-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

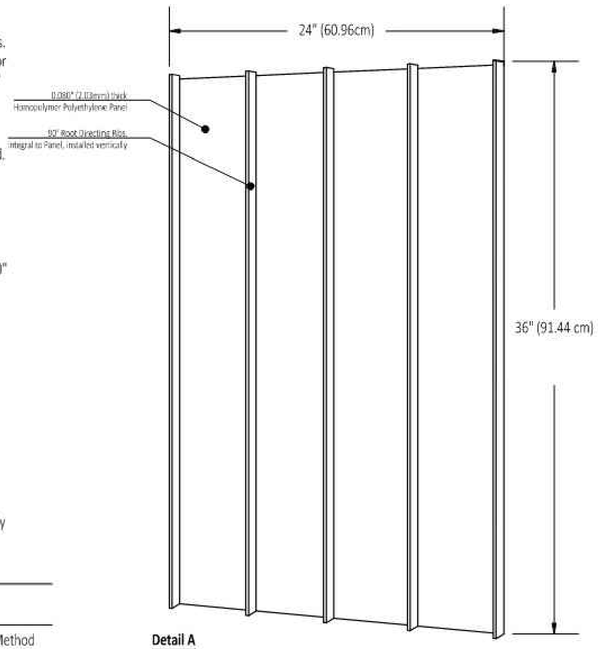
2. Root barrier shall be recyclable, black, extruded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and either 36" (910 mm) or 48" (1220 mm) deep.

3. Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Detail A)

5. Root barrier shall have an integrated Joining System for assembly by sliding one panel into another.

| Material and Thickness | Homopolymer Polyethylene 0.080 inch Extruded | |
|---|---|---|
| Properties | Typical Value | ASTM Test Method |
| Tensile stress @ yield | 3800 PSI | D638 |
| Elongation @ break % | 10% | D638 |
| Tensile Modulus | 155,000 PSI | D638 |
| Notched Izod Impact | 0.4 - 4.0 | D256A |
| Flexual Modulus 73 ‡ PSI | 145,000 | D790 |
| Hardness Shore | P66 | D2240 |




**Detail A**
**TREE ROOT BARRIER PANEL**

deeproot

1 L1.51 ROOT BARRIER SPECIFICATIONS

Item 4.

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REGISTERED LANDSCAPE ARCHITECT GREGORY S. WITHERSPOON 827938 STATE OF FLORIDA

Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, C=US, dnQualifier=A01410D000001865037982000[illegible], O=KIMLEY-HORN AND ASSOCIATES INC
Date: 2025.10.30 16:35:26-04'00'

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| DATE | 10/31/2025 |
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| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

LANDSCAPE DETAILS

WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.51

Plotted By: Abbott, Nora Sheet Set: Watermark — PH1 Layout: L1.51 October 30, 2025 01:00:34pm K:\ORL_LA\249599001_Watermark Phase 1\CAD\CONST\PlanSheets\L1.00 — LANDSCAPE PLAN.dwg
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# GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

| MATERIAL | SAMPLE SIZE |
|---|---|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.,.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE, SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.,. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

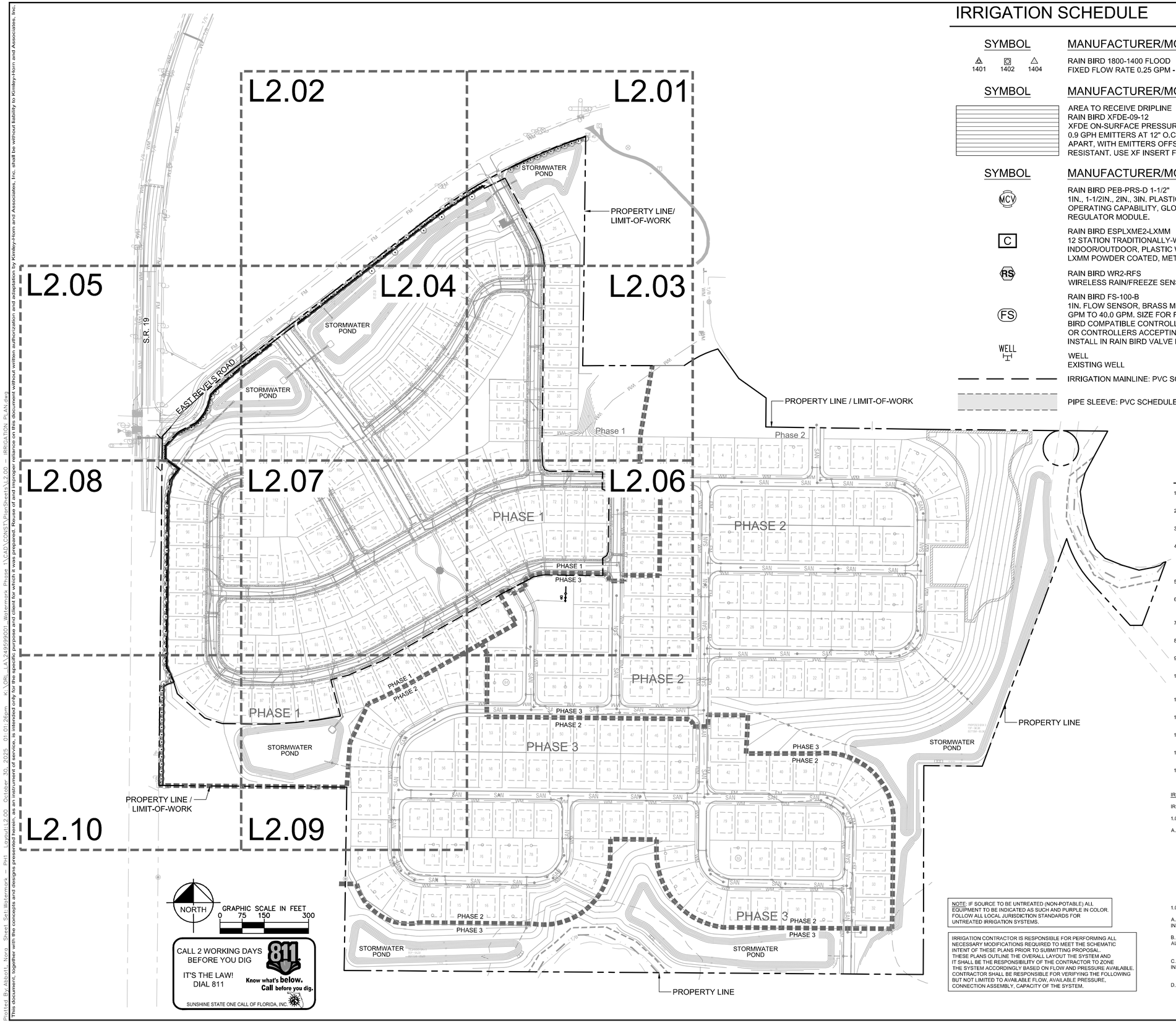
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT, ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRIT




# IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| 1401 1402 1404 | RAIN BIRD 1800-1400 FLOOD<br>FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT. | 229 | 20 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | AREA TO RECEIVE DRIPLINE<br>RAIN BIRD XFDE-09-12<br>XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS. | 8,405 LF |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| MCV | RAIN BIRD PEB-PRS-D 1-1/2"<br>1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE. | 1 |
| C | RAIN BIRD ESPLXME2-LXMM<br>12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET. | 1 |
| RS | RAIN BIRD WR2-RFS<br>WIRELESS RAIN/FREEZE SENSOR. | 1 |
| FS | RAIN BIRD FS-100-B<br>1IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) \| LXD \| LXME2(P) \| ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX. | 1 |
| WELL | WELL<br>EXISTING WELL | 1 |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 | 5,780 LF |
| | PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE | 264.0 LF |

FLOW TOTALS
Area for Dripline: 126.1
Bubbler: 84.5
Total: 210.6 GPM

# IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
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9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
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IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

1.01 PERFORMANCE REQUIREMENTS

A. MINIMUM TESTED IRRIGATION WATER SUPPLY WELL PERFORMANCE CAPACITY:

THE WELL SHALL BE CAPABLE OF A MINIMUM OF 40 GPM AT 60 PSI AT THE WELL HEAD. THE SUBMERSIBLE PUMP AND MOTOR SHALL BE DESIGNED FOR CONTINUOUS SUBMERGED OPERATION. THE PUMP SHALL BE DRIVEN BY A MOTOR ATTACHED BELOW THE PUMP SECTION. ELECTRICAL POWER SHALL BE 480 VOLT, 3 PHASE, 60 HERTZ. THE OWNER SHALL PROVIDE ALL PRIMARY AND SECONDARY ELECTRICAL FOR THE PUMP STATION. THE WELL PUMP SHALL BE CONTROLLED WITH A VARIABLE FREQUENCY DRIVE. THE VFD PANEL SHALL BE MOUNTED AT LEAST 12" FROM FINISHED GRADE INSIDE A PROTECTIVE COVER. THIS DATA SHALL BE THE BASIS FOR DETERMINING ALL VARIABLES SUCH AS THE PUMP, MOTOR, VFD, AND WIRE SIZE. THE DEPTH OF THE WELL SHALL BE DETERMINED AS NEEDED FOR PERFORMANCE REQUIREMENTS.

1.02 QUALITY ASSURANCE

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C. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

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| No. | REVISIONS | DATE |
|---|---|---|
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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

GREGORY S. WITHERSPOON
PROFESSIONAL ENGINEER
No. 82759938
STATE OF FLORIDA
Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, dnQualifier=A01410D000001863079920002, O=KIMLEY-HORN AND ASSOCIATES INC
Date: 2025.10.30 16:35:27-04'00'
DATE: 10/30/2025

KHA PROJECT 249599001
DATE 10/31/2025
SCALE AS SHOWN
DESIGNED BY RCL
DRAWN BY RCL
CHECKED BY GSW

OVERALL IRRIGATION PLAN

WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.00



Plotted By: Abbott, Nora Sheet Set: Watermark – PH1 Layout: L2.00 October 30, 2025 01:01:26pm K:\ORL_LA\249599001_Watermark Phase 1\CAD\CONSTRUCTION\Sheets\L2.00 – IRRIGATION PLAN.dwg
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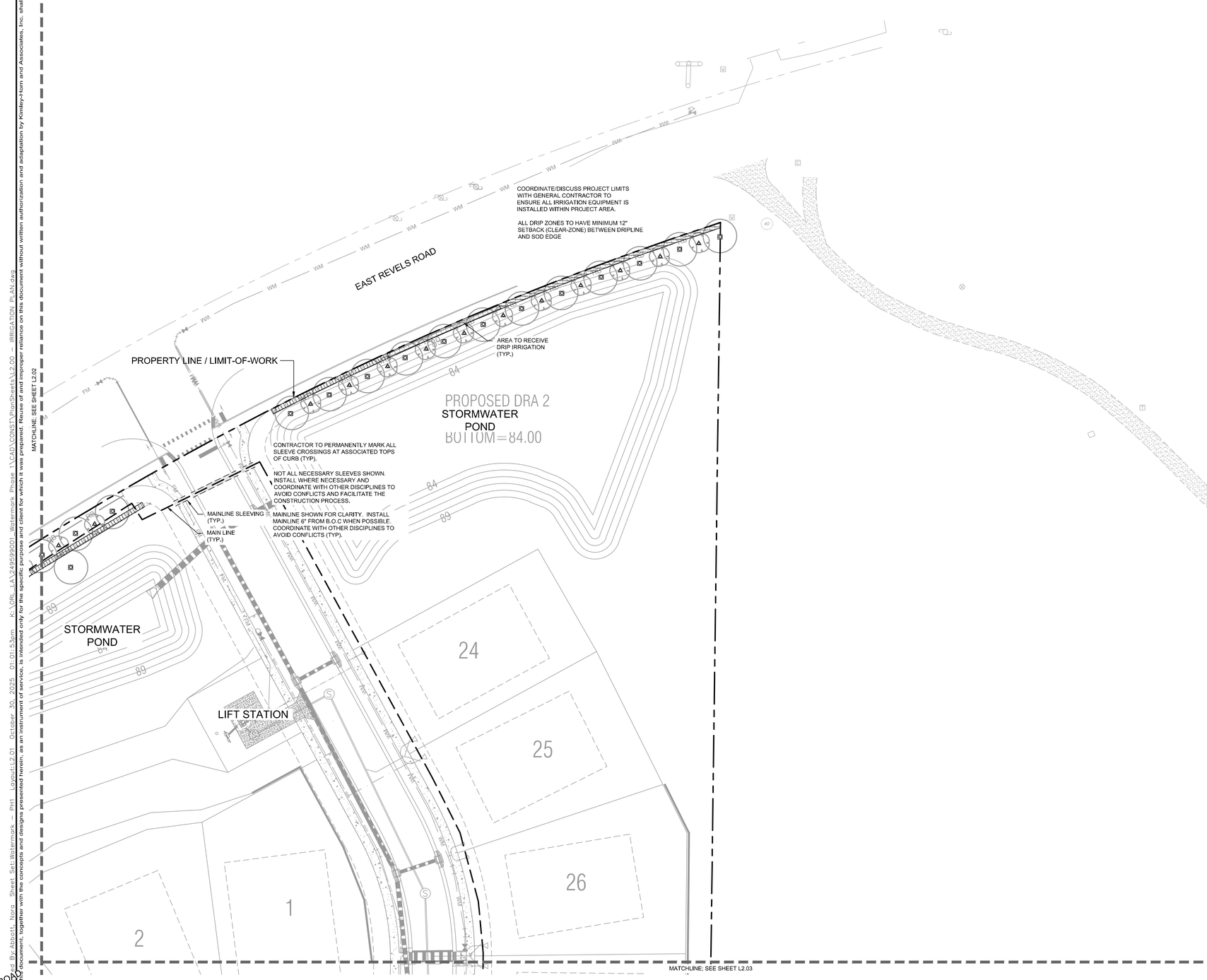


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|---|---|
| 1401 1402 1404 | RAIN BIRD 1800-1400 FLOOD |
| SYMBOL | MANUFACTURER/MODEL |
| | AREA TO RECEIVE DRIPLINE<br>RAIN BIRD XFDE-09-12 |
| SYMBOL | MANUFACTURER/MODEL |
| MCV | RAIN BIRD PEB-PRS-D 1-1/2" |
| C | RAIN BIRD ESPLXME2-LXMM |
| RS | RAIN BIRD WR2-RFS |
| FS | RAIN BIRD FS-100-B |
| WELL | WELL |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE |

FLOW TOTALS

| | |
|---|---|
| Area for Dripline: | 126.1 |
| Bubbler: | 84.5 |
| Total: | 210.6 GPM |

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, dnQualifier=A01410D000001850379892000[illegible]
O=KIMLEY-HORN AND ASSOCIATES INC
Date: 2025.10.30 16:35:28-04'00'
DATE: 10/30/2025

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|---|---|
| KHA PROJECT | 249599001 |
| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

IRRIGATION PLAN

WATERMARK - PHASE 1
TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.01

Plotted By: Abbott, Nora Sheet Set: Watermark – Ph1 Layout: L2.01 October 30, 2025 01:01:53pm K:\ORL_LA\249599001_Watermark_Phase 1\CAD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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|---|---|
| | AREA TO RECEIVE DRIPLINE<br>RAIN BIRD XFDE-09-12 |

| SYMBOL | MANUFACTURER/MODEL |
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| C | RAIN BIRD ESPLXME2-LXMM |
| RS | RAIN BIRD WR2-RFS |
| FS | RAIN BIRD FS-100-B |
| WELL | WELL |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
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FLOW TOTALS
Area for Dripline: 126.1
Bubbler: 84.5
Total: 210.6 GPM

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

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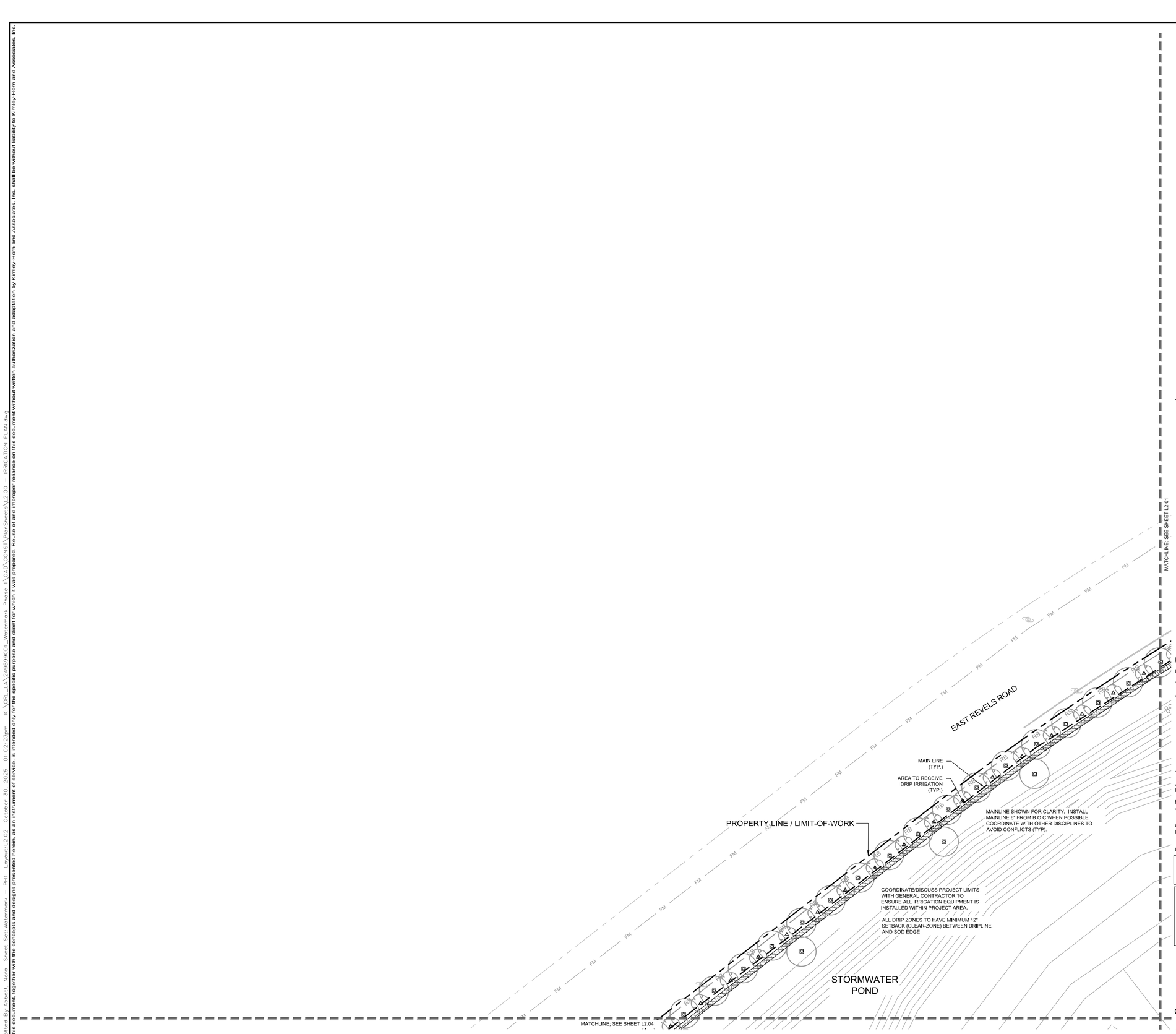


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Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, dnQualifier=A01410D000001865037982000[illegible]
O=KIMLEY-HORN AND ASSOCIATES INC
Date: 2025.10.30 16:36:28-04'00'

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| KHA PROJECT | 24959001 |
| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
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| CHECKED BY | GSW |

# IRRIGATION PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.02

Plotted By:Abbott, Nora Sheet Set:Watermark – PH1 Layout:L2.03 October 30, 2025 01:02:55pm K:\ORL_LA\24959001 Watermark Phase 1\CAD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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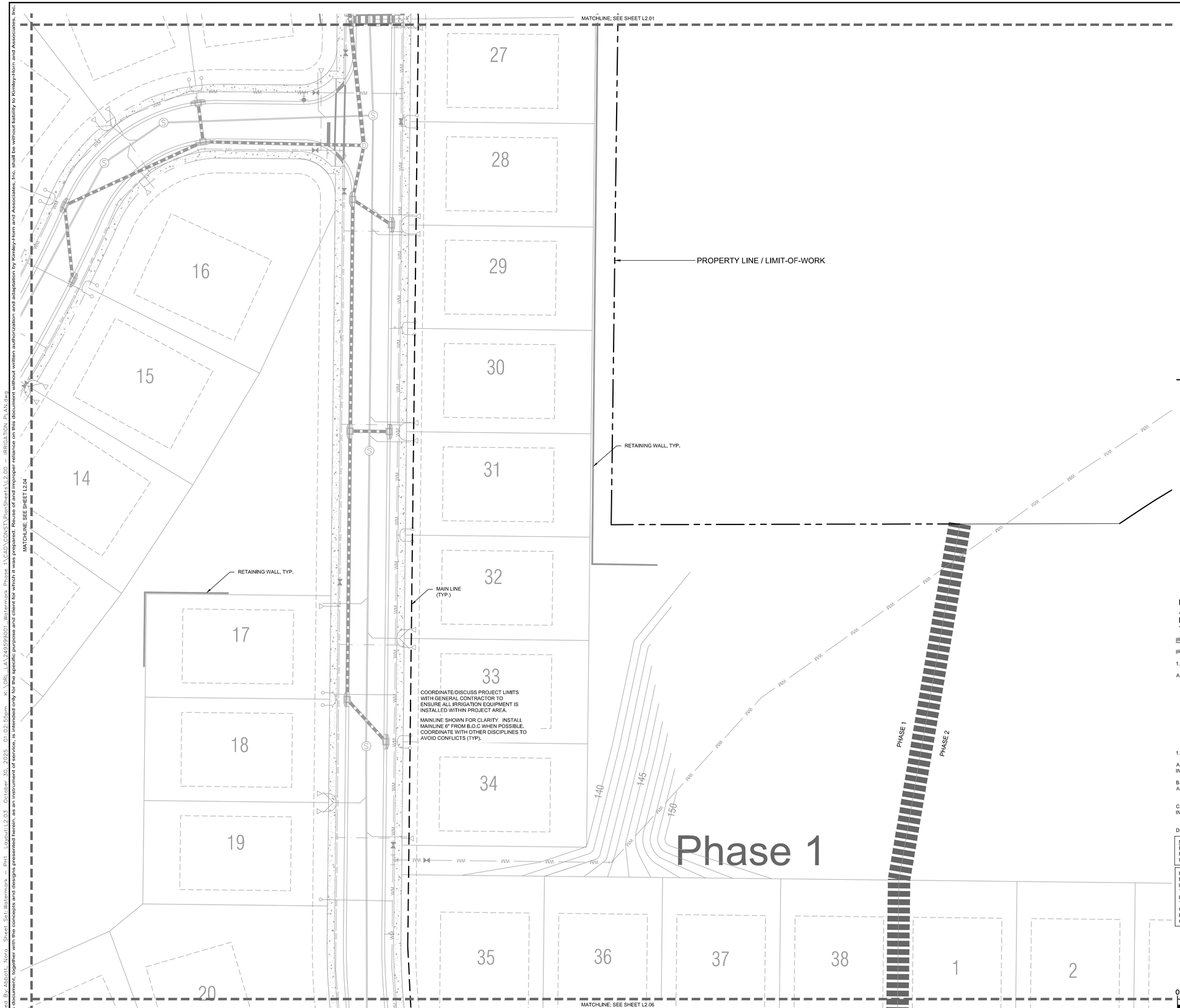


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THE WELL SHALL BE CAPABLE OF A MINIMUM OF 40 GPM AT 60 PSI AT THE WELL HEAD. THE SUBMERSIBLE PUMP AND MOTOR SHALL BE DESIGNED FOR CONTINUOUS SUBMERGED OPERATION. THE PUMP SHALL BE DRIVEN BY A MOTOR ATTACHED BELOW THE PUMP SECTION. ELECTRICAL POWER SHALL BE 480 VOLT, 3 PHASE, 60 HERTZ. THE OWNER SHALL PROVIDE ALL PRIMARY AND SECONDARY ELECTRICAL FOR THE PUMP STATION. THE WELL PUMP SHALL BE CONTROLLED WITH A VARIABLE FREQUENCY DRIVE. THE VFD PANEL SHALL BE MOUNTED AT LEAST 12" FROM FINISHED GRADE INSIDE A PROTECTIVE COVER. THIS DATA SHALL BE THE BASIS FOR DETERMINING ALL VARIABLES SUCH AS THE PUMP, MOTOR, VFD, AND WIRE SIZE. THE DEPTH OF THE WELL SHALL BE DETERMINED AS NEEDED FOR PERFORMANCE REQUIREMENTS.

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C. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

D. AWWA COMPLIANCE: COMPLY WITH AWWA A100 FOR WATER SUPPLY WELLS.

NOTE: IF SOURCE TO BE UNTREATED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR UNTREATED IRRIGATION SYSTEMS.

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| No. | REVISIONS | DATE | BY |
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, dnQualifier=A01410D000001865037992000[illegible]
O=KIMLEY-HORN AND ASSOCIATES, INC.
Date: 2025.10.30 16:36:15-04'00'

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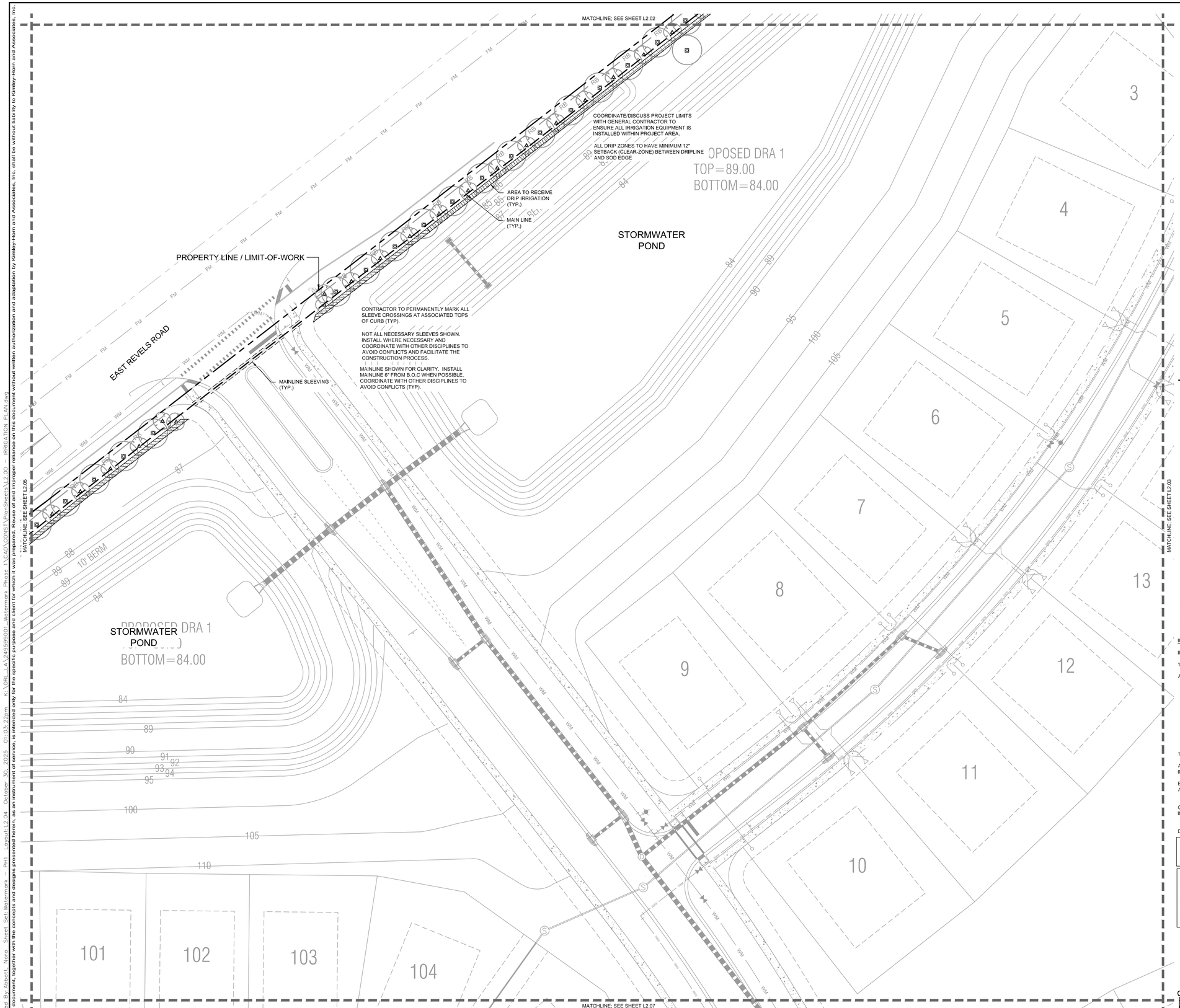
|---|---|
| KHA PROJECT | 24959001 |
| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# IRRIGATION PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.03




# IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC, PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
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7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
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# IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| 1401 1402 1404 | RAIN BIRD 1800-1400 FLOOD |

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| | AREA TO RECEIVE DRIPLINE<br>RAIN BIRD XFDE-09-12 |

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| MCV | RAIN BIRD PEB-PRS-D 1-1/2" |
| C | RAIN BIRD ESPLXME2-LXMM |
| RS | RAIN BIRD WR2-RFS |
| FS | RAIN BIRD FS-100-B |
| WELL | WELL |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE |

FLOW TOTALS

| | |
|---|---|
| Area for Dripline: | 126.1 |
| Bubbler: | 84.5 |
| Total: | 210.6 GPM |

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

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Date: 2025.10.30 16:36:15-04'00'

DATE: 10/30/2025

KHA PROJECT 24959001
DATE 10/31/2025
SCALE AS SHOWN
DESIGNED BY RCL
DRAWN BY RCL
CHECKED BY GSW

# IRRIGATION PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.04



Plotted By:Abbott, Nora Sheet Set:Watermark – PH1 Layout:L2.04 October 30, 2025 01:03:22pm K:\ORL_LA\24959001 Watermark Phase 1\CAD\CNST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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Plotted By:Abbott Nora Sheet Set:Watermark – PH1 Layout:L2.05 October 30, 2025 01:03:46pm K:\ORL_LA\24959001 Watermark Phase 1\CAD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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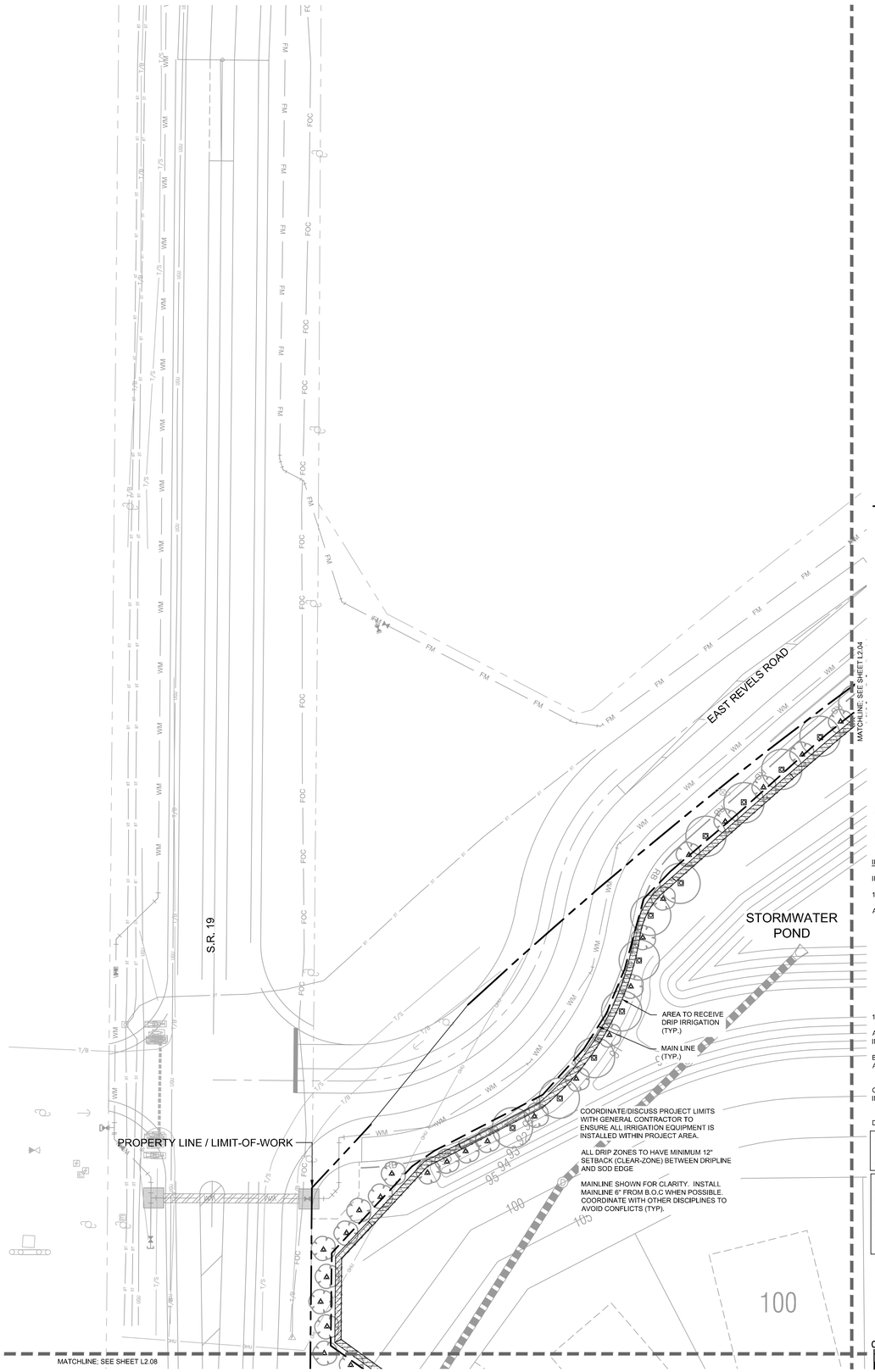


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| | |
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| Total: | 210.6 GPM |

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# IRRIGATION PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.05

Plotted By: Abbott, Nora Sheet Set: Watermark – Ph1 Layout: L2.06 October 30, 2025 01:04:11pm K:\ORL_LA\24959001 Watermark Phase 1\CAD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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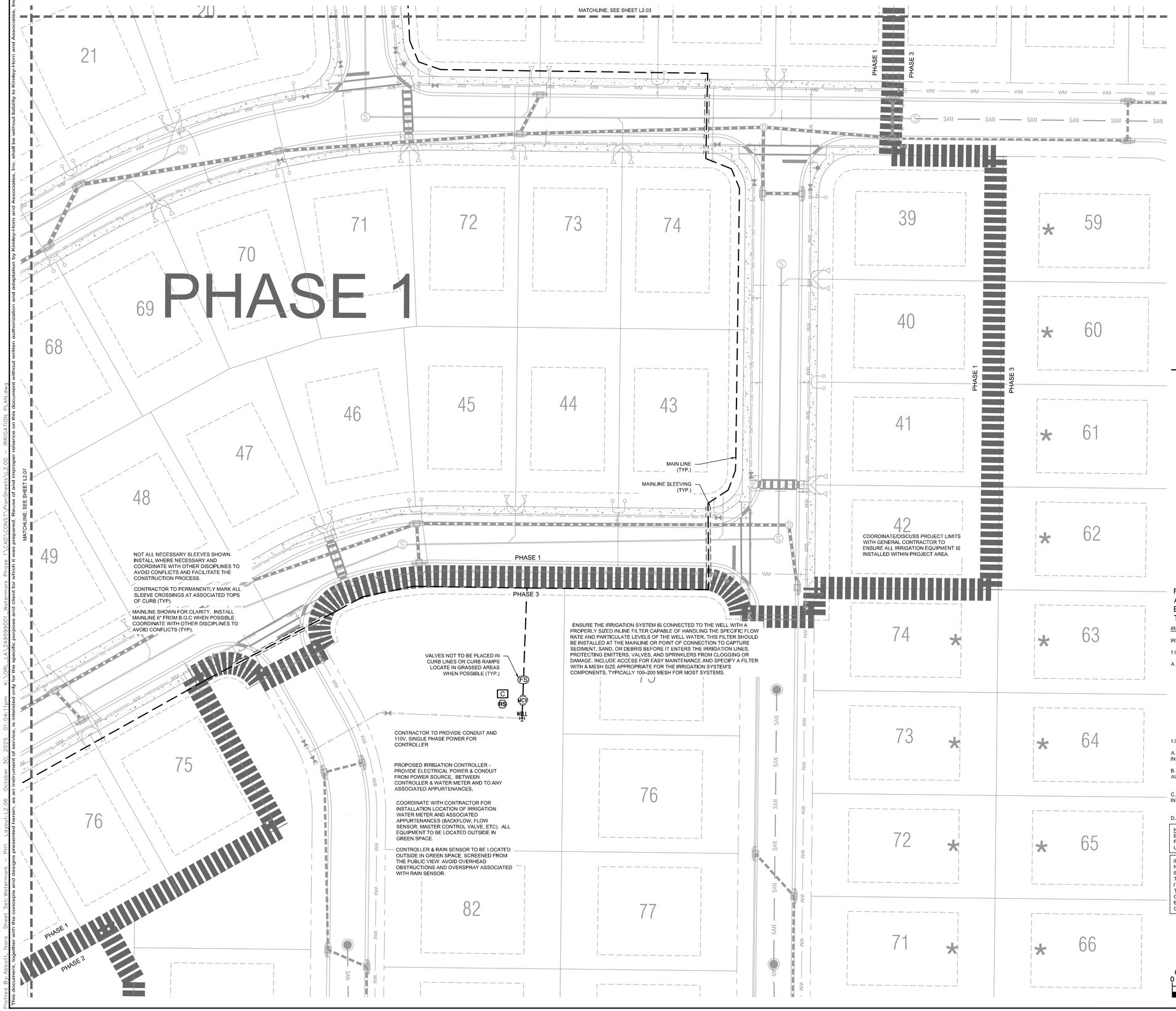


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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

REGISTERED LANDSCAPE ARCHITECT
Gregory S Witherspoon
LA6669938
STATE OF FLORIDA
Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, E=gregory.witherspoon@kimley-horn.com, C=US, dnQualifier=A01410D000001869039920002, O=KIMLEY-HORN AND ASSOCIATES INC
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DATE: 10/30/2025

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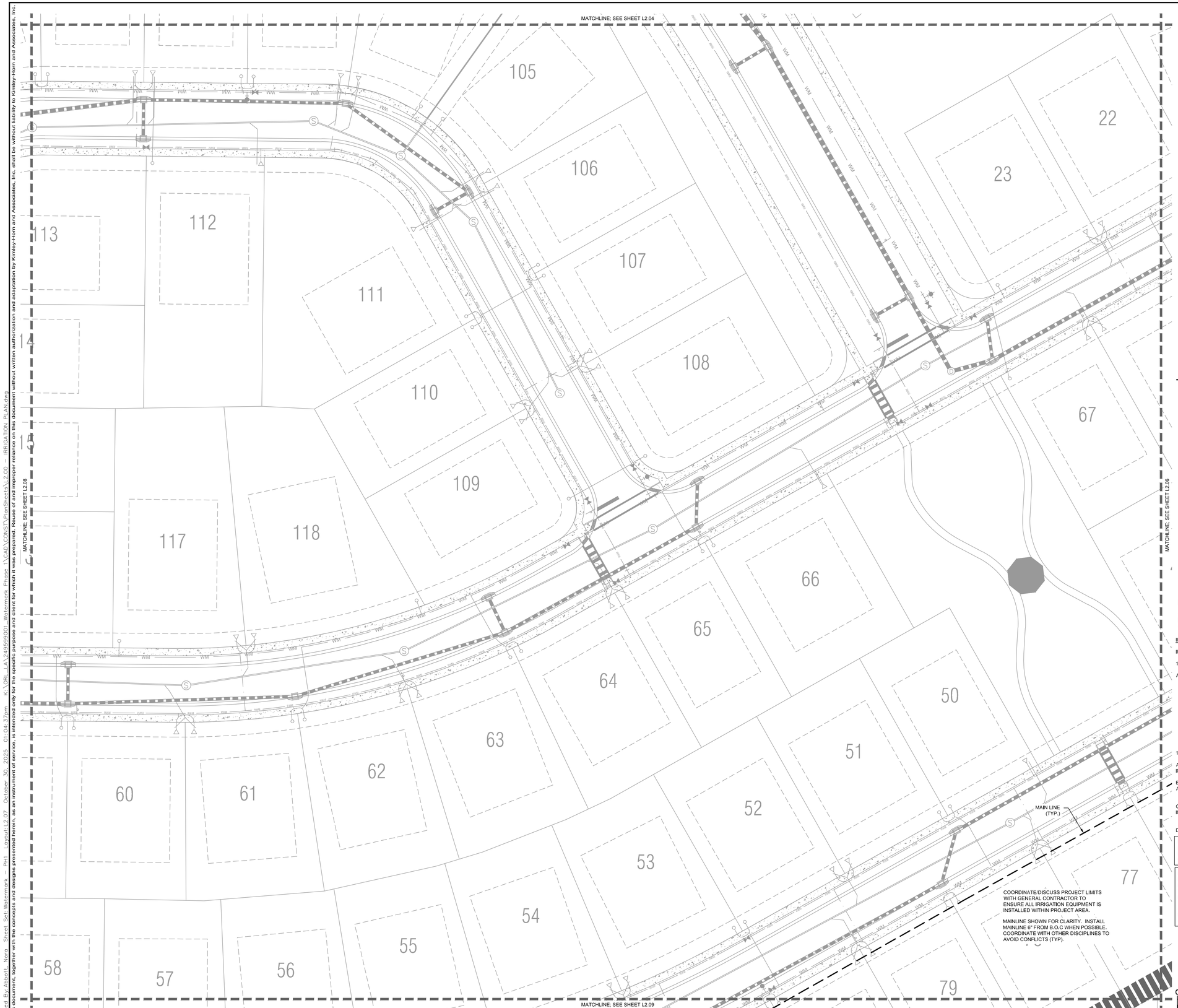
| KHA PROJECT | 24959001 |
| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

IRRIGATION PLAN

WATERMARK - PHASE 1
TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.06




COORDINATE/DISCUSS PROJECT LIMITS WITH GENERAL CONTRACTOR TO ENSURE ALL IRRIGATION EQUIPMENT IS INSTALLED WITHIN PROJECT AREA.

MAINLINE SHOWN FOR CLARITY. INSTALL MAINLINE 6" FROM B.O.C WHEN POSSIBLE. COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS (TYP).

# IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC, PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
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7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.

# IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| 1401 1402 1404 | RAIN BIRD 1800-1400 FLOOD |

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| | AREA TO RECEIVE DRIPLINE |
| | RAIN BIRD XFDE-09-12 |

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| MCV | RAIN BIRD PEB-PRS-D 1-1/2" |
| C | RAIN BIRD ESPLXME2-LXMM |
| RS | RAIN BIRD WR2-RFS |
| FS | RAIN BIRD FS-100-B |
| WELL | WELL |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE |

FLOW TOTALS

| | |
|---|---|
| Area for Dripline: | 126.1 |
| Bubbler: | 84.5 |
| Total: | 210.6 GPM |

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

1.01 PERFORMANCE REQUIREMENTS

A. MINIMUM TESTED IRRIGATION WATER SUPPLY WELL PERFORMANCE CAPACITY:

THE WELL SHALL BE CAPABLE OF A MINIMUM OF 40 GPM AT 60 PSI AT THE WELL HEAD. THE SUBMERSIBLE PUMP AND MOTOR SHALL BE DESIGNED FOR CONTINUOUS SUBMERGED OPERATION. THE PUMP SHALL BE DRIVEN BY A MOTOR ATTACHED BELOW THE PUMP SECTION. ELECTRICAL POWER SHALL BE 480 VOLT, 3 PHASE, 60 HERTZ. THE OWNER SHALL PROVIDE ALL PRIMARY AND SECONDARY ELECTRICAL FOR THE PUMP STATION. THE WELL PUMP SHALL BE CONTROLLED WITH A VARIABLE FREQUENCY DRIVE. THE VFD PANEL SHALL BE MOUNTED AT LEAST 12" FROM FINISHED GRADE INSIDE A PROTECTIVE COVER. THIS DATA SHALL BE THE BASIS FOR DETERMINING ALL VARIABLES SUCH AS THE PUMP, MOTOR, VFD, AND WIRE SIZE. THE DEPTH OF THE WELL SHALL BE DETERMINED AS NEEDED FOR PERFORMANCE REQUIREMENTS.

1.02 QUALITY ASSURANCE

A. WELL DRILLER QUALIFICATIONS: AN EXPERIENCED WATER SUPPLY WELL DRILLER LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.

B. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT TESTING AGENCY, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E 548.

C. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

D. AWWA COMPLIANCE: COMPLY WITH AWWA A100 FOR WATER SUPPLY WELLS.

NOTE: IF SOURCE TO BE UNTREATED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR UNTREATED IRRIGATION SYSTEMS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

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| DATE | 10/31/2025 |
| SCALE | AS SHOWN |
| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# IRRIGATION PLAN

WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.07

Plotted By:Abbott, Nora Sheet Set:Watermark – PH1 Layout:L2.07 October 30, 2025 01:04:37pm K:\ORL_LA\249599001 Watermark Phase 1\CAD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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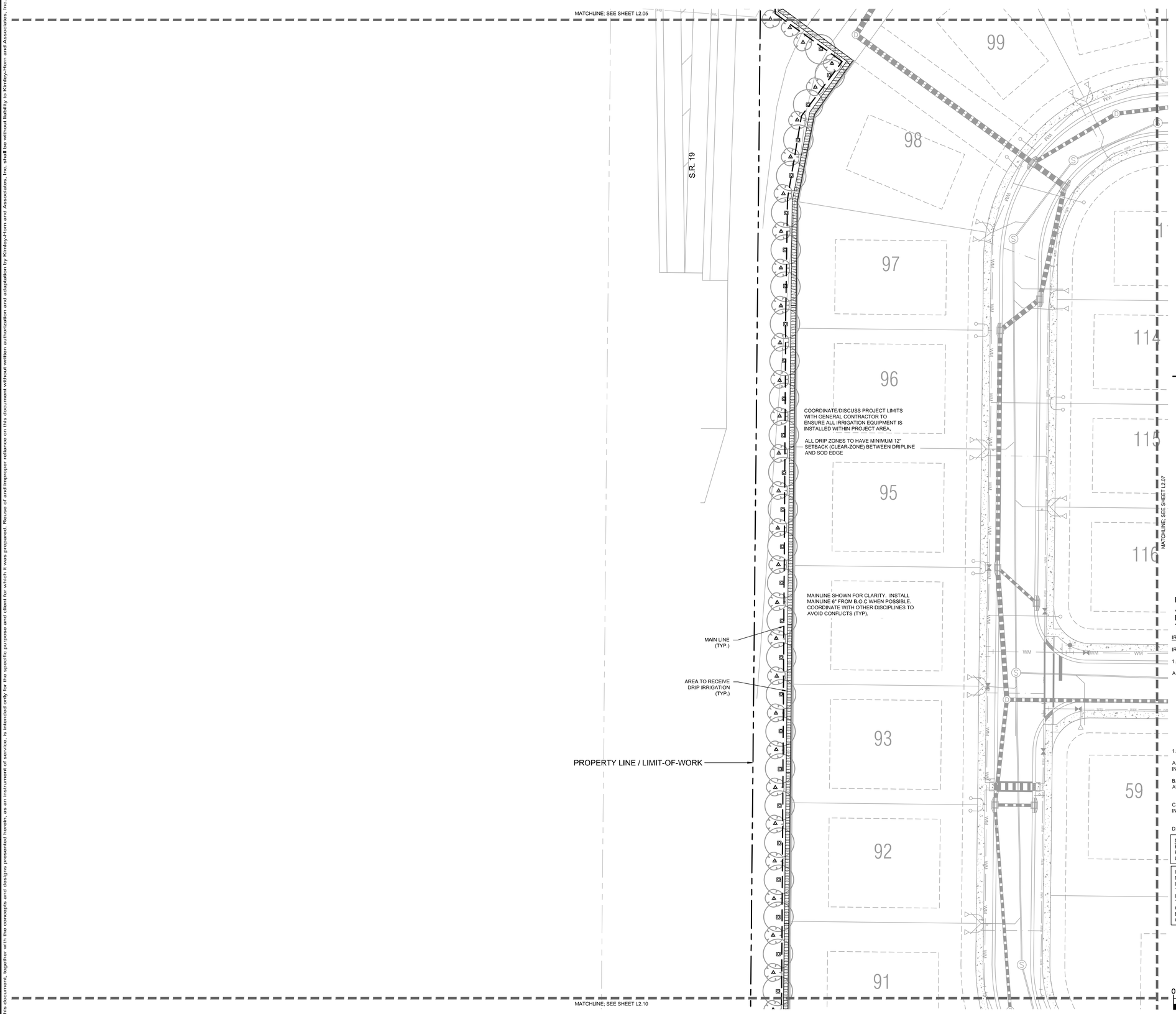


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# IRRIGATION SCHEDULE

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| | AREA TO RECEIVE DRIPLINE |
| | RAIN BIRD XFDE-09-12 |
| MCV | RAIN BIRD PEB-PRS-D 1-1/2" |
| C | RAIN BIRD ESPLXME2-LXMM |
| RS | RAIN BIRD WR2-RFS |
| FS | RAIN BIRD FS-100-B |
| WELL | WELL |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE |

FLOW TOTALS

| | |
|---|---|
| Area for Dripline: | 126.1 |
| Bubbler: | 84.5 |
| Total: | 210.6 GPM |

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

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| DESIGNED BY | RCL |
| DRAWN BY | RCL |
| CHECKED BY | GSW |

# IRRIGATION PLAN

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.08

Plotted By:Abbott, Nora Sheet Set:Watermark – PH1 Layout:L2.09 October 30, 2025 01:05:26pm K:\ORL_LA\24959001 Watermark Phase 1\CAD\CONSTY\PlanSheet\L2.00 – IRRIGATION PLAN.dwg
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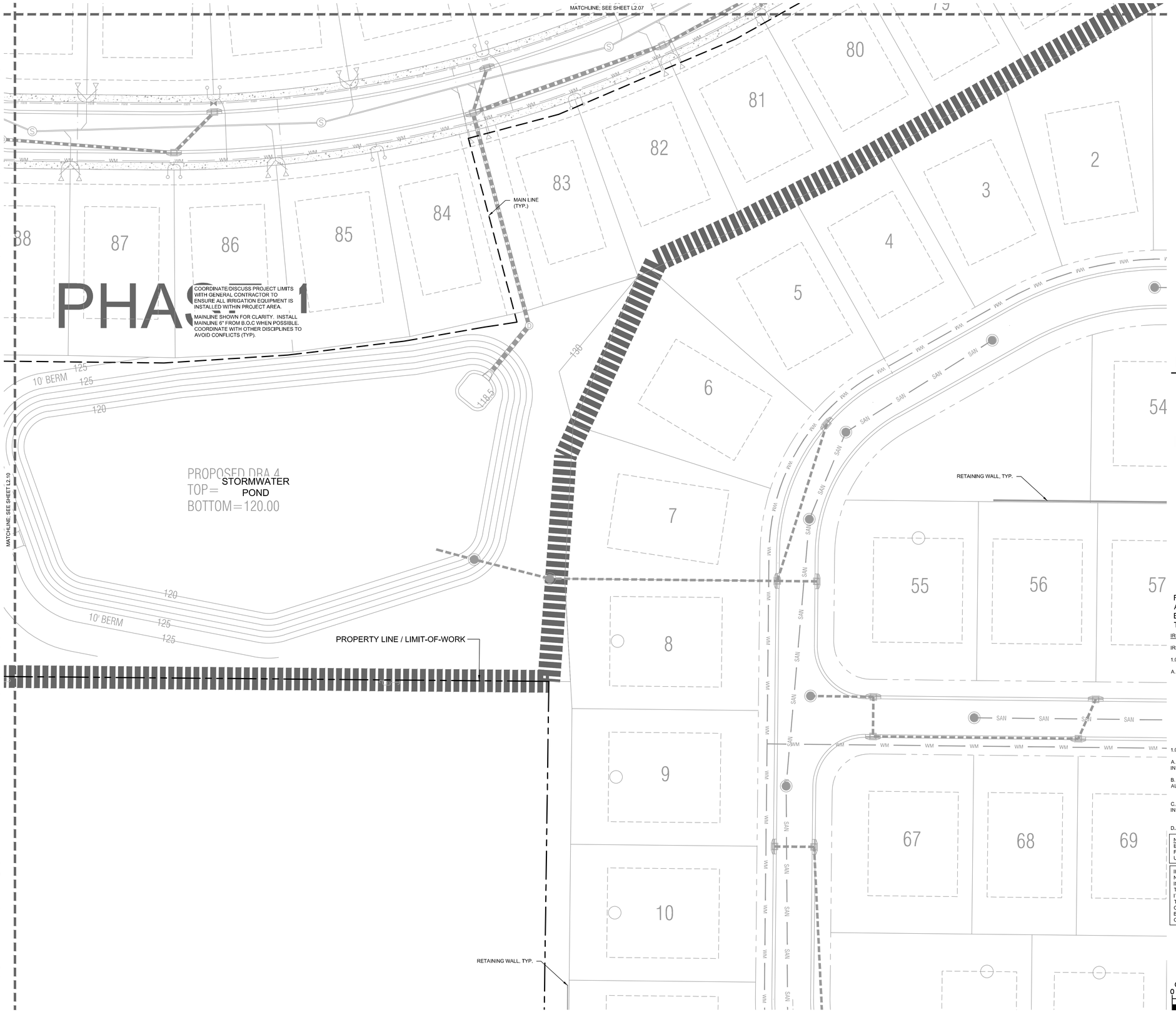


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SHEET NUMBER
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Plotted By:Abbott, Nora Sheet Set:Watermark – Ph1 Layout:L2.10 October 30, 2025 01:05:51pm K:\ORL_LA\24959001_Watermark Phase 1\CAD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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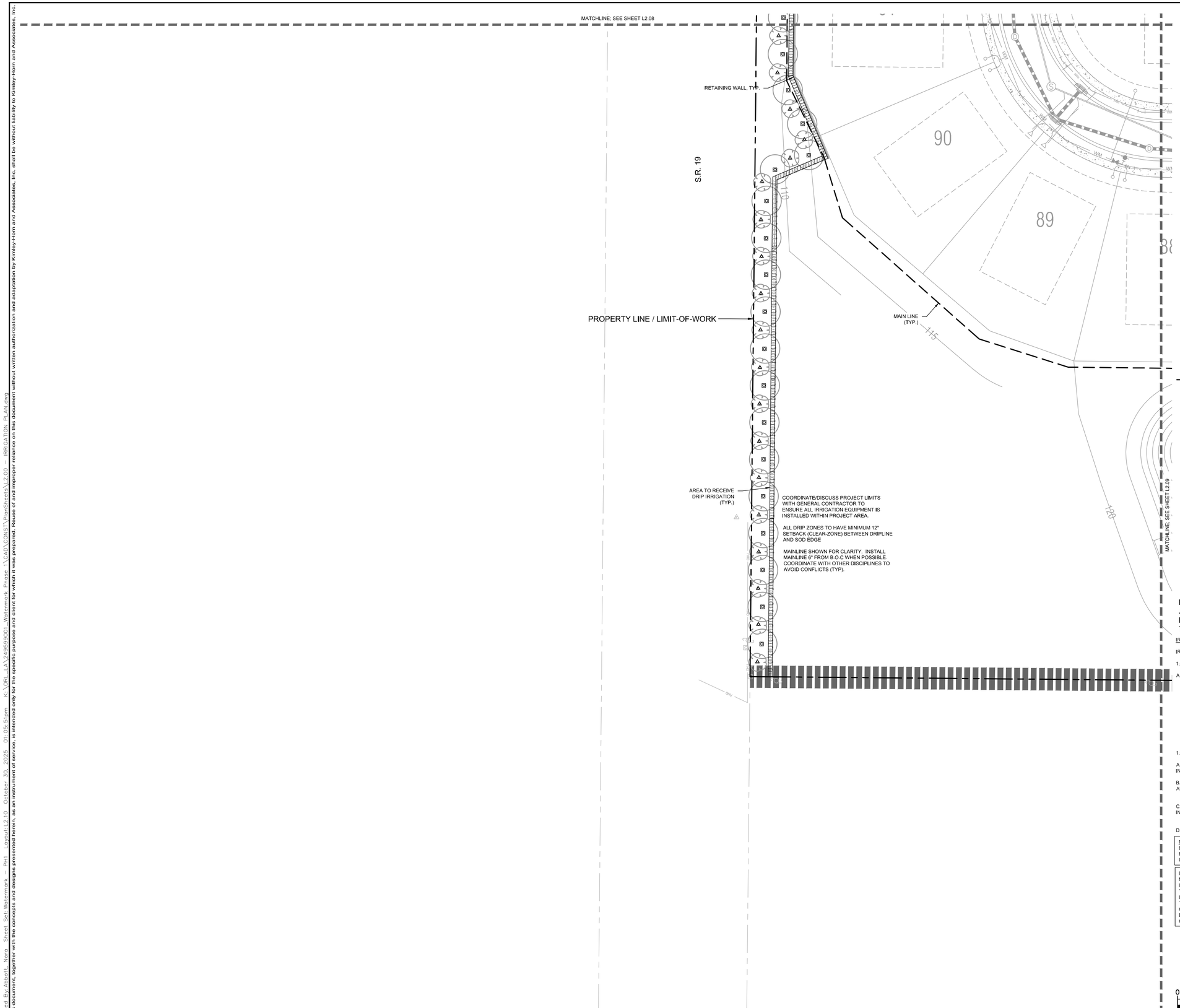


# IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC, PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.

# IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| △ 1401 ⊠ 1402 △ 1404 | RAIN BIRD 1800-1400 FLOOD |
| | AREA TO RECEIVE DRIPLINE |
| | RAIN BIRD XFDE-09-12 |
| MCV | RAIN BIRD PEB-PRS-D 1-1/2" |
| C | RAIN BIRD ESPLXME2-LXMM |
| RS | RAIN BIRD WR2-RFS |
| FS | RAIN BIRD FS-100-B |
| WELL | WELL |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE |

FLOW TOTALS

| | |
|---|---|
| Area for Dripline: | 126.1 |
| Bubbler: | 84.5 |
| Total: | 210.6 GPM |

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

1.01 PERFORMANCE REQUIREMENTS

A. MINIMUM TESTED IRRIGATION WATER SUPPLY WELL PERFORMANCE CAPACITY:

THE WELL SHALL BE CAPABLE OF A MINIMUM OF 40 GPM AT 60 PSI AT THE WELL HEAD. THE SUBMERSIBLE PUMP AND MOTOR SHALL BE DESIGNED FOR CONTINUOUS SUBMERGED OPERATION. THE PUMP SHALL BE DRIVEN BY A MOTOR ATTACHED BELOW THE PUMP SECTION. ELECTRICAL POWER SHALL BE 480 VOLT, 3 PHASE, 60 HERTZ. THE OWNER SHALL PROVIDE ALL PRIMARY AND SECONDARY ELECTRICAL FOR THE PUMP STATION. THE WELL PUMP SHALL BE CONTROLLED WITH A VARIABLE FREQUENCY DRIVE. THE VFD PANEL SHALL BE MOUNTED AT LEAST 12" FROM FINISHED GRADE INSIDE A PROTECTIVE COVER. THIS DATA SHALL BE THE BASIS FOR DETERMINING ALL VARIABLES SUCH AS THE PUMP, MOTOR, VFD, AND WIRE SIZE. THE DEPTH OF THE WELL SHALL BE DETERMINED AS NEEDED FOR PERFORMANCE REQUIREMENTS.

1.02 QUALITY ASSURANCE

A. WELL DRILLER QUALIFICATIONS: AN EXPERIENCED WATER SUPPLY WELL DRILLER LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.

B. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT TESTING AGENCY, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E 548.

C. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

D. AWWA COMPLIANCE: COMPLY WITH AWWA A100 FOR WATER SUPPLY WELLS.

NOTE: IF SOURCE TO BE UNTREATED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR UNTREATED IRRIGATION SYSTEMS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

NORTH

GRAPHIC SCALE IN FEET
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LICENSE NUMBER 82759
DATE: 10/30/2025

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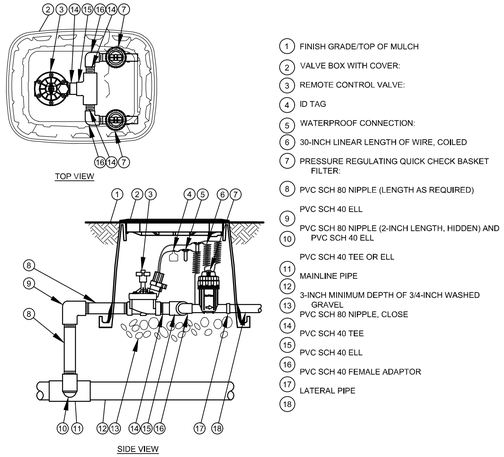
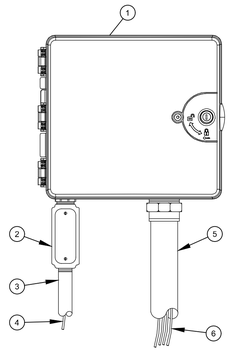
# IRRIGATION PLAN

WATERMARK - PHASE 1
TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.10

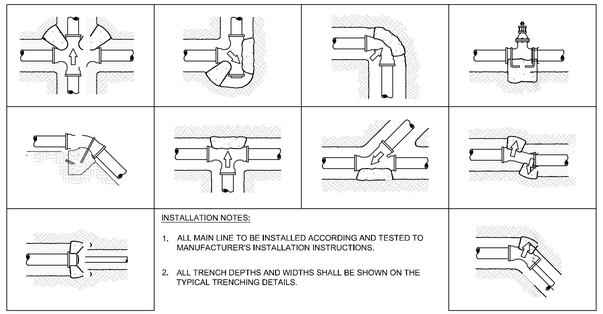



1 L2.50 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN NTS



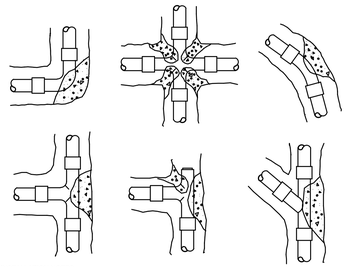

NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 L2.50 TYPICAL CONTROLLER
ELEVATION NTS



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

3 L2.50 TYPICAL THRUST BLOCK
SECTION NTS



INSTALLATION NOTES
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

4 L2.50 THRUST BLOCK REINFORCEMENT
SECTION NTS



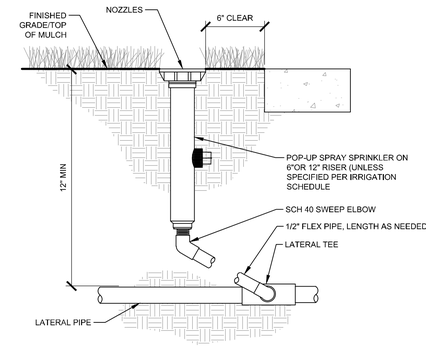

5 L2.50 TYPICAL CONTROL VALVE
SECTION NTS



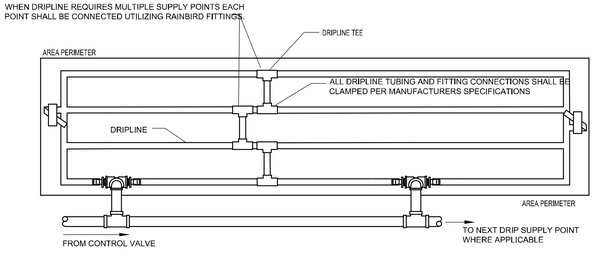

6 L2.50 DRAIN VALVE
SECTION NTS




7 L2.50 AIR RELIEF VALVE IN XFS DRIP LINE
SECTION NTS



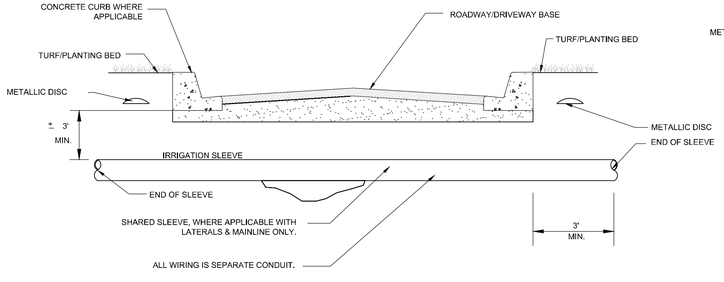

8 L2.50 TYPICAL IRRIGATION HEAD
SECTION NTS



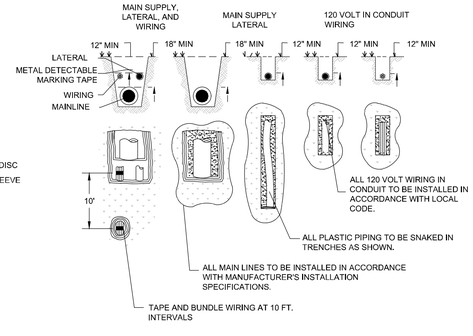

CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

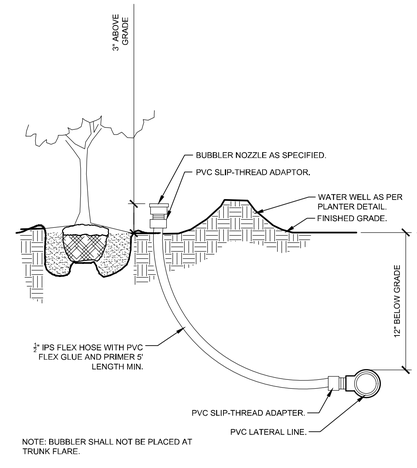
9 L2.50 TYPICAL DRIP LINE
PLAN NTS




10 L2.50 TYPICAL SLEEVING
SECTION NTS




11 L2.50 TYPICAL TRENCHING
SECTION / PLAN NTS




12 L2.50 TYPICAL BUBBLER
SECTION NTS

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# IRRIGATION DETAILS

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.50

## IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW," THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET, AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY, (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED, BURY SPLICE KIT, ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{2}$" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION. VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

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# IRRIGATION SPECIFICATIONS

# WATERMARK - PHASE 1

TOWN OF HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L2.51

Plotted By: Abbott, Nora Sheet Set: Watermark – Ph1 Layout: L2.51 October 30, 2025 01:05:59pm K:\ORL_LA\24959001 Watermark Phase 1\CAD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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CONSTRUCTION PLANS
FOR

# WATERMARK PH. 1 & MASTER GRADING PLANS

## SECTIONS 1 & 2 TOWNSHIP 21S RANGE 25E
## SECTION 35 TOWNSHIP 20S RANGE 25E

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY, FLORIDA
JULY 2025


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### OWNER/CLIENT
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### SURVEYOR
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ORLANDO, FL 32806
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### ENVIRONMENTAL
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3025 EAST SOUTH STREET
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### GEOTECH ENGINEER
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EMAIL: fmoschette@andreyevengineering.com
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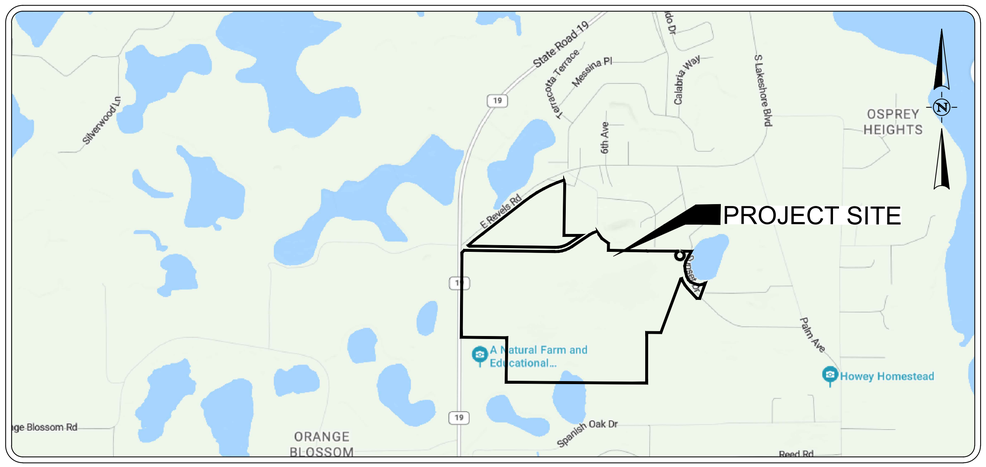
### LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 1 & 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, AND SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART "A"
BEGIN AT NORTHWEST CORNER OF SECTION SAID SECTION 1, THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1, S89°27'13"E, A DISTANCE OF 453.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 343°29'58", A CHORD BEARING OF S89°27'13"E AND A CHORD DISTANCE OF 17.22 FEET; THENCE DEPARTING SAID NORTH LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 359.71 FEET TO THE END OF SAID CURVE AND SAID NORTH LINE; THENCE S89°27'13"E, A DISTANCE OF 149.65 FEET TO THE APPROXIMATE EDGE OF WATER OF LAKE BERTHA; THENCE ALONG SAID EDGE OF WATER THE FOLLOWING 12 (TWELVE) COURSES AND DISTANCES, S28°22'26"W, A DISTANCE OF 161.76 FEET; THENCE S14°38'22"W, A DISTANCE OF 64.46 FEET; THENCE S07°13'51"E, A DISTANCE OF 74.26 FEET; THENCE S14°52'31"E, A DISTANCE OF 77.42 FEET; THENCE S26°19'02"E, A DISTANCE OF 52.03 FEET; THENCE S45°24'06"E, A DISTANCE OF 44.29 FEET; THENCE S67°44'07"E, A DISTANCE OF 61.25 FEET; THENCE S73°12'33"E, A DISTANCE OF 61.26 FEET; THENCE N78°24'47"E, A DISTANCE OF 51.82 FEET; THENCE N73°11'21"E, A DISTANCE OF 21.85 FEET; THENCE N48°09'46"E, A DISTANCE OF 14.01 FEET; THENCE N74°03'13"E, A DISTANCE OF 9.02 FEET; THENCE DEPARTING SAID EDGE OF WATER, S20°20'22"W, A DISTANCE OF 229.80 FEET TO THE SOUTHERLY EXTENSION OF LOT 4, 1ST SUBDIVSION OF HOWEY LAKE COUNTY-FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE ALONG SAID SOUTHERLY EXTENSION N89°27'06"W, A DISTANCE OF 40.90 FEET TO THE EAST LINE OF THE WESTERLY HALF OF VACATED SUNSET DRIVE, BEING A 60.00 FEET WIDE RIGHT OF WAY, PER AFOREMENTIONED PLAT; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES, N42°17'20"W, A DISTANCE OF 195.20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 381.97 FEET, A CENTRAL ANGLE OF 25°55'59", A CHORD BEARING OF N29°19'13"W AND A CHORD DISTANCE OF 171.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.89 FEET TO THE NORTHERLY EXTENSION OF LOT 2, OF SAID PLAT; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTHERLY EXTENSION AND WEST LINE OF SAID LOT 2, S20°20'22"W, A DISTANCE OF 822.93 FEET TO THE SOUTH LINE OF LOT 1 OF SAID PLAT; THENCE DEPARTING SAID NORTHERLY EXTENSION, RUN ALONG SAID SOUTH LINE N89°20'05"W, A DISTANCE OF 197.81 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST; THENCE ALONG SAID EAST LINE S00°08'47"W, A DISTANCE OF 708.36 FEET TO THE SOUTH LINE OF PARCEL 2 IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6350, PAGE 2174 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE N89°35'48"W, A DISTANCE OF 1962.30 FEET TO THE WEST LINE OF SAID PARCEL 2; THENCE ALONG SAID WEST LINE N00°47'54"E, A DISTANCE OF 621.45 FEET TO THE SOUTH LINE OF PARCEL 1 IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6350, PAGE 2174 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE N89°29'04"W, A DISTANCE OF 636.50 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH PALM AVENUE, BEING A 100.00 FOOT WIDE PUBLIC RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NUMBER 1093; THENCE ALONG SAID EAST RIGHT OF WAY LINE N00°33'28"E, A DISTANCE OF 1183.80 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N42°55'13"E, A DISTANCE OF 42.86 FEET TO THE SOUTH LINE OF A 60.00 FEET WIDE UNIMPROVED PLATTED RIGHT OF WAY, PER AFOREMENTIONED PLAT; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S89°08'55"E, A DISTANCE OF 1268.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 411.97 FEET, A CENTRAL ANGLE OF 34°40'00", A CHORD BEARING OF N73°31'05"E AND A CHORD DISTANCE OF 245.48 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 249.26 FEET TO THE END OF SAID CURVE; THENCE N56°11'05"E, A DISTANCE OF 301.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 351.97 FEET, A CENTRAL ANGLE OF 17°46'03", A CHORD BEARING OF N65°04'06"E AND A CHORD DISTANCE OF 108.71 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.15 FEET TO THE END OF SAID CURVE; THENCE S35°30'40"E, A DISTANCE OF 122.58 FEET; THENCE S54°30'56"E, A DISTANCE OF 113.57 FEET; THENCE S00°35'13"W, A DISTANCE OF 98.58 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST; THENCE ALONG SAID NORTH LINE S89°08'55"E, A DISTANCE OF 538.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 4,956,856 SQUARE FEET OR 113.794 ACRES MORE OR LESS.
PART "B"
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE RUN N89°08'55"W, A DISTANCE OF 1285.02 FEET; THENCE DEPARTING SAID NORTH LINE, N00°51'05"E, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF AN UNIMPROVED 60.00 FEET WIDE PLATTED RIGHT OF WAY PER AFOREMENTIONED PLAT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°09'12"W, A DISTANCE OF 1221.80 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST REVELS ROAD TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2235.35 FEET, A CENTRAL ANGLE OF 06°37'07", A CHORD BEARING OF N50°28'25"E AND A CHORD DISTANCE OF 258.07 FEET; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 258.22 FEET TO THE END OF SAID CURVE; THENCE N52°10'51"E, A DISTANCE OF 756.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1850.43 FEET, A CENTRAL ANGLE OF 19°46'08", A CHORD BEARING OF N62°00'44"E AND A CHORD DISTANCE OF 635.30 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 638.46 FEET TO THE EAST LINE OF LOT 12 OF AFOREMENTIONED PLAT AND THE END OF SAID CURVE; THENCE ALONG SAID EAST LINE, S00°45'05"W, A DISTANCE OF 777.68 FEET; THENCE N89°52'33"E, A DISTANCE OF 236.06 FEET TO THE NORTH LINE OF SAID 60.00 FEET WIDE UNIMPROVED PLATTED RIGHT OF WAY, THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES, S56°11'05"W, A DISTANCE OF 193.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 351.97 FEET, A CENTRAL ANGLE OF 34°40'00", A CHORD BEARING OF S73°31'05"W AND A CHORD DISTANCE OF 209.73 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 212.96 FEET TO THE END OF SAID CURVE TO THE POINT OF BEGINNING.
CONTAINING 729,514 SQUARE FEET OR 16.747 ACRES MORE OR LESS.




VICINITY MAP
1" = 1,000'

PREPARED BY:


902 NORTH SINCLAIR AVE.
TAVARES, FL 34788
TEL. 352-343-8481
www.halff.com


### SURVEYED DATE:
MARCH 31, 2025

### BENCHMARK(S):
#1 DEWBERRY TRAV PT LB8011 (SET IRON ROD AND CAP)
N: 158216.98'
E: 406618.29'
ELEVATION: 127.26'

#2 DEWBERRY TRAV PT LB8011 (SET IRON ROD AND CAP)
N: 1585285.78'
E: 407988.28'
ELEVATION: 101.04'

### NOTES
1. INTENDED PLAN SIZE IS 24" x 36"
2. VERTICAL DATUM IS NAVD 88

| SHEET LIST TABLE | |
|---|---|
| SHEET NUMBER | SHEET TITLE |
| C-100 | COVER SHEET |
| C-101 | AERIAL PLAN |
| C-102 | MASTER PLAN |
| C-103 | EXISTING CONDITIONS & EROSION CONTROL PLAN |
| C-200 - C201 | PRELIMINARY PLAT |
| C-300 | MASTER UTILITY PLAN |
| C-400 - C-405 | MASTER GRADING & DRAINAGE PLAN |
| C-500 - C508 | PLAN & PROFILES |
| C-509 | INTERSECTION GRADING PLAN |
| C-600 - C601 | SIGNAGE & STRIPING PLAN |
| C-700 | OFFSITE WM & FM DESIGN |
| C-800 - C-801 | PAVING & DRAINAGE DETAILS |
| C-900 - C-902 | WATER DETAILS |
| C-1000 - C-1001 | SANITARY SEWER DETAILS |
| C-1100 - C-1102 | LIFT STATION PLANS |

811 Know what's below. Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "SUNSHINE 811" SYSTEM AT 1-800-432-4770 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

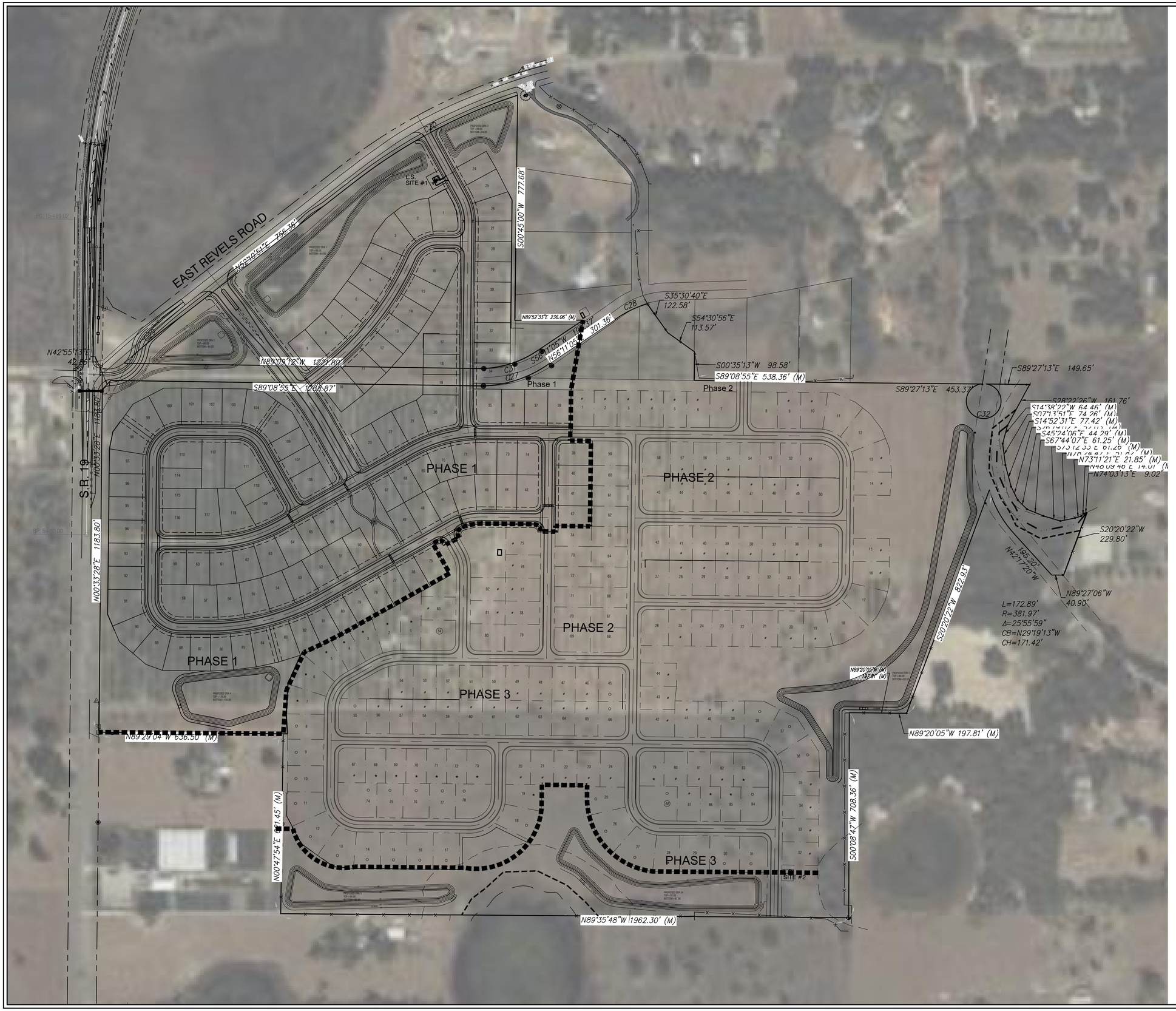
BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER
9/05/25

ORIGINAL DOCUMENT SIZE 24"x36"
0 1 2 3 4 5
(INCHES)

AVO: 45548.003 DATE: JULY 2025

C-100

FILE NAME: A:\45000s\45548\003\LDCADD\C100 WATERMARK COVER SHEET.dwg DATE: September 22, 2025, TIME: 10:05 AM, USER: ah5122




# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

## REVELS ROAD INVESTORS, LLC

210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE
ANAHEIM, CA 92806
TEL: (352) 343-8481
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CERTIFICATE OF AUTHORIZATION
NUMBER: 33360

| REVISION | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

9/5/25
DATE

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|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 150' |

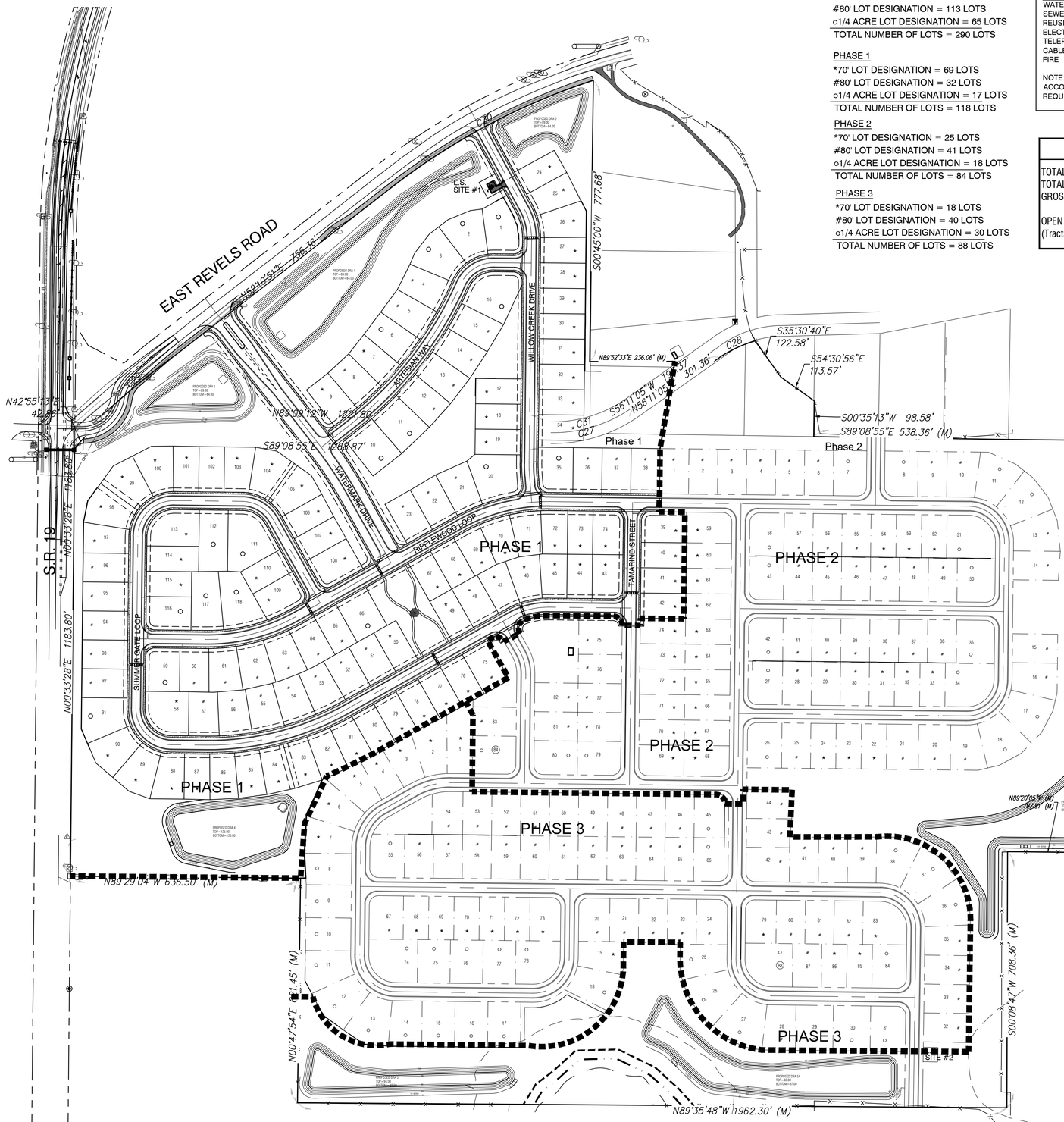
SHEET TITLE:

AERIAL PLAN

C-101



FILE NAME: A:\45000s\45548\003\LDICADD\C101 - C600 Watermark Construction Plans.dwg DATE: September 22, 2025, TIME: 8:19 AM, USER: ah5122




LEGEND
*70' LOT DESIGNATION = 112 LOTS
#80' LOT DESIGNATION = 113 LOTS
○1/4 ACRE LOT DESIGNATION = 65 LOTS
TOTAL NUMBER OF LOTS = 290 LOTS

PHASE 1
*70' LOT DESIGNATION = 69 LOTS
#80' LOT DESIGNATION = 32 LOTS
○1/4 ACRE LOT DESIGNATION = 17 LOTS
TOTAL NUMBER OF LOTS = 118 LOTS

PHASE 2
*70' LOT DESIGNATION = 25 LOTS
#80' LOT DESIGNATION = 41 LOTS
○1/4 ACRE LOT DESIGNATION = 18 LOTS
TOTAL NUMBER OF LOTS = 84 LOTS

PHASE 3
*70' LOT DESIGNATION = 18 LOTS
#80' LOT DESIGNATION = 40 LOTS
○1/4 ACRE LOT DESIGNATION = 30 LOTS
TOTAL NUMBER OF LOTS = 88 LOTS

| UTILITIES | PROVIDER |
|---|---|
| WATER | TOWN OF HOWEY |
| SEWER | CENTRAL LAKE UTILITIES |
| REUSE | EXISTING WELL |
| ELECTRICAL | DUKE |
| TELEPHONE | CENTURY LINK |
| CABLE | XFINITY |
| FIRE | LAKE COUNTY |

NOTE: STORMWATER MANAGEMENT TO BE IN ACCORDANCE WITH SJRWMD & TOWN OF HOWEY REQUIREMENTS.

## PROJECT SUMMARY PHASE 1

TOTAL PROJECT AREA PH. 1.....52.84 ± ACRES
TOTAL NUMBER OF LOTS PHASE 1.....118
GROSS DENSITY.....0.91 Units/Acre (TOTAL AC. 129.39)
(2.23 Units/Acre Ph. 1 (52.84 Acres))
OPEN SPACE PH. 1 (PER PUD).....16.48 AC (31.2% PH. 1 (52.84 Acres))
(Tracts A, C, D, E, F, & G)

0 70' 150' 150'
SCALE IN FEET

## LEGEND:

MASTER PLAN PHASE LINE
100 YEAR FLOOD LINE
PROPOSED CONCRETE SIDEWALK

## PROJECT SUMMARY

EXISTING ZONING.....PUD
FUTURE LAND USE.....MDR- MEDIUM DENSITY RESIDENTIAL
TOTAL PROJECT AREA.....130.54 ± ACRES
TOTAL WETLAND AREA.....1.16 ± ACRES
TOTAL UPLAND AREA.....129.38 ± ACRES
TOTAL IMPERVIOUS AREA.....43.18 ± ACRES (33.37%)
TOTAL PERVIOUS AREA.....86.20 ± ACRES (66.63%)
TOTAL NUMBER OF LOTS.....290
GROSS DENSITY.....2.23 Units/Acre

NOTES:
1. ALL R.O.W. RADIUS ARE 25 FT., UNLESS OTHERWISE NOTED.
2. ALL R.O.W. WIDTHS ARE 50 FT., UNLESS OTHERWISE NOTED.
3. ALL E.O.P. CORNER RADIUS ARE 35 FT., UNLESS OTHERWISE NOTED.
4. ALL CUL-DE-SAC R.O.W. RADIUS ARE 70 FT., UNLESS OTHERWISE NOTED.
5. STORM-WATER MANAGEMENT SYSTEM IS TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
6. ALL STREETS AND RIGHT OF WAYS ARE TO BE DEDICATED TO THE TOWN OF HOWEY AND SHALL BE SHOWN ON THE FINAL PLATS.
7. ALL IMPROVEMENTS SHALL COMPLY WITH THE TOWN OF HOWEY LAND DEVELOPMENT CODE AND SPECIFICATIONS.
8. SIDEWALKS WITHIN COMMON AREA TO BE INSTALLED AT TIME OF SITE CONSTRUCTION.
9. ALL GRADING AND POND DESIGN NO GREATER THAN 4:1 SLOPE.
10. ANY FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE SUBMITTED TO THE TOWN OF HOWEY FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD AND THE OWNER/DEVELOPER.
11. HARDSCAPE COMPONENTS THAT SERVE PARTICULAR FUNCTIONS ARE REQUIRED. EACH SITE SHALL INCORPORATE FUNCTIONAL ELEMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: a.)DECORATIVE BENCHES FOR SEATING AREAS. b)ARBORS OR TRELLISES FOR ADDITIONAL SHADE IN PEDESTRIAN OR ENTRANCE AREAS. c)DECORATIVE TRASH RECEPTACLES. d)DECORATIVE LIGHTING FIXTURES. e)DECORATIVE PAVERS TO OUTLINE PEDESTRIAN WALKWAYS. FOR EACH PHASE, HARDSCAPE PLANS SHALL BE SUBMITTED TO THE TOWN OF HOWEY PRIOR TO CERTIFICATE OF COMPLETION OF SITE WORK FOR REVIEW AND APPROVAL. HARDSCAPE COMPONENTS SHALL BE INSTALLED PRIOR TO C.O. OF FIRST HOME WITHIN EACH PHASE OF CONSTRUCTION.

APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS SHALL BE BROUGHT TO THE ENGINEER OF RECORD'S ATTENTION WITHIN A REASONABLE TIME FRAME, LESS THAN 48 HOURS AFTER DISCOVERED. ADVANTAGE WILL NOT BE TAKEN OF APPARENT ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLMENT OF THE INTENT OF THE DESIGN.

CONTRACTOR SHALL PROVIDE AND PERFORM A 2 WEEK LOOK AHEAD INTO THE UTILITY WORK TO BE PERFORMED. THIS SHALL INCLUDE THE VERIFICATION OF EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICAL POSITIONING, MATCHES WHAT IS SHOWN IN THE CONTRACT DOCUMENTS AND ANY NEW UTILITIES THAT ARE DISCOVERED DURING THIS LOOK AHEAD. INFORMATION OF CONFLICTS OR DISCREPANCIES WITH THE CONTRACT DOCUMENTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD NO LESS THAN 1 WEEK PRIOR TO COMMENCEMENT OF WORK WITHIN SAID CONFLICT AREA. ENGINEER OF RECORD SHALL BE ALLOWED AMPLE TIME TO ADDRESS CONFLICTS/ISSUES AND PROVIDE ADJUSTMENTS TO THE DESIGN TO ADDRESS CONCERNS WITHOUT CONTRACTOR REQUESTING TIME DELAYS.

# WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

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902 NORTH SINCLAIR AVE
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
WWW.HALFF.COM
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
9/5/25
DATE

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| | |
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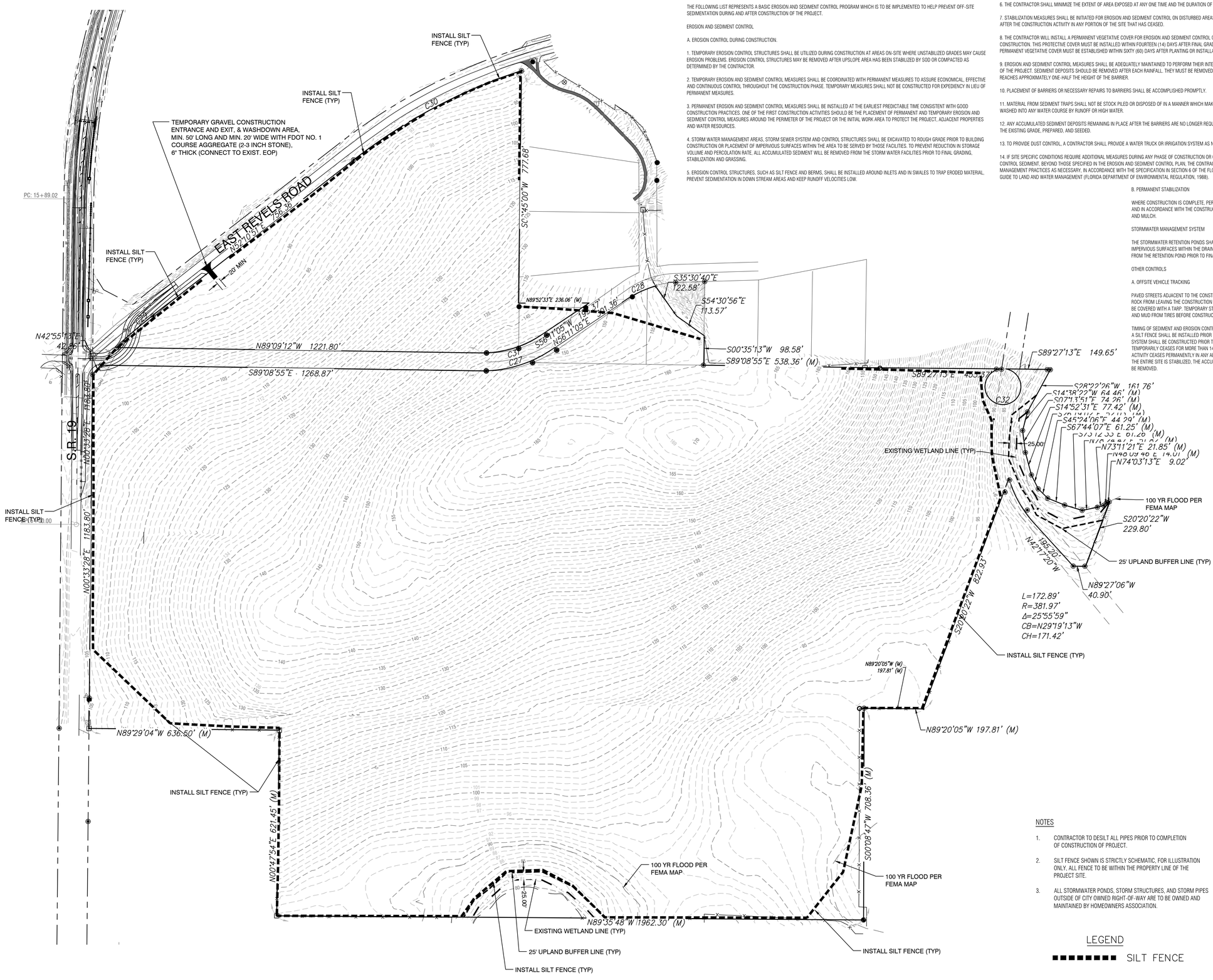
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 150' |

SHEET TITLE:
MASTER PLAN

C-102



FILE NAME: A:\45000s\45548\003\LDCADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 28, 2025, TIME: 11:07 AM, USER: ah5122




## EROSION AND SEDIMENT CONTROL NOTES:

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

EROSION AND SEDIMENT CONTROL

A. EROSION CONTROL DURING CONSTRUCTION.

1. TEMPORARY EROSION CONTROL STRUCTURES SHALL BE UTILIZED DURING CONSTRUCTION AT AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURES MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD OR COMPACTED AS DETERMINED BY THE CONTRACTOR.

2. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PREDICTABLE TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

4. STORM WATER MANAGEMENT AREAS, STORM SEWER SYSTEM AND CONTROL STRUCTURES SHALL BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACES WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATE. ALL ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE STORM WATER FACILITIES PRIOR TO FINAL GRADING, STABILIZATION AND GRASSING.

5. EROSION CONTROL STRUCTURES, SUCH AS SILT FENCE AND BERMS, SHALL BE INSTALLED AROUND INLETS AND IN SWALES TO TRAP ERODED MATERIAL, PREVENT SEDIMENTATION IN DOWN STREAM AREAS AND KEEP RUNOFF VELOCITIES LOW.

6. THE CONTRACTOR SHALL MINIMIZE THE EXTENT OF AREA EXPOSED AT ANY ONE TIME AND THE DURATION OF EXPOSURE.

7. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN ANY PORTION OF THE SITE THAT HAS CEASED.

8. THE CONTRACTOR WILL INSTALL A PERMANENT VEGETATIVE COVER FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES DISTURBED BY CONSTRUCTION. THIS PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING OF THE EFFECTED LAND SURFACES. A PERMANENT VEGETATIVE COVER MUST BE ESTABLISHED WITHIN SIXTY (60) DAYS AFTER PLANTING OR INSTALLATION.

9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

10. PLACEMENT OF BARRIERS OR NECESSARY REPAIRS TO BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

11. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCK PILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATER COURSE BY RUNOFF OR HIGH WATER.

12. ANY ACCUMULATED SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.

13. TO PROVIDE DUST CONTROL, A CONTRACTOR SHALL PROVIDE A WATER TRUCK OR IRRIGATION SYSTEM AS NEEDED, TO MAINTAIN SOIL MOISTURE.

14. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, BEYOND THOSE SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR MUST IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES AS NECESSARY. IN ACCORDANCE WITH THE SPECIFICATION IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION, 1988).

B. PERMANENT STABILIZATION

WHERE CONSTRUCTION IS COMPLETE, PERMANENT VEGETATION SHALL BE INSTALLED AS SPECIFIED ON THE CONSTRUCTION PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATION DOCUMENTS. PERMANENT VEGETATION WILL INCLUDE SOD OR SEED AND MULCH.

STORMWATER MANAGEMENT SYSTEM

THE STORMWATER RETENTION PONDS SHALL BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACES WITHIN THE DRAINAGE AREA SERVED BY THIS FACILITY. ALL ACCUMULATED SEDIMENT MUST BE REMVOED FROM THE RETENTION POND PRIOR TO FINAL GRADING, STABILIZING AND GRASSING.

OTHER CONTROLS

A. OFFSITE VEHICLE TRACKING

PAVED STREETS ADJACENT TO THE CONSTRUCTION SITE ENTRANCE WILL BE SWEPT AS NEEDED TO PREVENT EXCESS MUD, DIRT OR ROCK FROM LEAVING THE CONSTRUCTION SITE. ALL DUMP TRUCKS HAULING MATERIAL TO AND FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP. TEMPORARY STABILIZED OR ROCK CONSTRUCTION ENTRANCE MAY BE REQUIRE TO REMOVE EXCESS DIRT AND MUD FROM TIRES BEFORE CONSTRUCTION VEHICLES ENTER ADJACENT PAVED STREETS.

TIMING OF SEDIMENT AND EROSION CONTROL MEASURES:
A SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. A RETENTION POND AND STORM WATER CONVEYANCE SYSTEM SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS AREA. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14-DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN ANY AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH OR SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WITHIN ANY CATCH BASIN, STORM PIPES, OR RETENTION PONDS WILL BE REMOVED.

N
0 70' 150' 150'
SCALE IN FEET

## NOTES

1. CONTRACTOR TO DESILT ALL PIPES PRIOR TO COMPLETION OF CONSTRUCTION OF PROJECT.
2. SILT FENCE SHOWN IS STRICTLY SCHEMATIC, FOR ILLUSTRATION ONLY. ALL FENCE TO BE WITHIN THE PROPERTY LINE OF THE PROJECT SITE.
3. ALL STORMWATER PONDS, STORM STRUCTURES, AND STORM PIPES OUTSIDE OF CITY OWNED RIGHT-OF-WAY ARE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

NOTE : THE CONTRACTOR SHALL APPLY WITH AND OBTAIN NPDES PERMIT FROM THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP).

## TEMPORARY CONSTRUCTION ENTRANCE

1. THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A GEOTEXTILE SHOULD BE LAID DOWN TO IMPROVE STABILITY AND SIMPLIFY MAINTENANCE. THE GRAVEL SHALL THEN BE PLACED OVER THE GEOTEXTILE TO THE SPECIFIED DIMENSIONS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, OR TRACKED FROM VEHICLES ONTO ROADWAYS MUST BE REMOVED IMMEDIATELY. LOOK FOR SIGNS OF TRUCKS AND TRAILERED EQUIPMENT 'CUTTING CORNERS' WHERE THE GRAVEL MEETS THE ROADWAY. SWEEP THE PAVED ROAD DAILY FOR SEDIMENTS.

LEGEND

SILT FENCE

# WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

9/5/25
DATE

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HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
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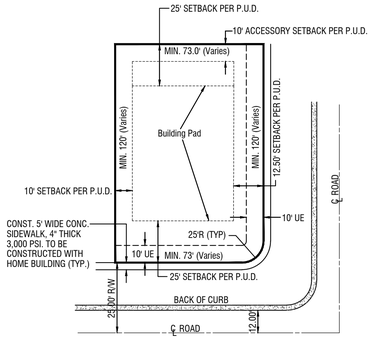
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 150' |

SHEET TITLE:
EX. CONDITIONS & EROSION CONTROL PLAN

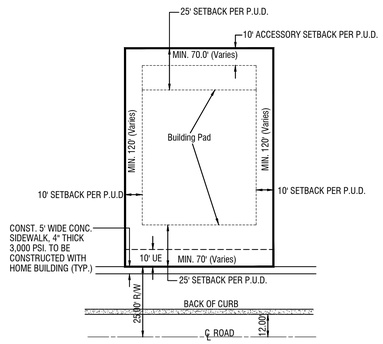
C-103



FILE NAME: A:\45000s\45548\003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: September 19, 2025, TIME: 9:03 AM, USER: ah5122




TYPICAL CORNER LOT SCHEME
NTS




TYPICAL LOT SCHEME
NTS

## COMMON AREA TRACTS

| TRACT | AREA | PURPOSE |
|---|---|---|
| A | 308,120 SF. (7.07 AC) | LANDSCAPE/UTILITY/RECREATION/ DRAINAGE/RETAINING WALL/SIGNAGE OWNED & MAINTAINED BY H.O.A. |
| | | |
| B | 2,500 SF. (0.06 AC) | LIFT STATION- CENTRAL LAKE UTILITIES MAINTANED BY HOA (OUTSIDE OF FENCE) |
| | | |
| C | 189,839 SF. (4.36 AC) | LANDSCAPE/UTILITY/RECREATION/ DRAINAGE/RETAINING WALL/SIGNAGE OWNED & MAINTAINED BY H.O.A. |
| D | 116,253 SF. (2.67 AC) | |
| E | 65,899 SF. (1.51 AC) | LANDSCAPE/UTILITY/ SIGNAGE & DRAINAGE OWNED & MAINTAINED BY H.O.A. |
| F | 29,350 SF. (0.67 AC) | |
| G | 8,550 SF. (0.20 AC) | PROPOSED RIGHT-OF-WAY TO BE DEDICATED TO TOWN OF HOWEY |

LEGEND

PROPOSED SIDEWALK TO BE CONSTRUCTED WITH SITE DEVELOPMENT WITHIN OPEN SPACE AREAS. (SIDEWALK IN FRONT OF LOTS TO BE CONSTRUCTED WITH HOME CONSTRUCTION).

EXISTING POWER POLE TO BE RELOCATED. DEVELOPER TO COORDINATE WITH POWER COMPANY.

CONSTRUCT 12' WIDE ASPHALT TRAIL. SEE DETAIL

EXISTING R/W

EAST REVELS ROAD

PROPOSED DRA 1
TOP=89.00
BOTTOM=84.00

PROPOSED DRA 2
TOP=89.00
BOTTOM=84.00

TRACT A
308,120 sf
7.07 ac

TRACT B
2,500 sf
0.06 ac

TRACT C
189,839 sf
4.36 ac

TRACT D
116,253 sf
2.67 ac

TRACT E
65,899 sf
1.51 ac

TRACT G
8,550 sf
0.20 ac

WATERMARK DRIVE

SUMMER GATE LOOP

ARTESIAN WAY

RIPPLEWOOD LOOP

WILLOW CREEK DRIVE

TAMARIND STREET

S.R. 19

FUTURE DEVELOPMENT

MATCH LINE-SEE SHEET C-201

0 30' 60' 90'
SCALE IN FEET

# WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

## REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
502 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7322
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
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| | | |

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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NAME — PE LICENSE NO.

9/5/25
DATE

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FIRM OR BUSINESS NO. — STATE

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|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

SHEET TITLE:
PRELIMINARY PLAT

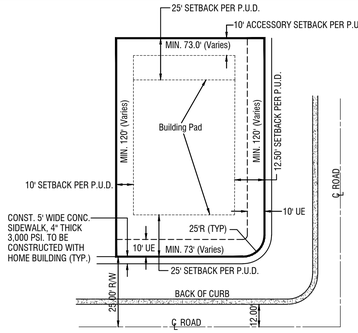
C-200



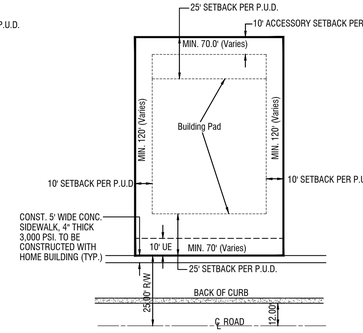
FILE NAME: A:\45000s\45548\003\LDCAD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:14 PM, USER: ah5122

## COMMON AREA TRACTS

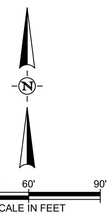
| TRACT | AREA | PURPOSE |
|---|---|---|
| A | 316,670 SF. (7.27 AC) | LANDSCAPE/UTILITY/RECREATION/ DRAINAGE/RETAINING WALL/SIGNAGE OWNED & MAINTAINED BY H.O.A. |
| B | 2,500 SF. (0.06 AC) | LIFT STATION- CENTRAL LAKE UTILITIES MAINTANED BY HOA (OUTSIDE OF FENCE) |
| C | 189,839 SF. (4.36 AC) | LANDSCAPE/UTILITY/RECREATION/ DRAINAGE/RETAINING WALL/SIGNAGE OWNED & MAINTAINED BY H.O.A. |
| D | 116,237 SF. (2.67 AC) | |
| E | 65,899 SF. (1.51 AC) | LANDSCAPE/UTILITY/PARK SIGNAGE & DRAINAGE OWNED & MAINTAINED BY H.O.A. |
| F | 29,350 SF. (0.67 AC) | |




TYPICAL CORNER LOT SCHEME
NTS




TYPICAL LOT SCHEME
NTS




LEGEND

PROPOSED SIDEWALK & ALL SIDEWALK RAMPS TO BE CONSTRUCTED WITH SITE DEVELOPMENT WITHIN OPEN SPACE AREAS. (ALL OTHER SIDEWALK IN FRONT OF LOTS TO BE CONSTRUCTED BY HOME BUILDER WITH WITH HOME CONSTRUCTION).

FILE NAME: A:\45000s\45548003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:13 PM, USER: ah5122

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
502 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION
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| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

SHEET TITLE:

PRELIMINARY PLAT

C-201

CONNECT TO EXISTING
WATER MAIN & FORCE MAIN
(HILLSIDE GROVES TO PROVIDE
UTILITY CONNECTIONS)
SEWER PERMIT#:0451819-001-DWC/CM
WATER PERMIT#:0099001-019

DIRECTIONAL BORE
10" FORCE MAIN
UNDER S.R. 19

DIRECTIONAL BORE
8" WATERMAIN
UNDER S.R. 19

CONNECT PR. 8" WM TO
EXISTING 8" G.V. CONTRACTOR
TO COORDINATE WITH TOWN
OF HOWEY

PR. 8" WATER MAIN

DIRECTIONAL BORE
8" WATER MAIN
UNDER E. REVELS ROAD

DIRECTIONAL BORE
6" FORCE MAIN
UNDER E. REVELS ROAD

PR. 6" FORCE MAIN

PROP. 10" FM

PROP. 12" WM

PROP. 8" WM

EAST REVELS ROAD
(66' PAVED R/W PER PLAT OF ROAD)

L.S.
SITE #1

INSTALL 8" G.V. &
2" BLOW-OFF ASSEMBLY

INSTALL 8" PVC W.M.

PR. 8" PVC W.M.

PR. 8" W.M.

PR. 8" W.M.

PR. 8" W.M.

PR. 8" W.M.

PR. 8" W.M.

PR. 8" W.M.

PR. 8" W.M.

EXISTING WELL
CONNECTION FOR
REUSE/IRRIGATION

BLD1 CLS OFF DROP BOX

Phase 1

Phase 2

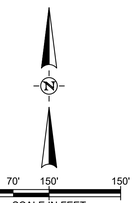
PHASE 1

PHASE 2

PHASE 3

L.S.
SITE #2

SR 19




## LEGEND

- 10' DRAINAGE / UTILITY EASEMENT
- S-01 — SANITARY STRUCTURE NUMBER
- S0 — SANITARY MANHOLE NUMBER
- Ⓢ — SANITARY SEWER MANHOLE (SYMBOL NOT TO SCALE WITH STRUCTURE SIZE)
- SAN — SANITARY SEWER PIPE
- SINGLE SANITARY SEWER LATERAL
- DOUBLE SANITARY SEWER LATERAL
- FM — FORCE MAIN
- WM — WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- GATE VALVE
- BLOW OFF VALVE
- Ⓐ — AIR RELEASE VALVE
- REDUCER
- LINE STOP
- TEE
- ELBOW
- WYE
- CROSS
- CAP
- FIRE HYDRANT
- (DRY LINE) FIRE HYDRANT
- U.E. — UTILITY EASEMENT
- D-01 — STORM STRUCTURE NUMBER
- Ⓓ — STORM MANHOLE (SYMBOL NOT TO SCALE WITH STRUCTURE SIZE)
- STORM PIPE
- MODIFIED TYPE 6 INLET
- TYPE 'C' INLET (PER FDOT STANDARD PLANS INDEX 425-052)
- FLARED END SECTION (PER FDOT STANDARD PLANS INDEX 430-020)
- FLOW ARROW
- RWM — REUSE WATER MAIN
- SINGLE REUSE SERVICE
- DOUBLE REUSE SERVICE
- Ⓜ — IRRIGATION METER
- BT — BACTERIOLOGICAL SAMPLE POINT

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

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210 Hangar Rd.
Kissimmee, FL 34741

halff
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ANAHEIM, CALIFORNIA 92806
TEL: (352) 343-8481
WWW.HALFF.COM
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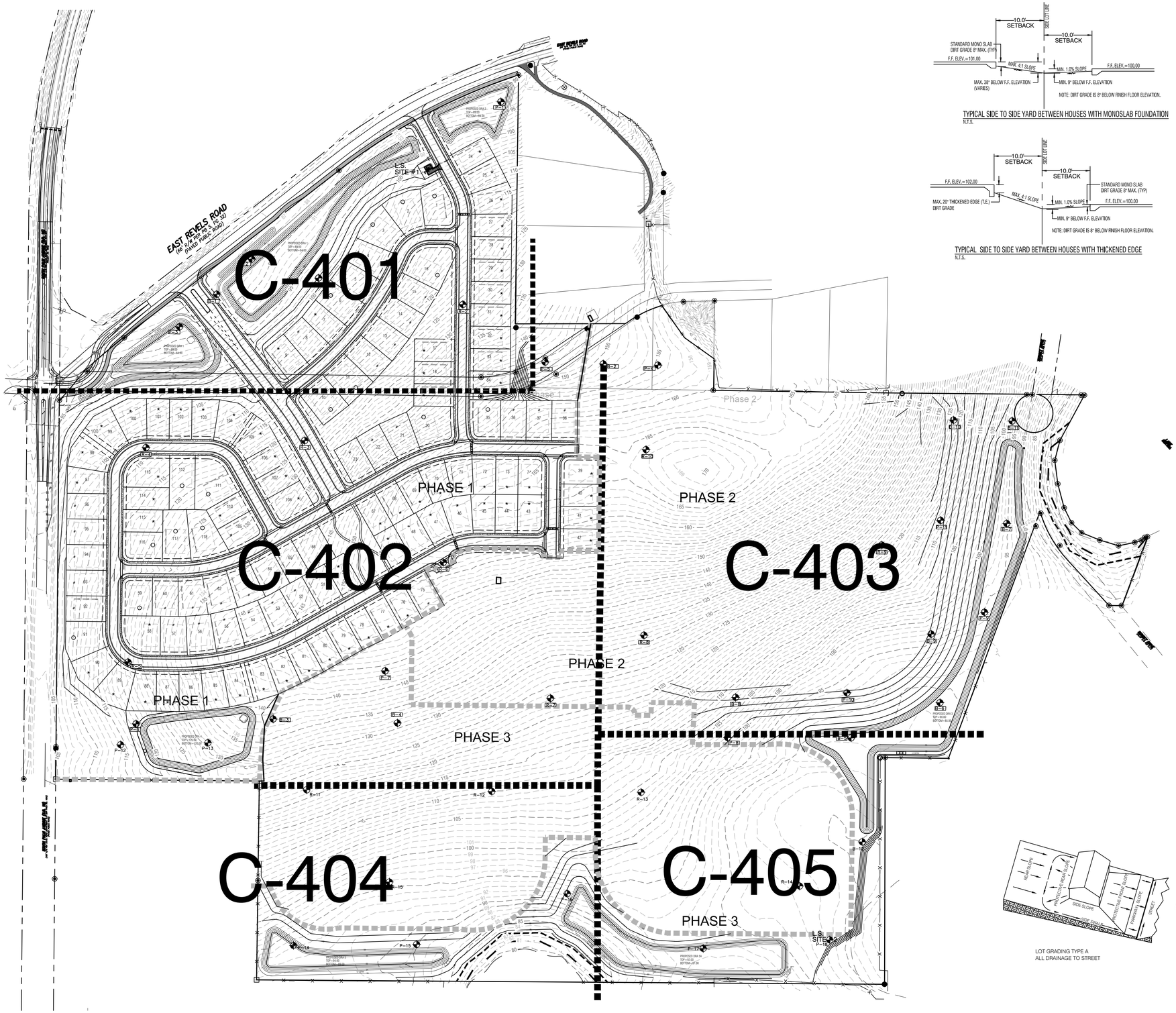
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 150' |

SHEET TITLE:

MASTER
UTILITY PLAN

C-300

FILE NAME: A:\45000s\45548\003\LDI\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 9, 2025, TIME: 10:21 AM, USER: ah512'22



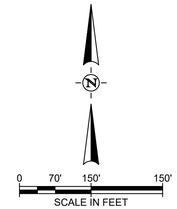




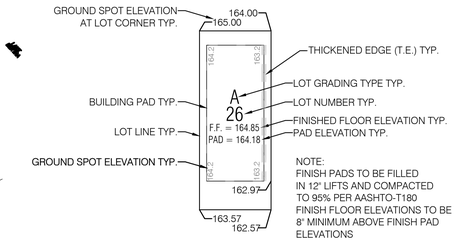
TYPICAL SIDE TO SIDE YARD BETWEEN HOUSES WITH MONOSLAB FOUNDATION
N.T.S.




TYPICAL SIDE TO SIDE YARD BETWEEN HOUSES WITH THICKENED EDGE
N.T.S.

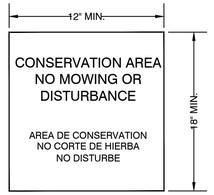



| LEGEND | |
|---|---|
| 172.40 | PROPOSED SPOT GRADE |
| 150 | EXISTING CONTOUR |
| 165 | PROPOSED CONTOUR |
| | RIGHT-OF-WAY LINE |
| | DRAINAGE/UTILITY EASEMENT |
| A | LOT GRADING TYPE |
| 32 | LOT NUMBER |
| F.F. = 170.70 | FINISHED FLOOR ELEVATION |
| PAD = 170.03 | BUILDING PAD ELEVATION |




NOTE:
FINISH PADS TO BE FILLED IN 12" LIFTS AND COMPACTED TO 95% PER AASHTO-T180 FINISH FLOOR ELEVATIONS TO BE 8" MINIMUM ABOVE FINISH PAD ELEVATIONS

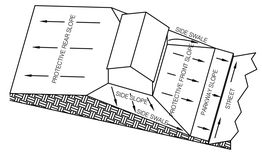
NOTE:
ALL SWALES TO BE STABILIZED WITH SOD.




CONSERVATION AREA SIGN DETAIL
●-DENOTES CONSERVATION SIGN LOCATION




LOT GRADING TYPE A
ALL DRAINAGE TO STREET




LOT GRADING TYPE B
DRAINAGE TO BOTH FRONT AND BACK LOT LINES

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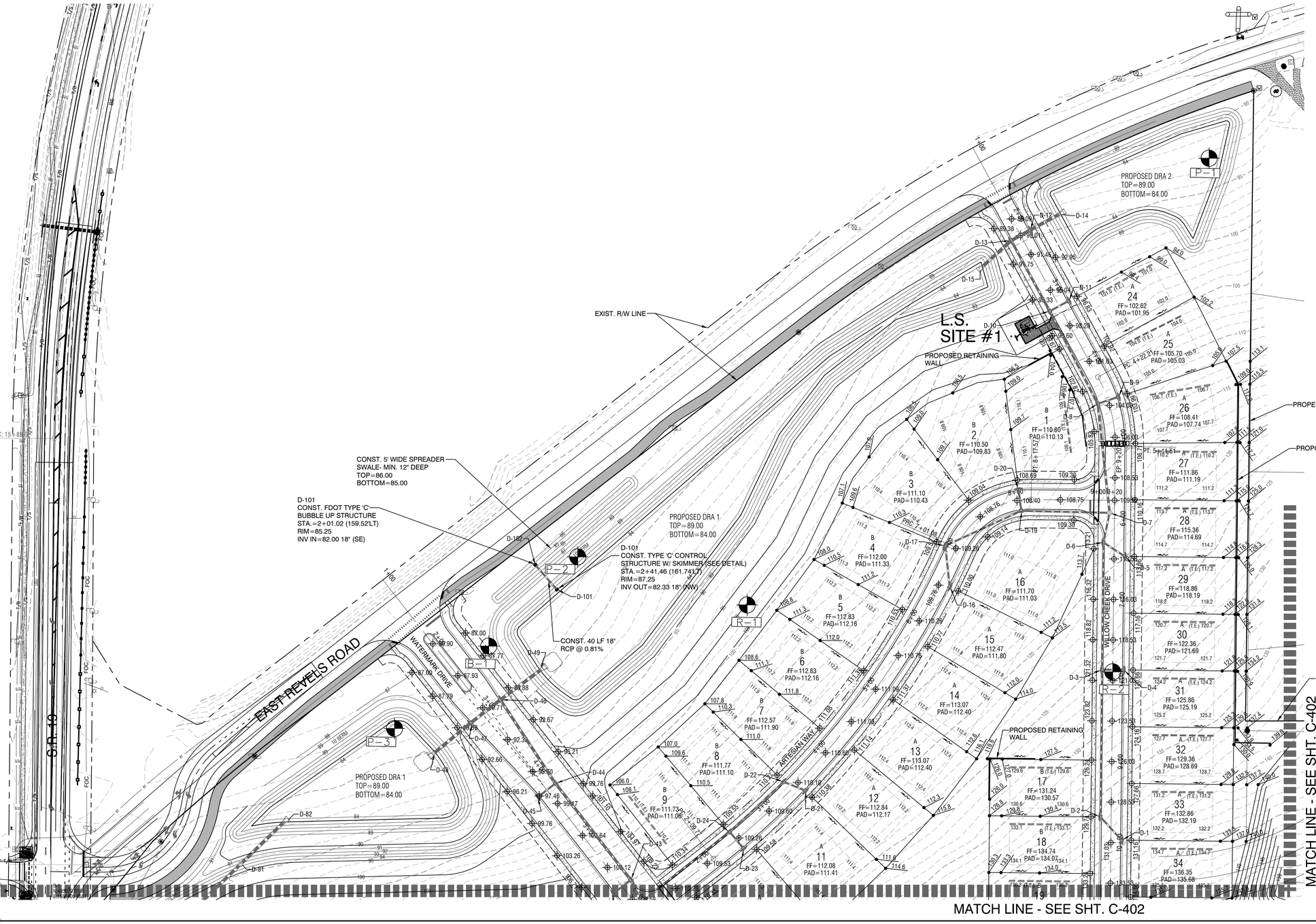
| SCALE: | 1" = 150' |

SHEET TITLE:
MASTER GRADING PLAN KEY MAP

C-400



FILE NAME: A:\45000s\45548\003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: September 19, 2025, TIME: 9:04 AM, USER: ah5122

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LAKE COUNTY

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TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7322
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS 69017
NAME PE LICENSE NO.
9/5/25
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. FL
FIRM OR BUSINESS NO. STATE

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|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

SHEET TITLE:

GRADING PLAN

C-401

MATCH LINE - SEE SHT. C-401

MATCH LINE - SEE SHT. C-403

MATCH LINE - SEE SHT. C-404

S.R. 19

EXIST. R/W LINE

PROPOSED RETAINING WALL

WATERMARK DRIVE

WILLOW CREEK DRIVE

RIPPLEWOOD LOOP

SUMMER GATE LOOP

TAMARIND STREET

PHASE 2

PH.1 BOUNDARY LINE

EX. WELL-TO REMAIN

RETAINING WALL

PROPOSED DRA 4
TOP=125.00
BOTTOM=120.00

CONST. 5' WIDE EMERGENCY WEIR
WEIR ELEV. = 124.50 (SEE DETAIL)

PROPERTY LINE

PROPERTY LINE

SCALE IN FEET
0 30' 60' 120'

FILE NAME: A:\45000s\45548\003LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: September 19, 2025, TIME: 9:04 AM, USER: ah5122

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
ANAHEIM, CALIFORNIA 92806
TEL: (352) 343-8481
WWW.HALFF.COM
CERTIFICATE OF AUTHORIZATION
NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
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BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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FIRM OR BUSINESS NO. — STATE

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|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

SHEET TITLE:

GRADING PLAN

C-402

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION
NUMBER: 33390

| REVISION NO. | DATE | DESCRIPTION |
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BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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| BRETT J. TOBIAS | 69017 |
|---|---|
| NAME | PE LICENSE NO. |
| 9/5/25 | |
| DATE | |

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| HALFF ASSOCIATES, INC. | FL |
|---|---|
| FIRM OR BUSINESS NO. | STATE |

| | |
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

SHEET TITLE:

GRADING PLAN

C-403

| WETLAND W-1 LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S39°51'29"W | 49.26' |
| L2 | S78°23'37"W | 125.92' |
| L3 | N61°51'05"W | 79.22' |
| L4 | N25°28'13"W | 50.30' |
| L5 | N33°50'55"W | 47.65' |
| L6 | N23°21'09"W | 98.03' |
| L7 | N01°53'59"E | 63.59' |
| L8 | N07°03'54"E | 66.65' |
| L9 | N51°34'21"E | 35.50' |

0 30' 60' 120'
SCALE IN FEET

INSTALL CONSERVATION EASEMENT SIGN (TYP) SEE SIGN DETAIL.

PROPERTY LINE

WETLAND LINE (TYP)

25' UPLAND BUFFER (TYP)

PROPERTY LINE

PROPERTY LINE

PROPOSED DRA 3
TOP=90.00
BOTTOM=85.00

RETAINING WALL

RETAINING WALL

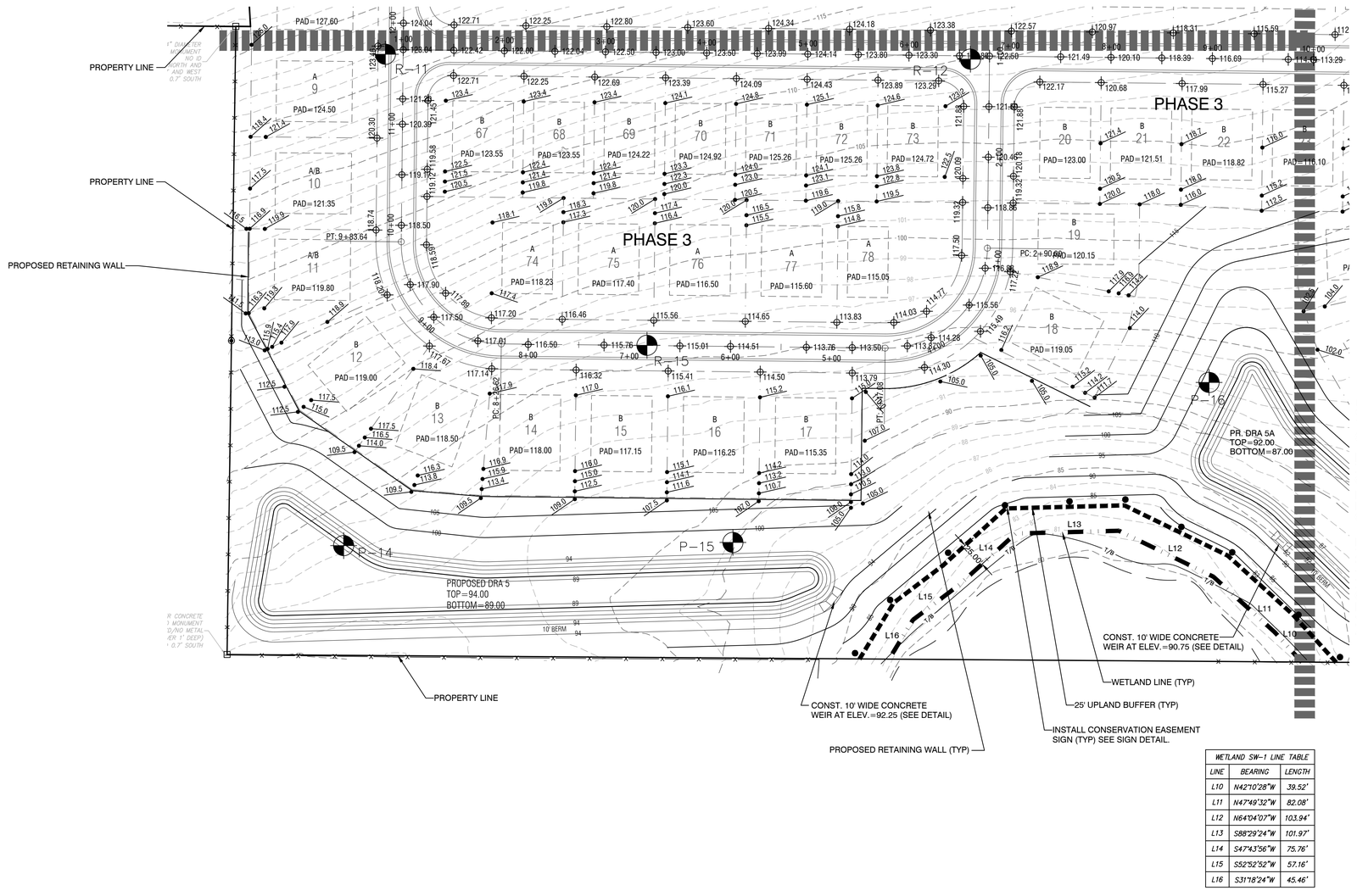
PHASE 2

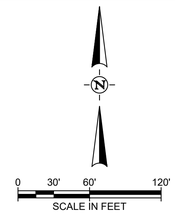
PHASE 2

MATCH LINE - SEE SHT. C-402

MATCH LINE - SEE SHT. C-405

FILE NAME: A:\45000s\45548\003\LDICADD\C101 - C600 Watermark Construction Plans.dwg DATE: September 19, 2025, TIME: 9:05 AM, USER: ahs122




| WETLAND SW-1 LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L10 | N42°10'28"W | 39.52' |
| L11 | N47°49'32"W | 82.08' |
| L12 | N64°04'07"W | 103.94' |
| L13 | S88°29'24"W | 101.97' |
| L14 | S47°43'56"W | 75.76' |
| L15 | S52°52'52"W | 57.16' |
| L16 | S31°18'24"W | 45.46' |

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7275
CERTIFICATE OF AUTHORIZATION
NUMBER: 33390

| REVISION NO. | DATE | DESCRIPTION |
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| | | |

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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9/5/25
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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

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| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

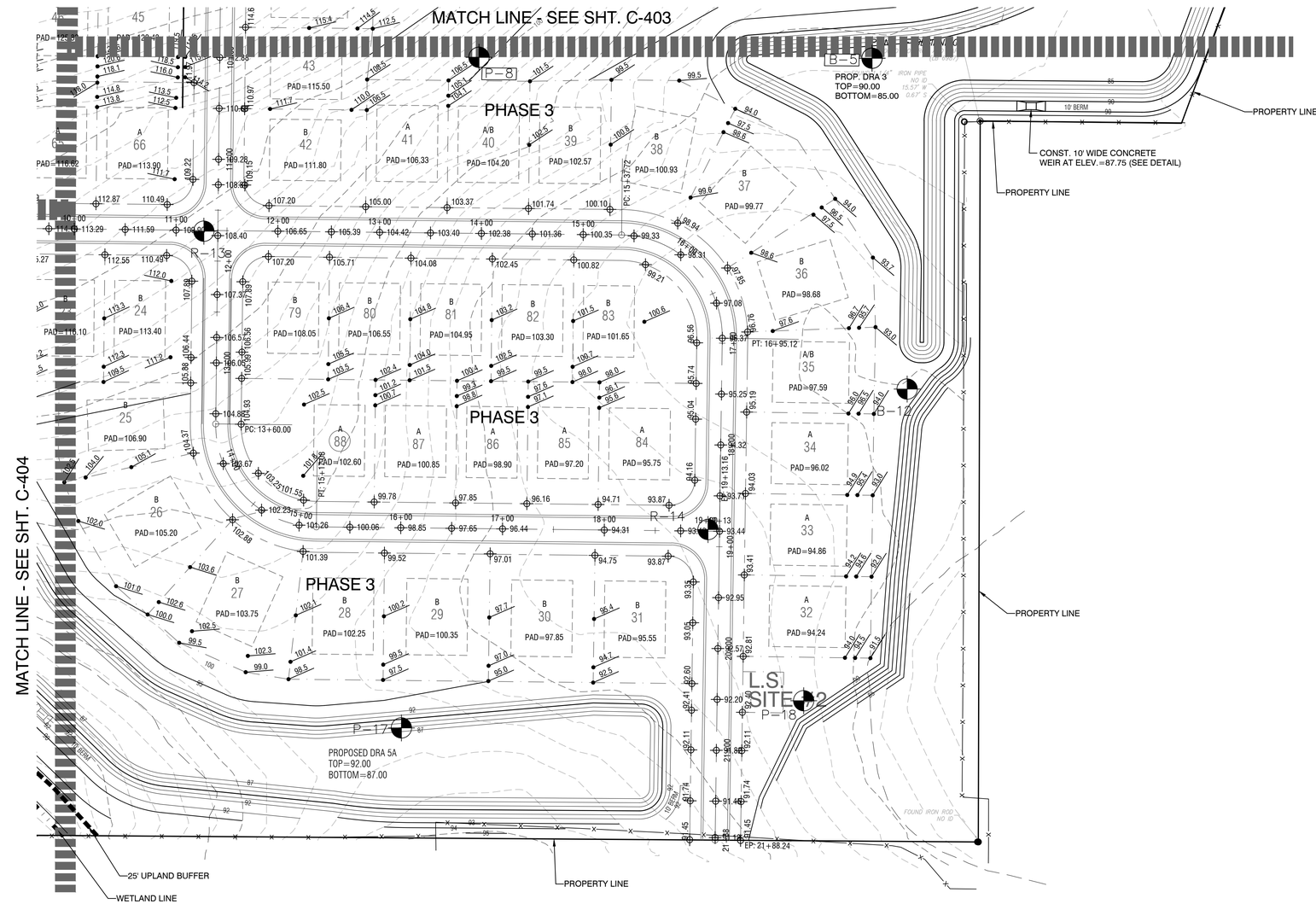
SHEET TITLE:

GRADING PLAN

C-404



FILE NAME: A:\45000s\45548\003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: September 19, 2025, TIME: 9:05 AM, USER: ah5122




0 30' 60' 120'
SCALE IN FEET

# WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION
NUMBER: 33360

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No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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9/5/25
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FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

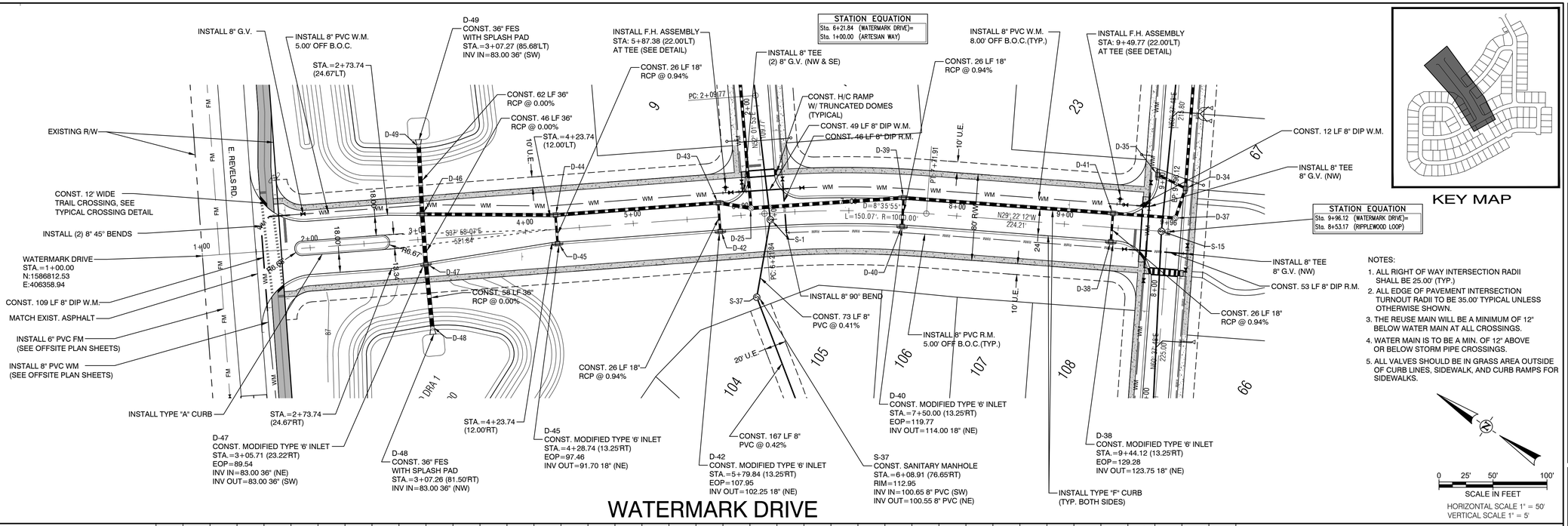
SHEET TITLE:

GRADING PLAN

C-405



FILE NAME: A:\45000s\45548\003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: September 19, 2025, TIME: 9:05 AM, USER: ah5122







NOTES:

1. ALL RIGHT OF WAY INTERSECTION RADII SHALL BE 25.00' (TYP.)
2. ALL EDGE OF PAVEMENT INTERSECTION TURNOUT RADII TO BE 35.00' TYPICAL UNLESS OTHERWISE SHOWN.
3. THE REUSE MAIN WILL BE A MINIMUM OF 12" BELOW WATER MAIN AT ALL CROSSINGS.
4. WATER MAIN IS TO BE A MIN. OF 12" ABOVE OR BELOW STORM PIPE CROSSINGS.
5. ALL VALVES SHOULD BE IN GRASS AREA OUTSIDE OF CURB LINES, SIDEWALK, AND CURB RAMPS FOR SIDEWALKS.

0 25' 50' 100'
SCALE IN FEET
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

# WATERMARK DRIVE




halff
502 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 423-0720
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

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|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

SHEET TITLE:
WATERMARK DRIVE PLAN & PROFILE

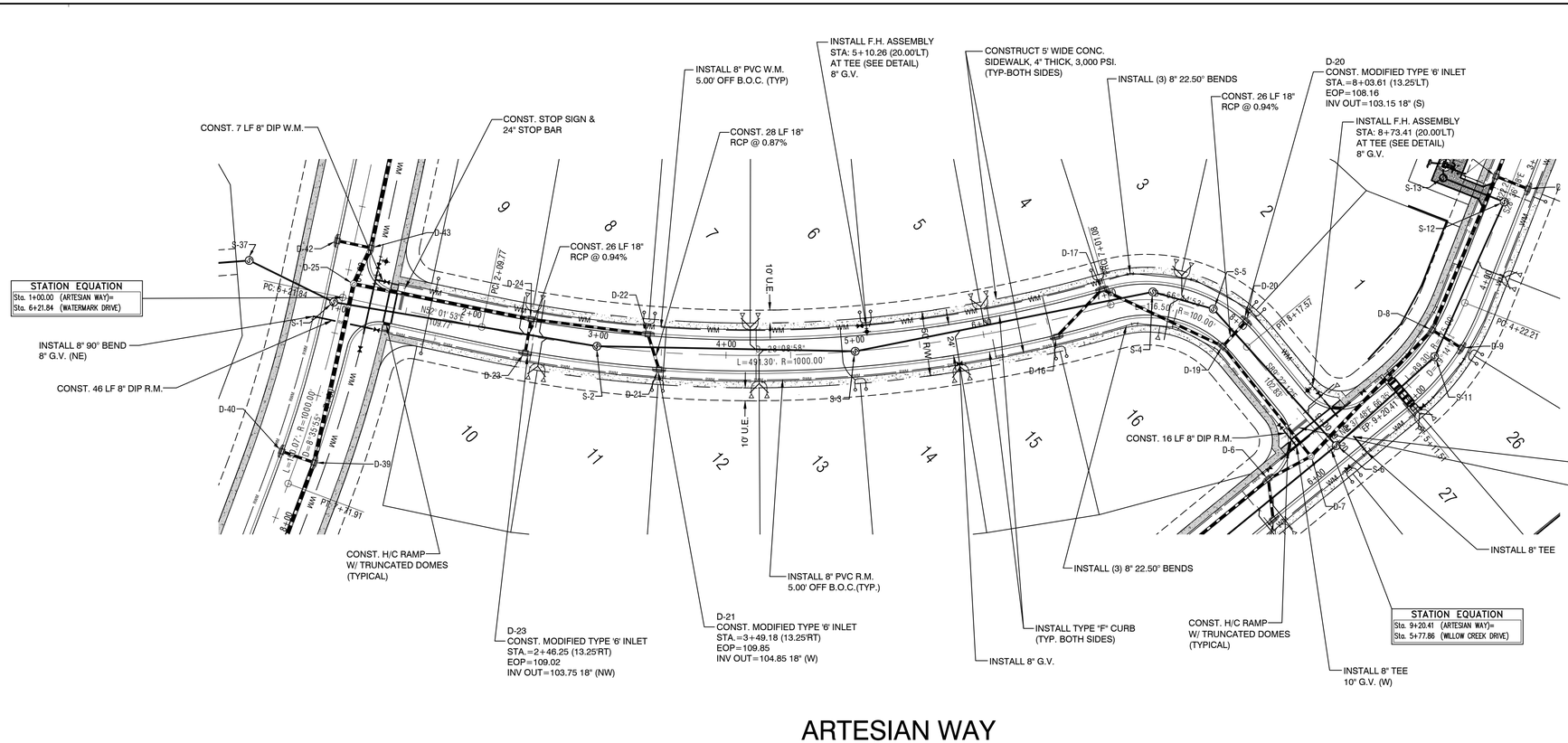
C-500

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741



FILE NAME: A:\45000s\45548\003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:16 PM, USER: ah5122




ARTESIAN WAY

KEY MAP

NOTES:

1. ALL RIGHT OF WAY INTERSECTION RADII SHALL BE 25.00' (TYP.)
2. ALL EDGE OF PAVEMENT INTERSECTION TURNOUT RADII TO BE 35.00' TYPICAL UNLESS OTHERWISE SHOWN.
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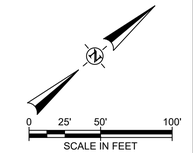


HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'




halff
502 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 423-0720
CERTIFICATE OF AUTHORIZATION NUMBER: 33380

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

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BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
9/5/25
DATE

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FIRM OR BUSINESS NO. — STATE

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|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

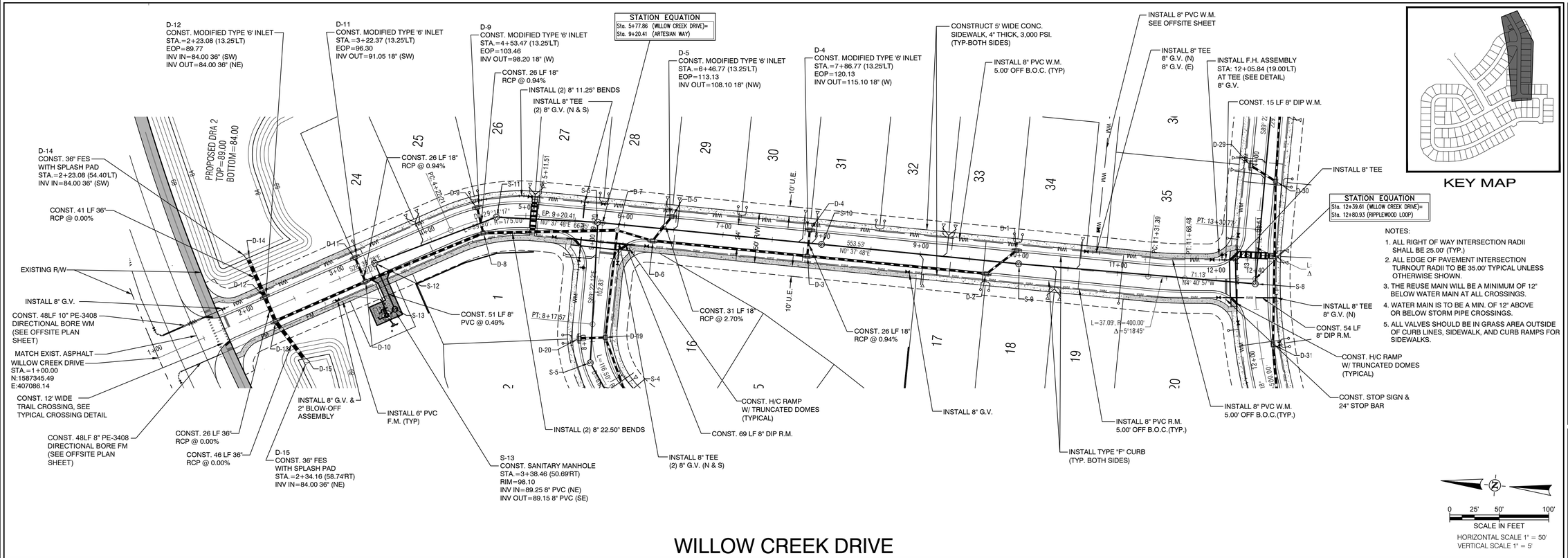
SHEET TITLE:

ARTESIAN WAY
PLAN & PROFILE

C-501



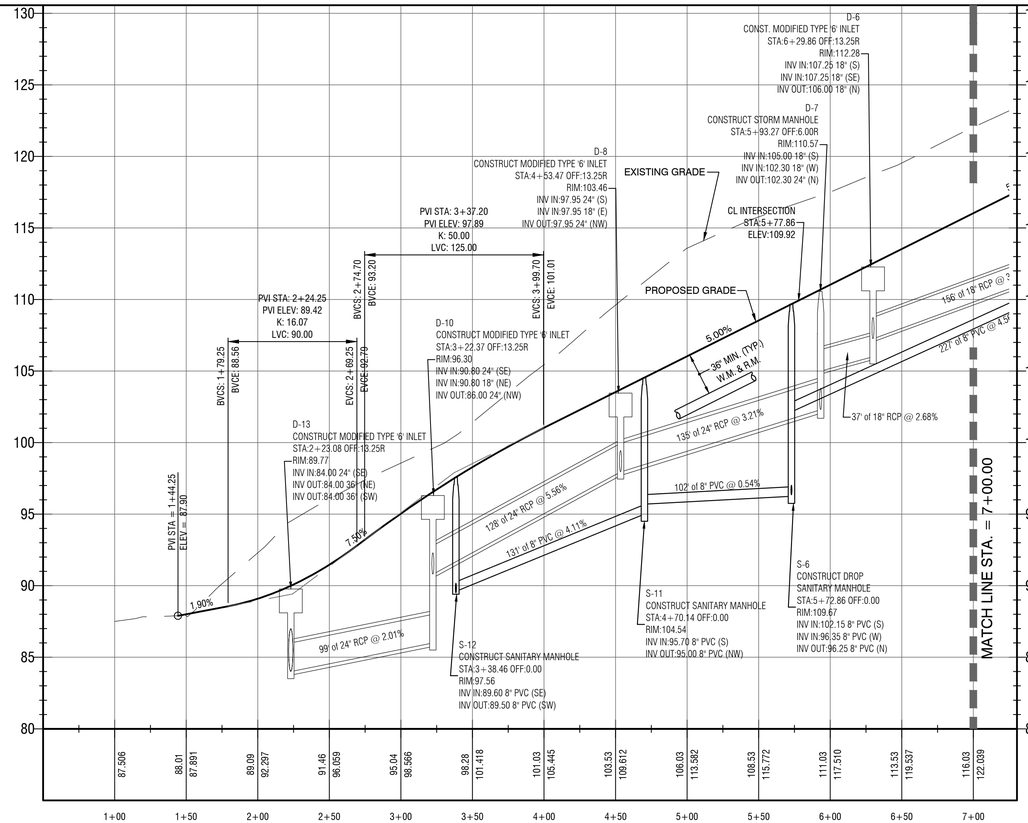
FILE NAME: A:\45000s\45548\003\LDCADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:22 PM, USER: ah5122

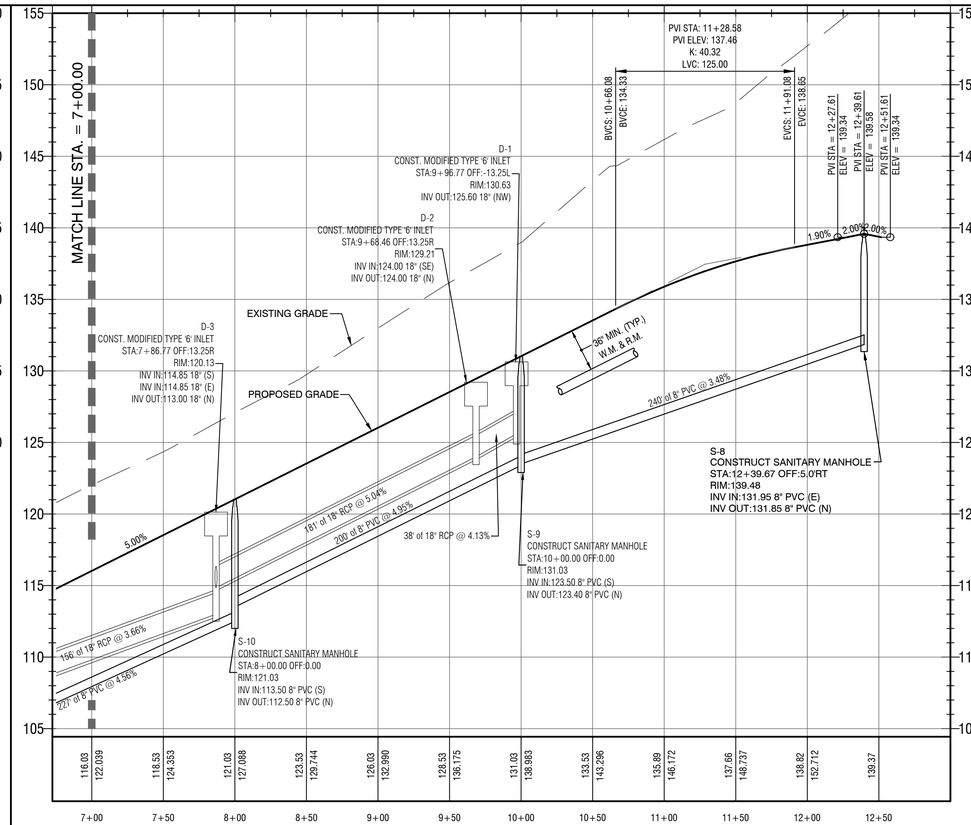






# WILLOW CREEK DRIVE




halff
502 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7322
CERTIFICATION NUMBER: 33380

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

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FIRM OR BUSINESS NO. — STATE

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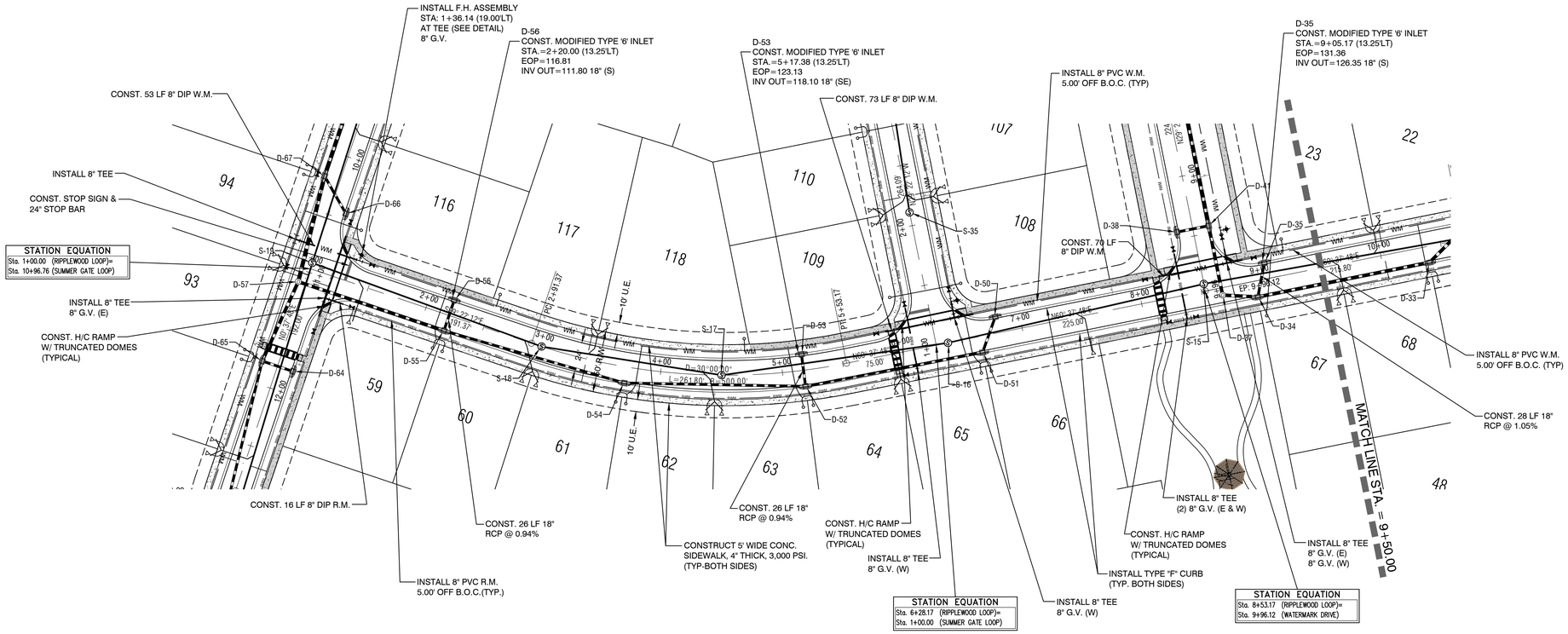
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

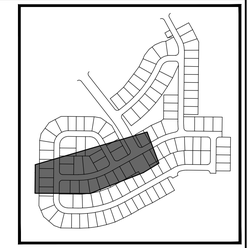
SHEET TITLE:
WILLOW CREEK DRIVE PLAN & PROFILE

C-502



FILE NAME: A:\45000s\45548\003\LDV\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:24 PM, USER: ah5122



KEY MAP

NOTES:

1. ALL RIGHT OF WAY INTERSECTION RADII SHALL BE 25.00' (TYP.)
2. ALL EDGE OF PAVEMENT INTERSECTION TURNOUT RADII TO BE 35.00' TYPICAL UNLESS OTHERWISE SHOWN.
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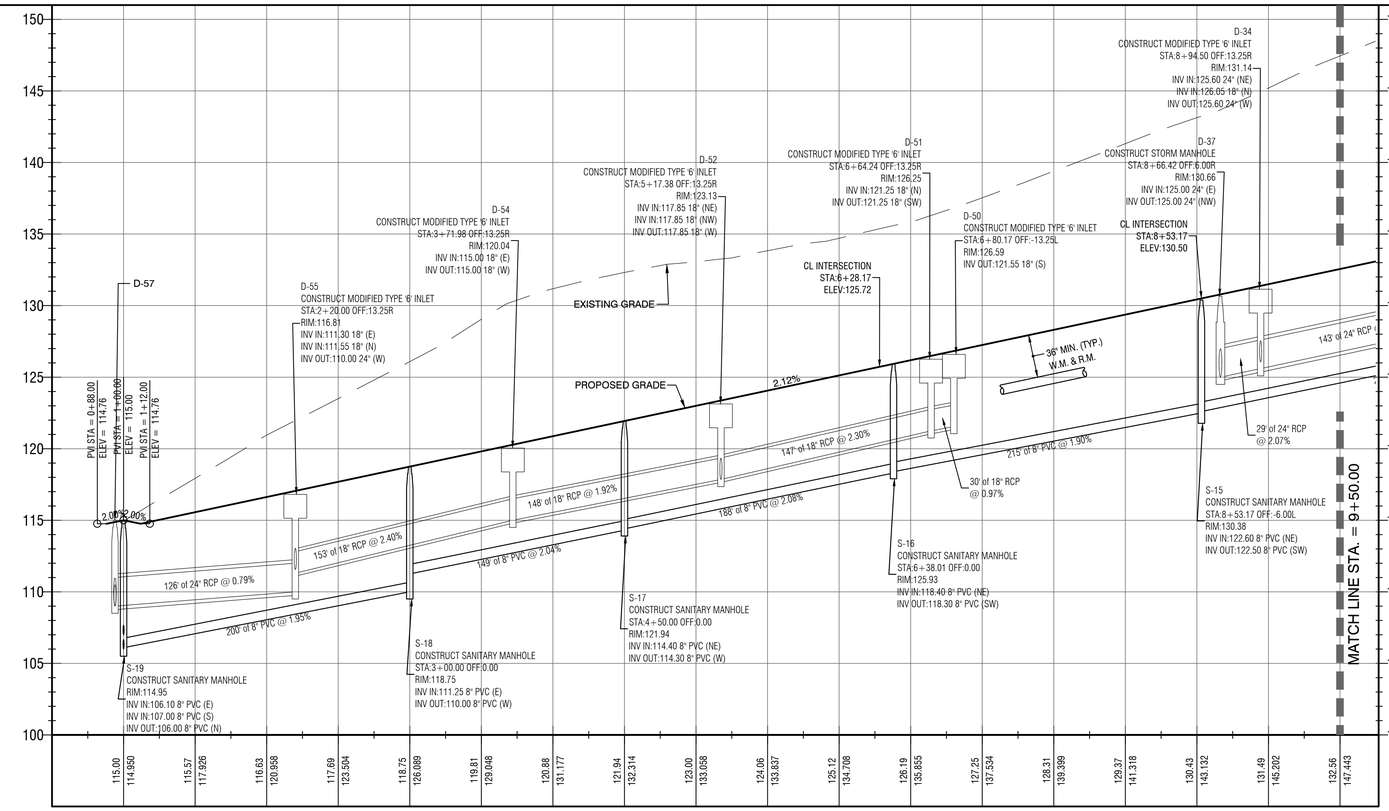
5. ALL VALVES SHOULD BE IN GRASS AREA OUTSIDE OF CURB LINES, SIDEWALK, AND CURB RAMPS FOR SIDEWALKS.

0 25' 50' 100'

SCALE IN FEET

HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

# RIPPLEWOOD LOOP




halff
502 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7322
CERTIFICATION OF AUTHORIZATION
NUMBER: 33360

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

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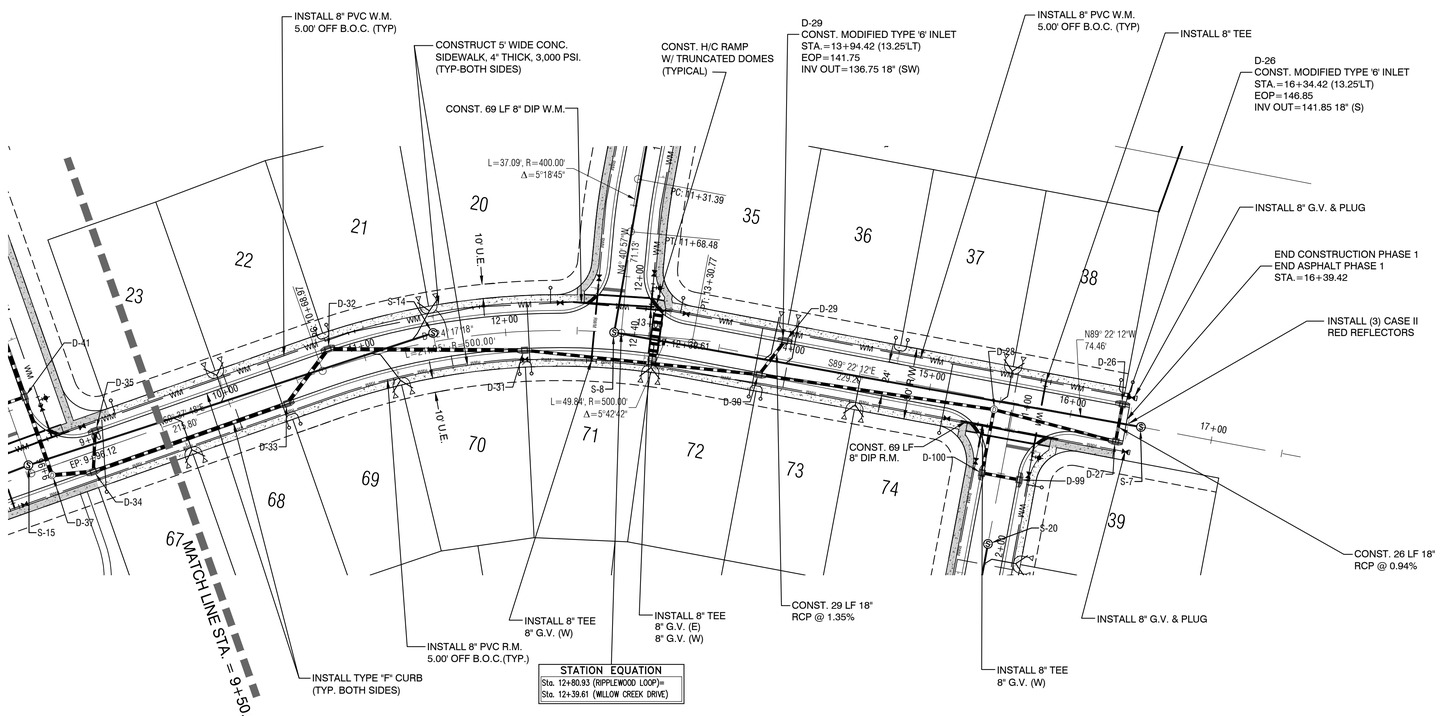
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

SHEET TITLE:
RIPPLEWOOD LOOP PLAN & PROFILE

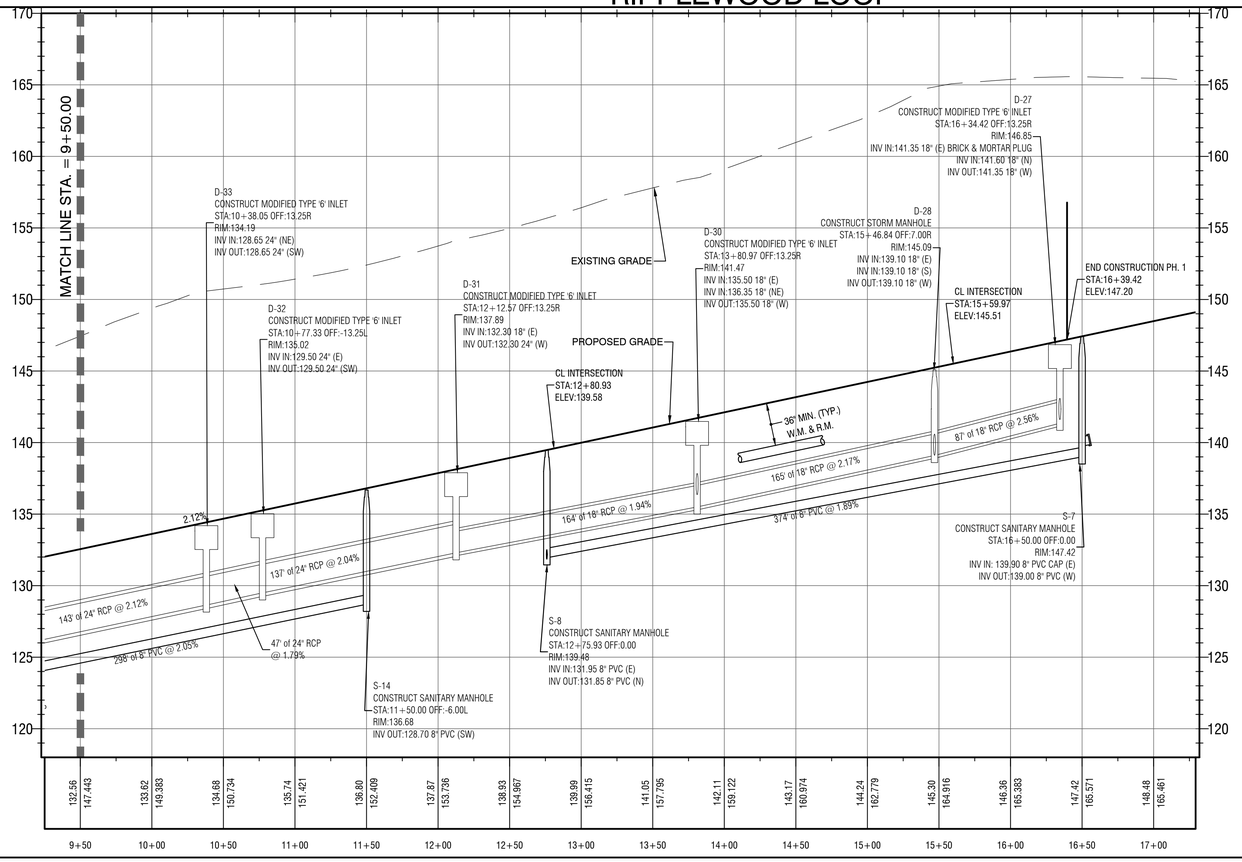
C-503

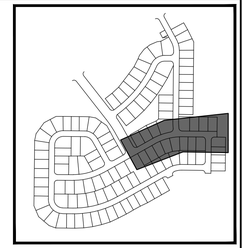


FILE NAME: A:\45000s\45548\003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:25 PM, USER: ah5122




# RIPPLEWOOD LOOP



KEY MAP

NOTES:

1. ALL RIGHT OF WAY INTERSECTION RADII SHALL BE 25.00' (TYP.)
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0 25' 50' 100'

SCALE IN FEET

HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 896-0594
CERTIFICATE OF AUTHORIZATION
NUMBER: 33360

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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

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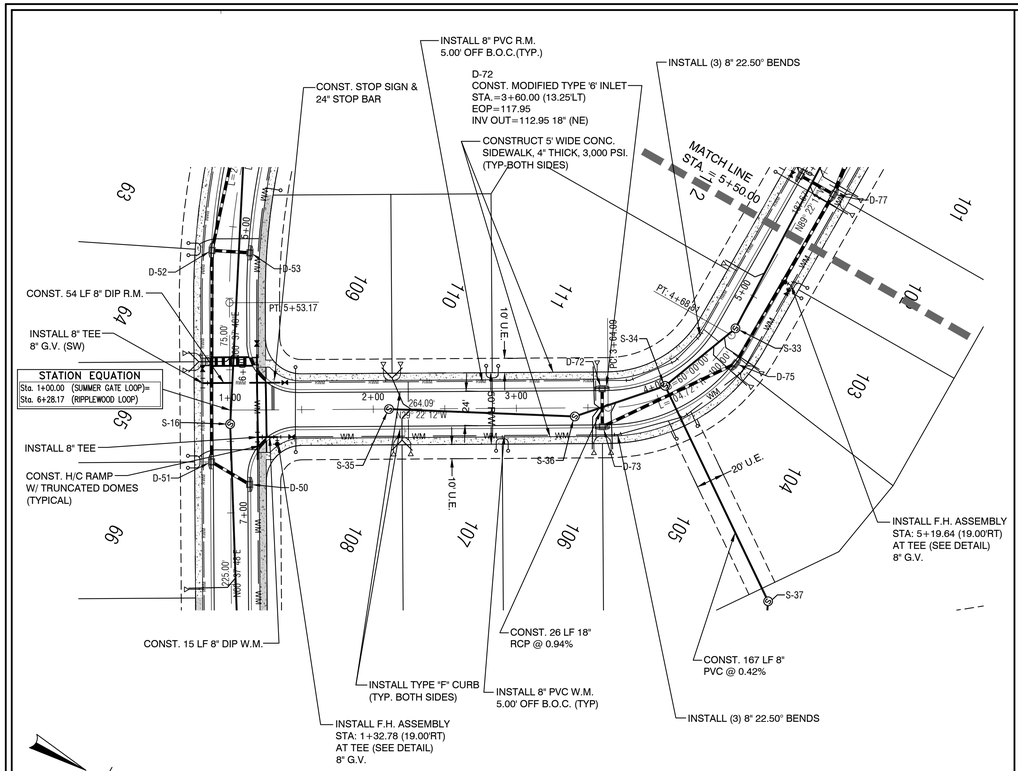
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

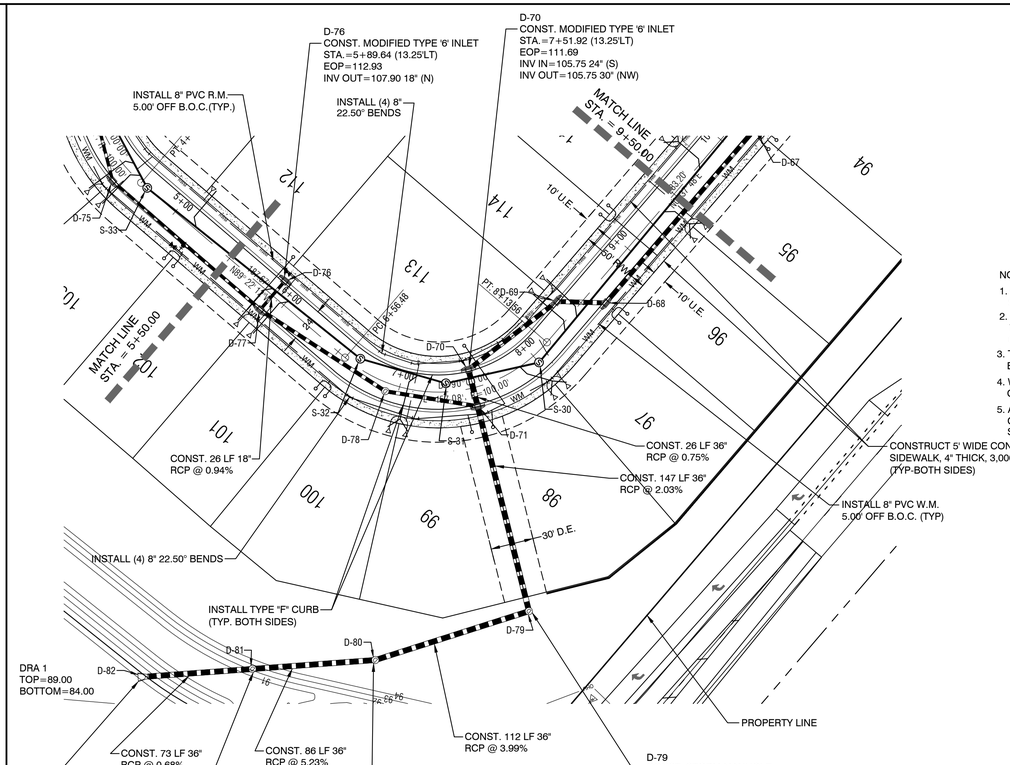
SHEET TITLE:
RIPPLEWOOD LOOP PLAN & PROFILE

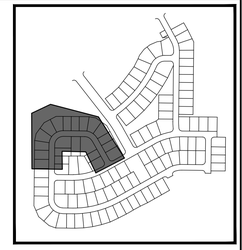
C-504



FILE NAME: A:\45000s\45548\003\LDCADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:27 PM, USER: ah5122



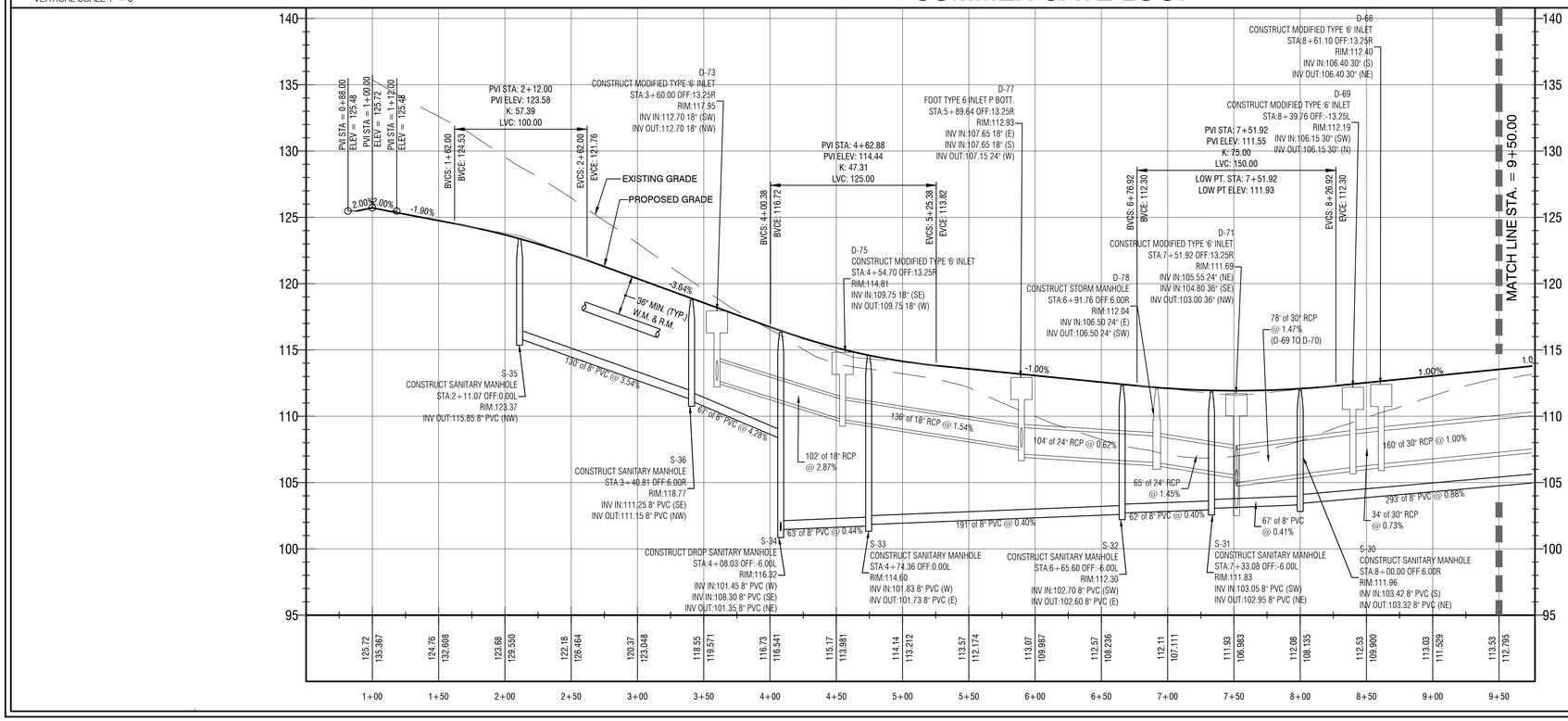



KEY MAP

NOTES:

1. ALL RIGHT OF WAY INTERSECTION RADII SHALL BE 25.00' (TYP.)
2. ALL EDGE OF PAVEMENT INTERSECTION TURNOUT RADII TO BE 35.00' TYPICAL UNLESS OTHERWISE SHOWN.
3. THE REUSE MAIN WILL BE A MINIMUM OF 12" BELOW WATER MAIN AT ALL CROSSINGS.
4. WATER MAIN IS TO BE A MIN. OF 12" ABOVE OR BELOW STORM PIPE CROSSINGS.
5. ALL VALVES SHOULD BE IN GRASS AREA OUTSIDE OF CURB LINES, SIDEWALK, AND CURB RAMPS FOR SIDEWALKS.

# SUMMER GATE LOOP




halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7322
CERTIFICATE OF AUTHORIZATION
NUMBER: 33360

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

9/5/25
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

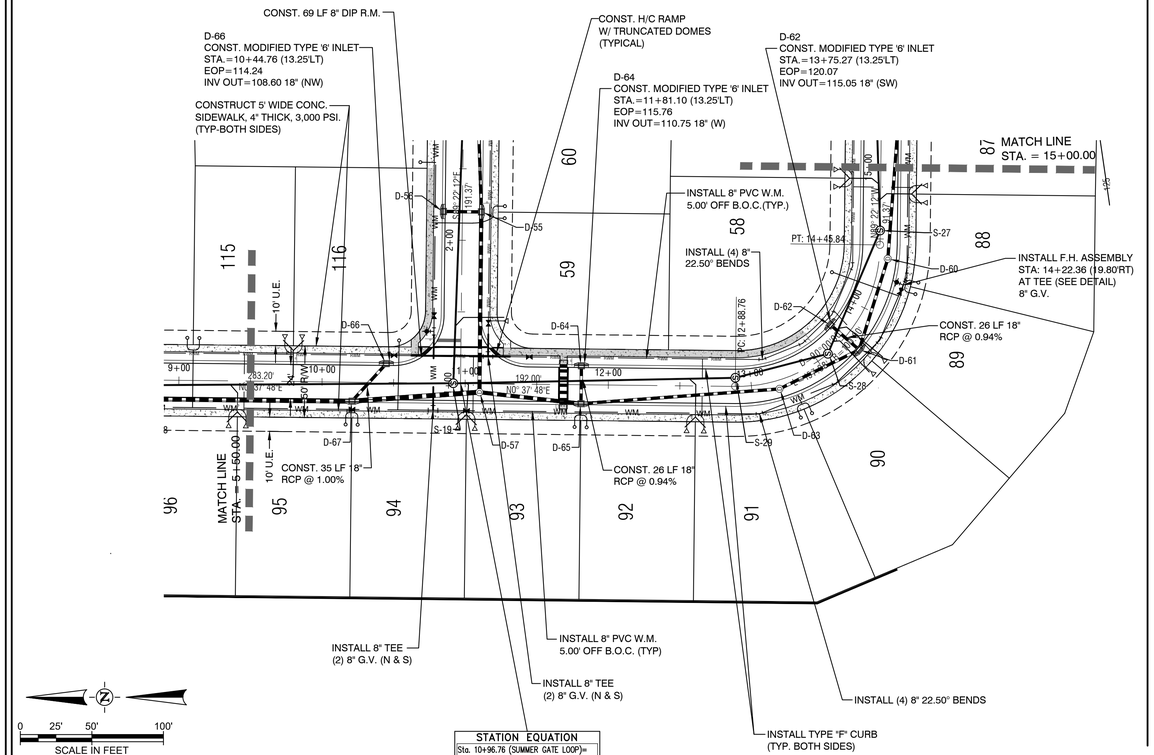
| | |
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

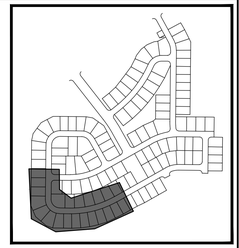
SHEET TITLE:
SUMMER GATE LOOP PLAN & PROFILE

C-505



FILE NAME: A:\45000s\45548\003\LDCADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:28 PM, USER: ah5122



KEY MAP

NOTES:

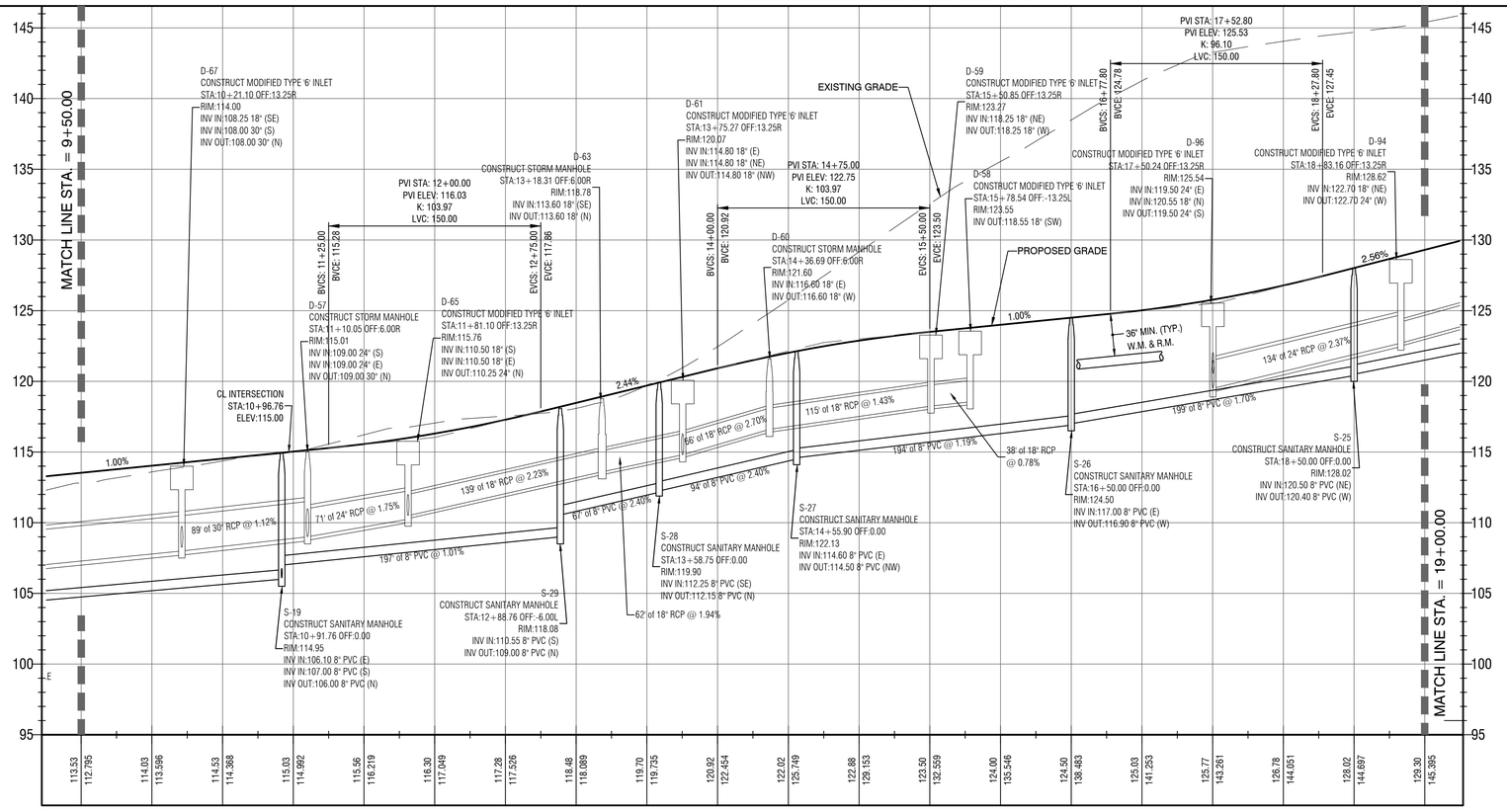
1. ALL RIGHT OF WAY INTERSECTION RADII SHALL BE 25.00' (TYP.)
2. ALL EDGE OF PAVEMENT INTERSECTION TURNOUT RADII TO BE 35.00' TYPICAL UNLESS OTHERWISE SHOWN.
3. THE REUSE MAIN WILL BE A MINIMUM OF 12" BELOW WATER MAIN AT ALL CROSSINGS.
4. WATER MAIN IS TO BE A MIN. OF 12" ABOVE OR BELOW STORM PIPE CROSSINGS.
5. ALL VALVES SHOULD BE IN GRASS AREA OUTSIDE OF CURB LINES, SIDEWALK, AND CURB RAMPS FOR SIDEWALKS.

| STATION EQUATION |
|---|
| Sta. 10+96.76 (SUMMER GATE LOOP)= |
| Sta. 1+00.00 (RIPPLEWOOD LOOP) |

0 25' 50' 100'
SCALE IN FEET
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

0 25' 50' 100'
SCALE IN FEET
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

# SUMMER GATE LOOP




halff
502 NORTH SINCLAIR AVE
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
WWW.HALFF.COM
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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9/5/25
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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

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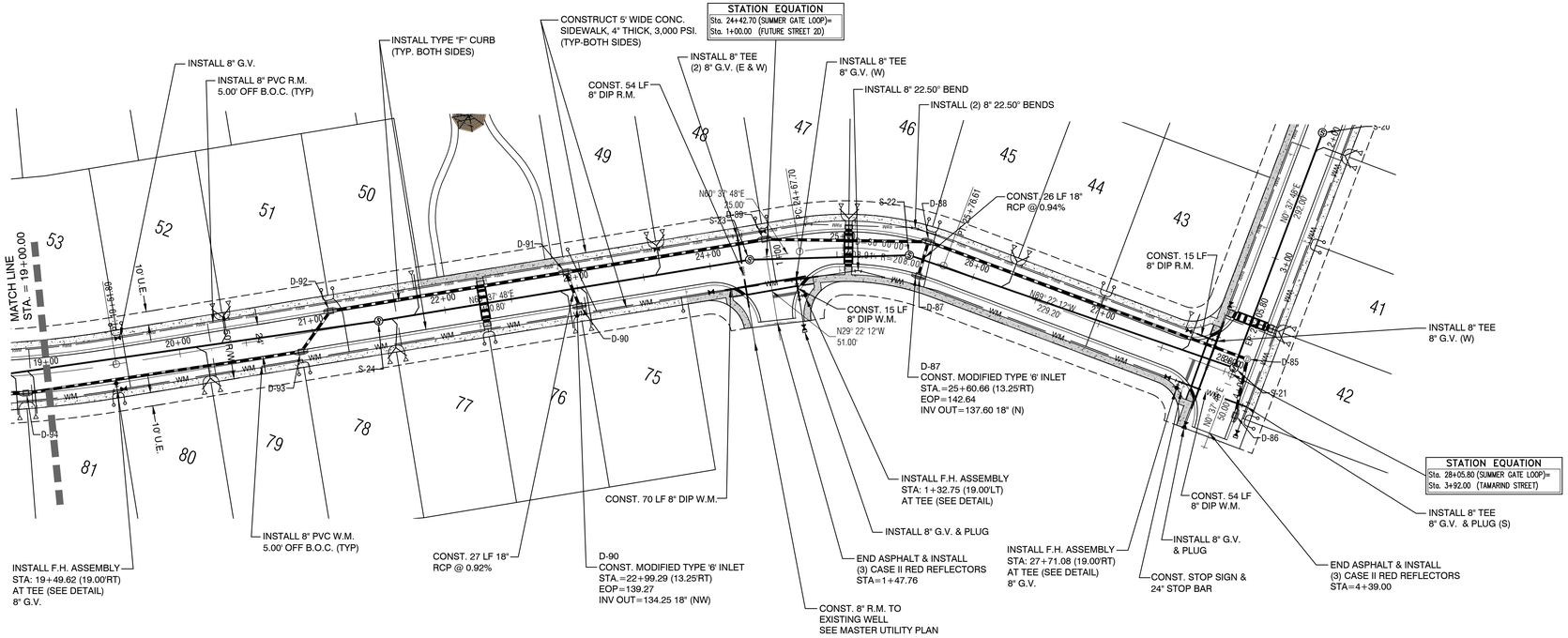
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

SHEET TITLE:
SUMMER GATE LOOP PLAN & PROFILE

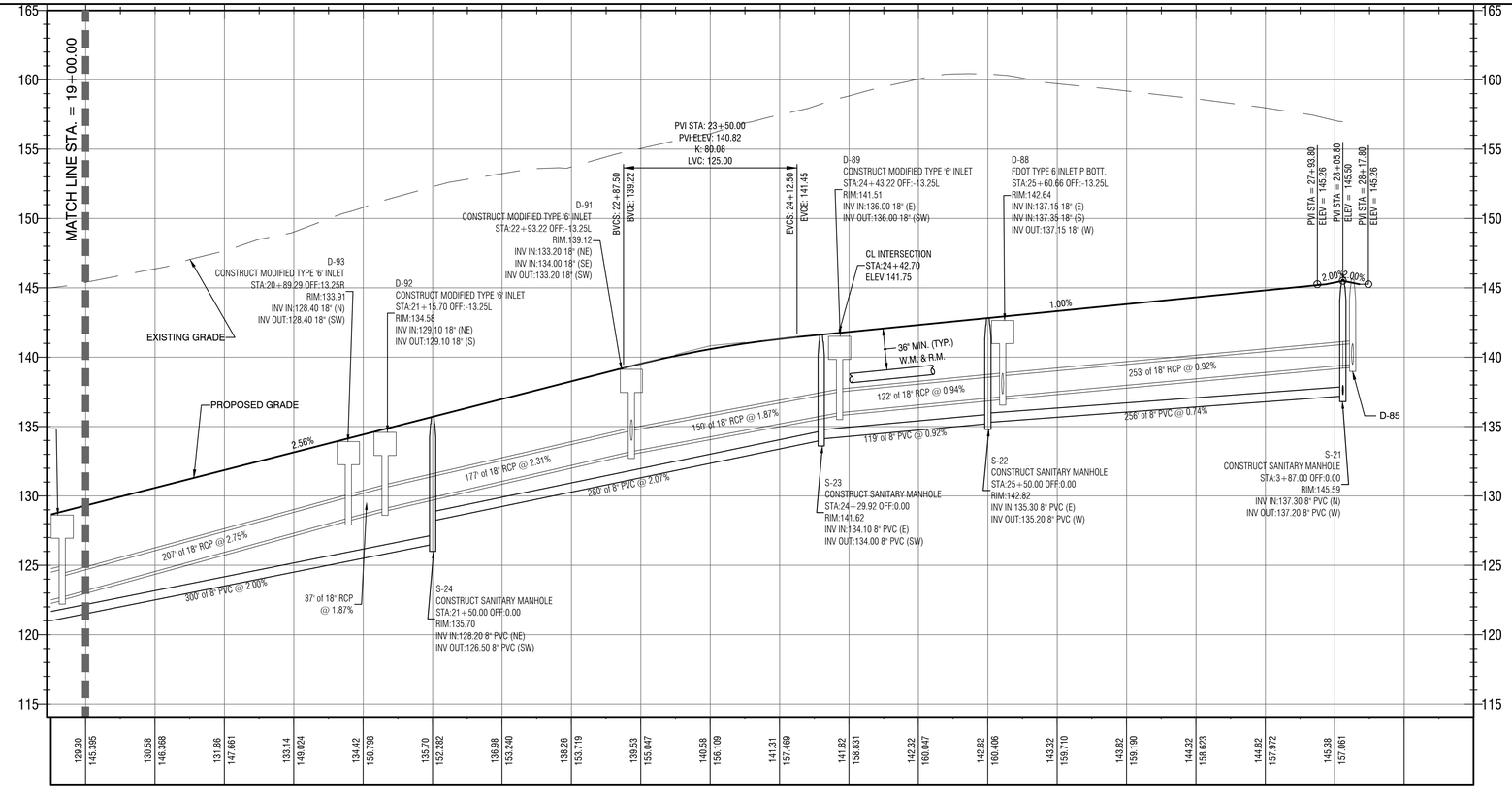
C-506

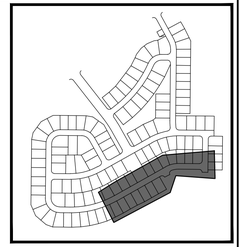


FILE NAME: A:\45000s\45548\003\LDVCADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:30 PM, USER: ah5122




# SUMMER GATE LOOP



KEY MAP

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0 25' 50' 100'
SCALE IN FEET
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7322
CERTIFICATE OF AUTHORIZATION
NUMBER: 33380

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

9/5/25
DATE

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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

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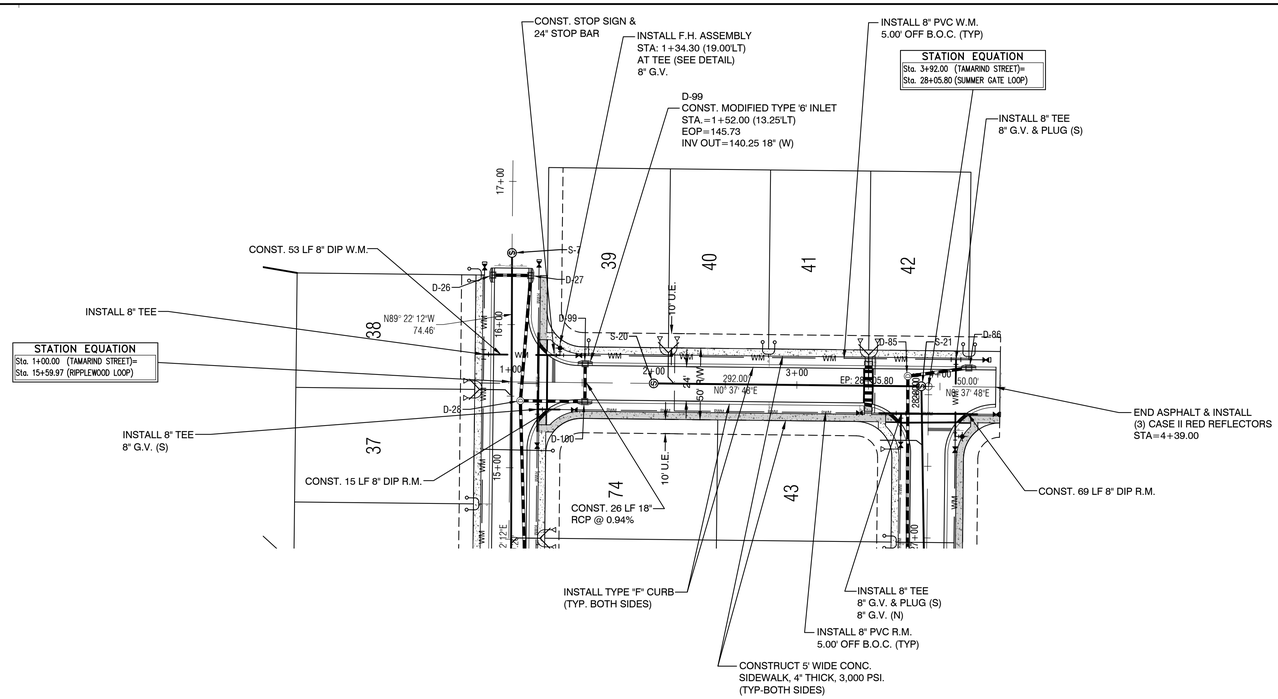
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

SHEET TITLE:
SUMMER GATE LOOP PLAN & PROFILE

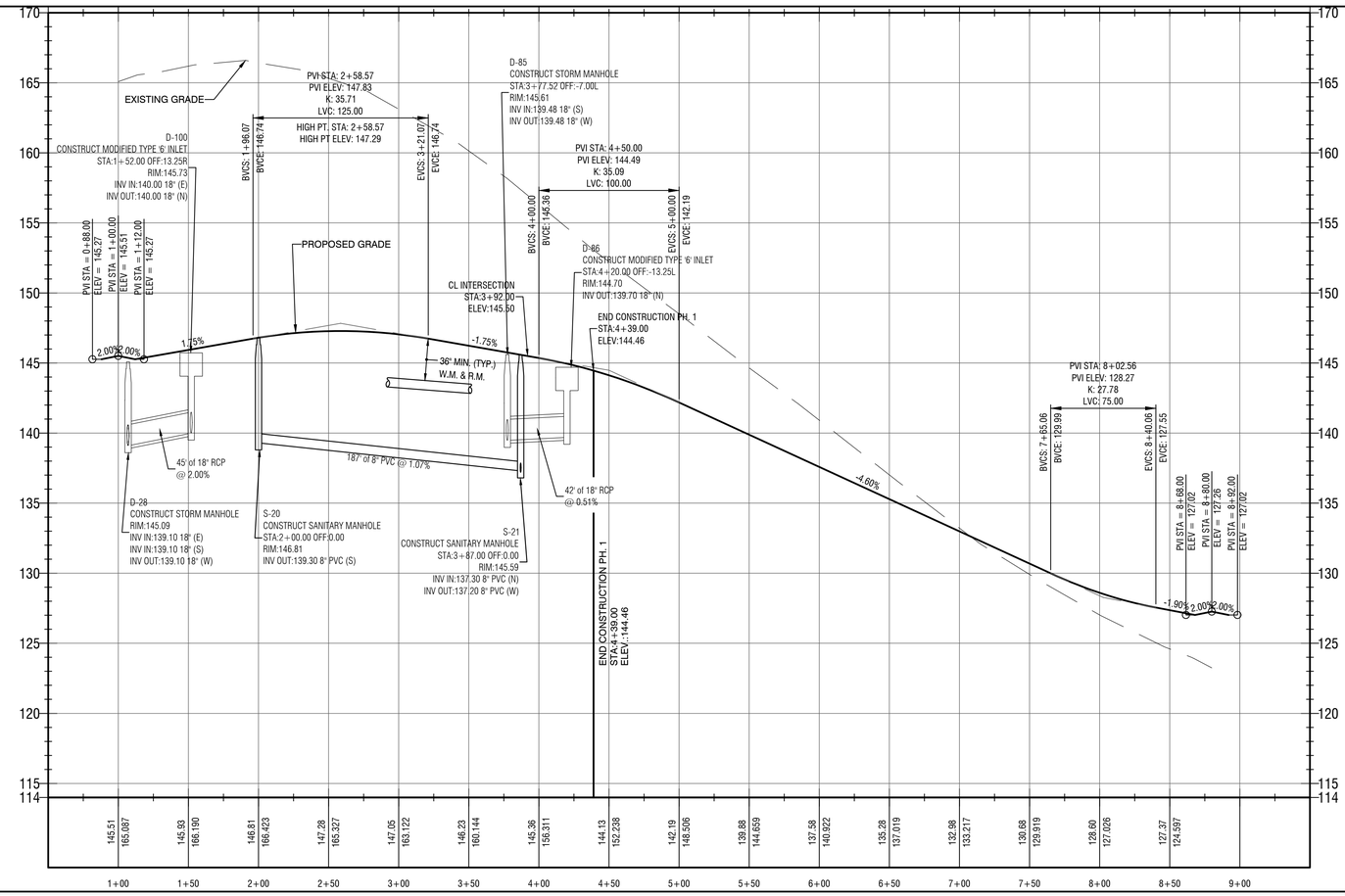
C-507

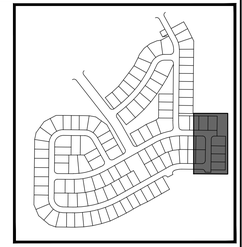


FILE NAME: A:\45000s\45548\003\LDVCADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:31 PM, USER: ah5122




# TAMARIND STREET



KEY MAP

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0 25' 50' 100'

SCALE IN FEET

HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
502 NORTH SINCLAIR AVE.
MAILING: (32801-2705)
TEL: (352) 343-8481
FAX: (407) 423-1950
CERTIFICATION AUTHORIZATION NUMBER: 33380

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

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NAME — PE LICENSE NO.
9/5/25
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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

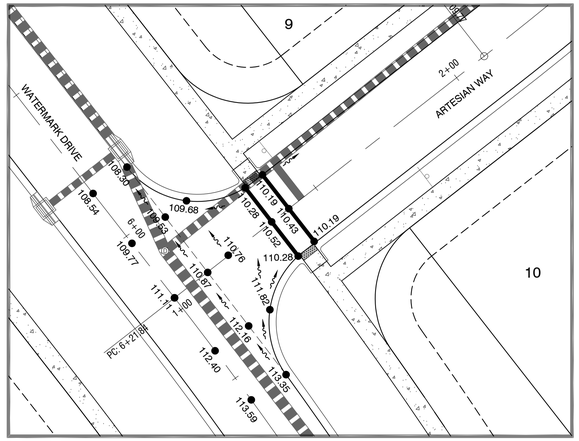
| | |
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 50' |

SHEET TITLE:
TAMARIND STREET PLAN & PROFILE

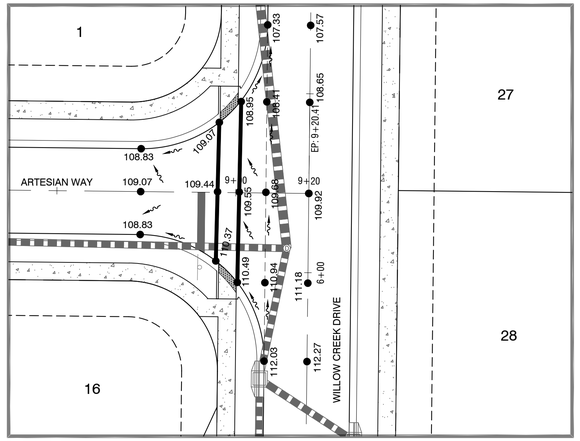
C-508



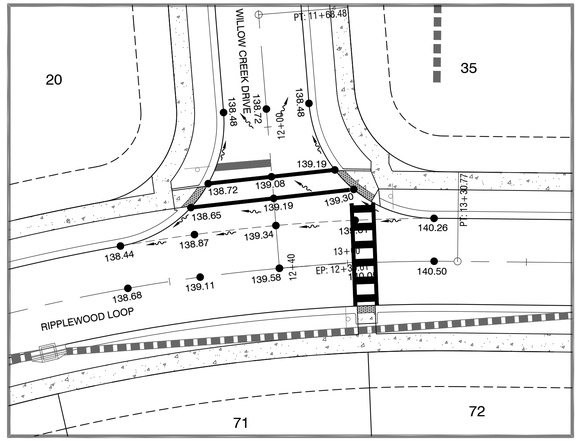
FILE NAME: A:\45000s\45548\003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:32 PM, USER: ah5122



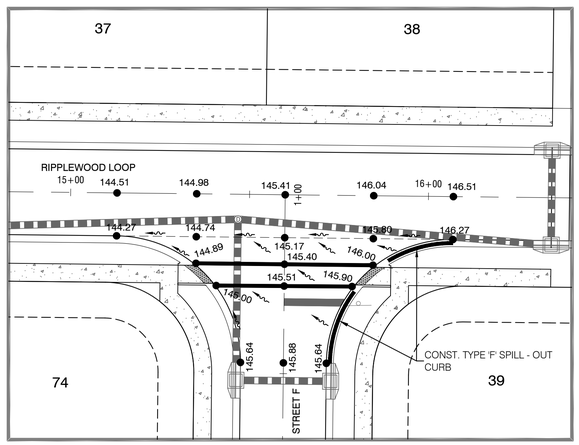

WATERMARK DRIVE & ARTESIAN WAY (PHASE 1)



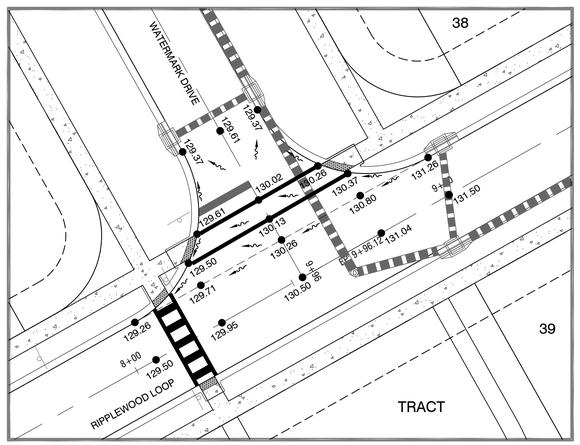

WILLOW CREEK DRIVE & ARTESIAN WAY (PHASE 1)



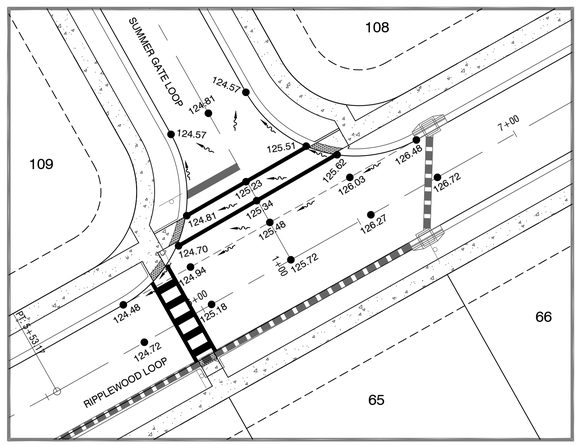

RIPPLEWOOD LOOP & WILLOW CREEK DRIVE (PHASE 1)



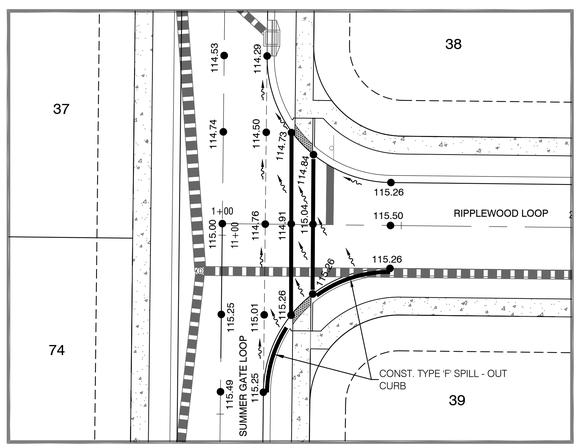

RIPPLEWOOD LOOP & STREET F (PHASE 1)



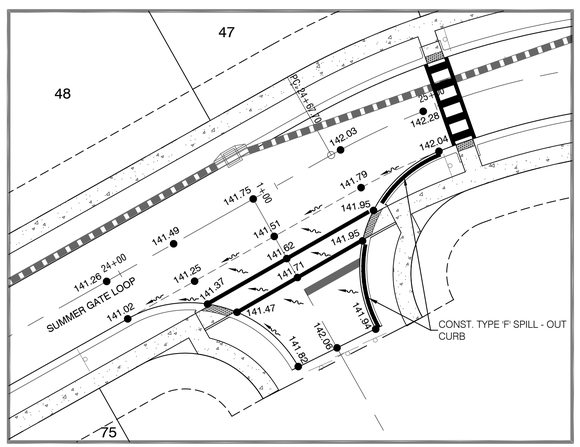

RIPPLEWOOD LOOP & WATERMARK DRIVE (PHASE 1)



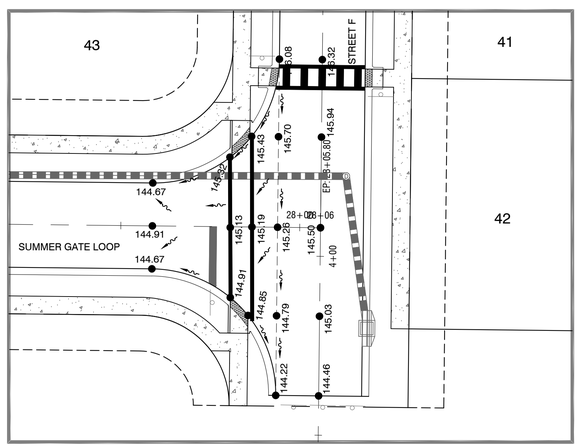

RIPPLEWOOD LOOP & SUMMER GATE LOOP (PHASE 1)



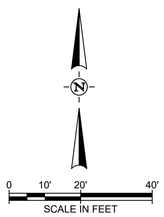

RIPPLEWOOD LOOP & SUMMER GATE LOOP (PHASE 1)




SUMMER GATE LOOP & FUTURE ROAD (PHASE 1)




SUMMER GATE LOOP & STREET F (PHASE 1)




# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
WWW.HALFF.COM
CERTIFICATE OF AUTHORIZATION
NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

9/5/25
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 20' |

SHEET TITLE:

INTERSECTION GRADING PLAN

C-509



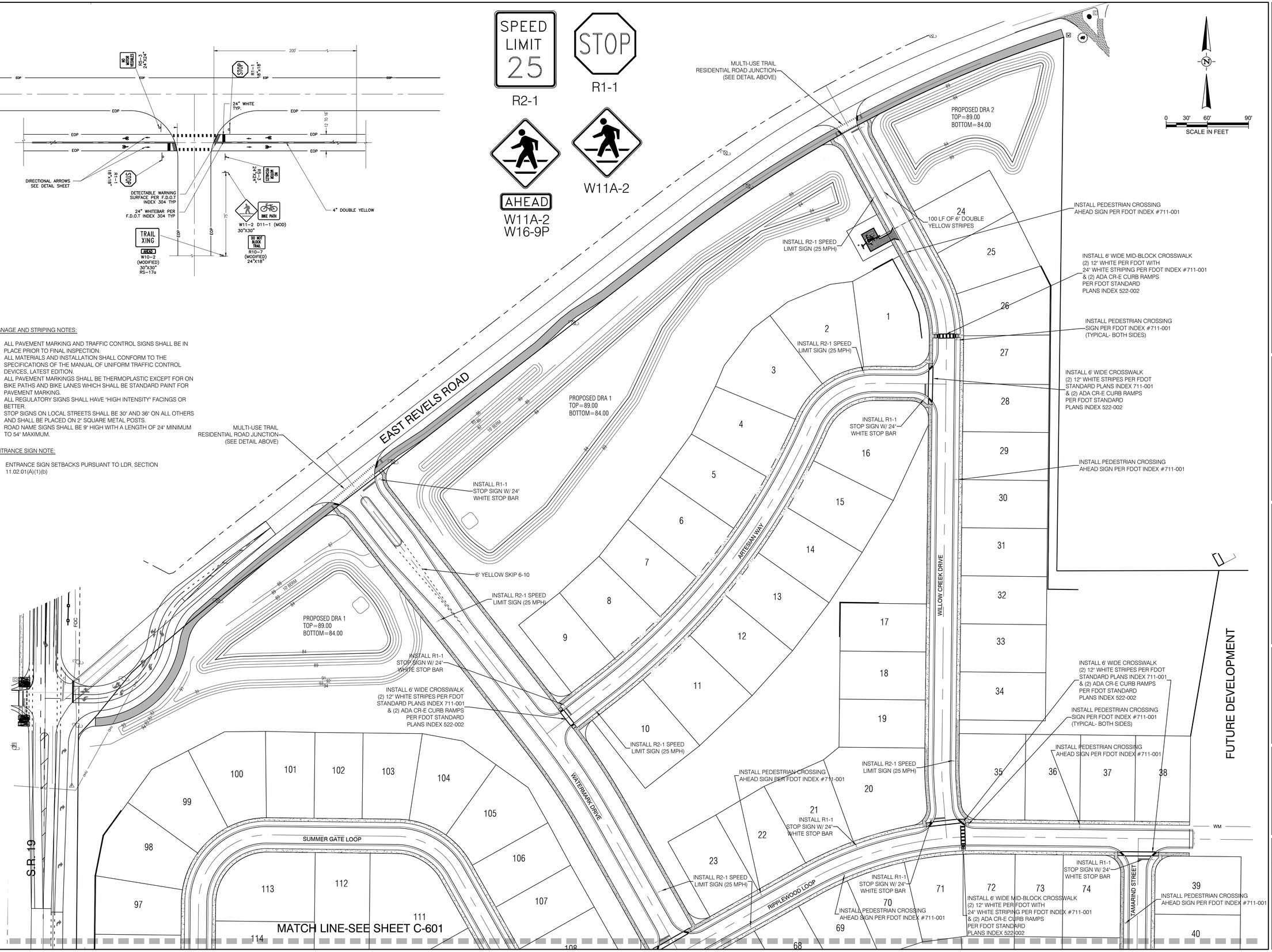
FILE NAME: A:\45000s\45548\003\LD\CADD\C101 - C600 Watermark Construction Plans.dwg DATE: September 19, 2025, TIME: 9:13 AM, USER: ah5122

SIGNAGE AND STRIPING NOTES:

1. ALL PAVEMENT MARKING AND TRAFFIC CONTROL SIGNS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION.
2. ALL MATERIALS AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
3. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC EXCEPT FOR ON BIKE PATHS AND BIKE LANES WHICH SHALL BE STANDARD PAINT FOR PAVEMENT MARKING.
4. ALL REGULATORY SIGNS SHALL HAVE "HIGH INTENSITY" FACINGS OR BETTER.
5. STOP SIGNS ON LOCAL STREETS SHALL BE 30" AND 36" ON ALL OTHERS AND SHALL BE PLACED ON 2" SQUARE METAL POSTS.
6. ROAD NAME SIGNS SHALL BE 9" HIGH WITH A LENGTH OF 24" MINIMUM TO 54" MAXIMUM.

ENTRANCE SIGN NOTE:

1. ENTRANCE SIGN SETBACKS PURSUANT TO LDR, SECTION 11.02.01(A)(1)(b)




0 30' 60' 90'
SCALE IN FEET

# WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
ANGELS, CALIFORNIA 95222
TEL: (352) 343-8481
WWW.HALFF.COM
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO: | DATE: | DESCRIPTION |
|---|---|---|
| | | |

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NAME — PE LICENSE NO.
9/5/25
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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

SHEET TITLE:
SIGNAGE & STRIPING PLAN

C-600

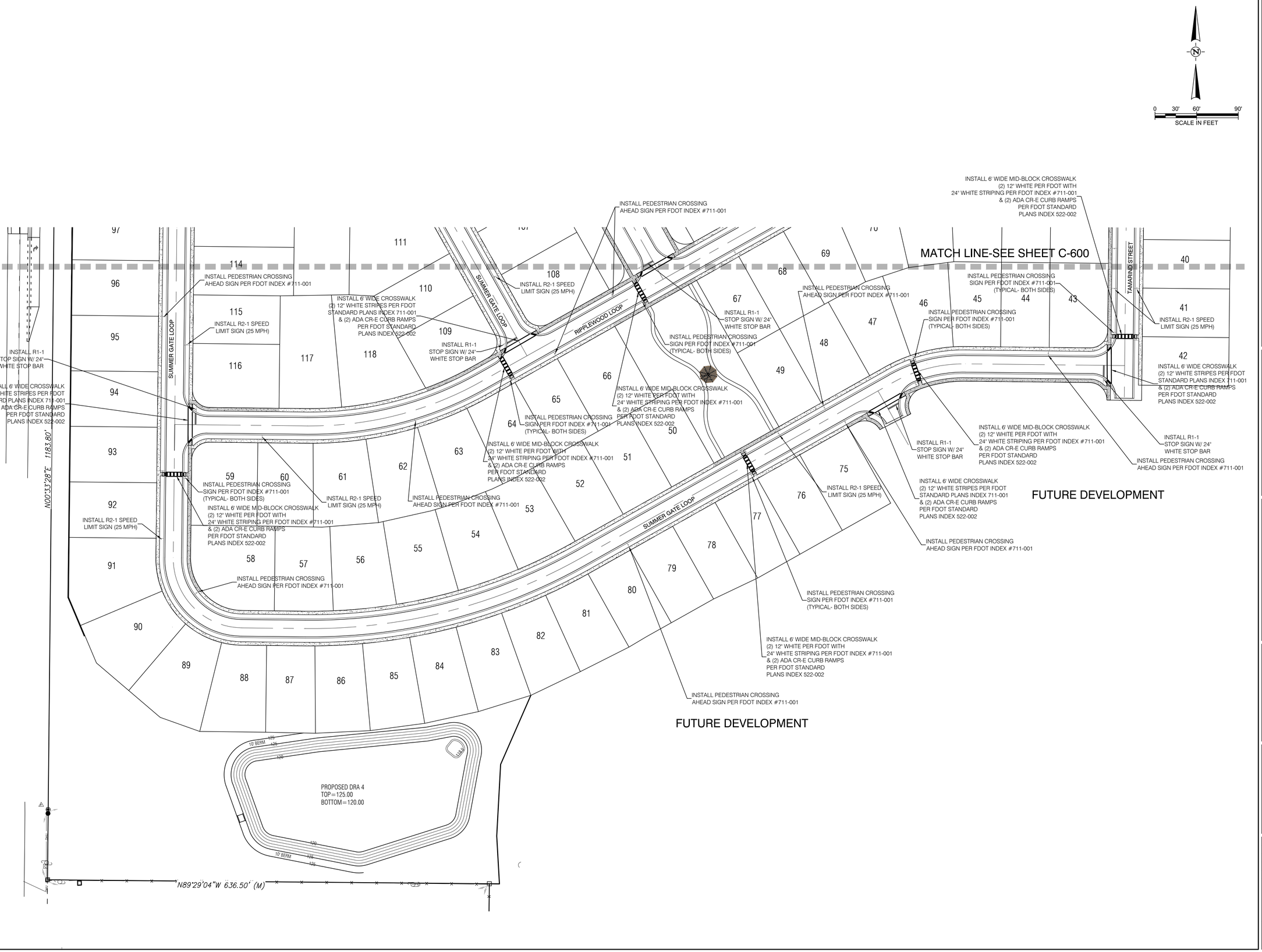


FILE NAME: A:\45000s\45548\003\LDICADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 30, 2025, TIME: 10:09 AM, USER: ah5122

# WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE
ANGLETON, TEXAS 77515
TEL: (352) 343-8481
CERTIFICATION OF AUTHORIZATION
NUMBER: 33390

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| NO. | DATE | DESCRIPTION |

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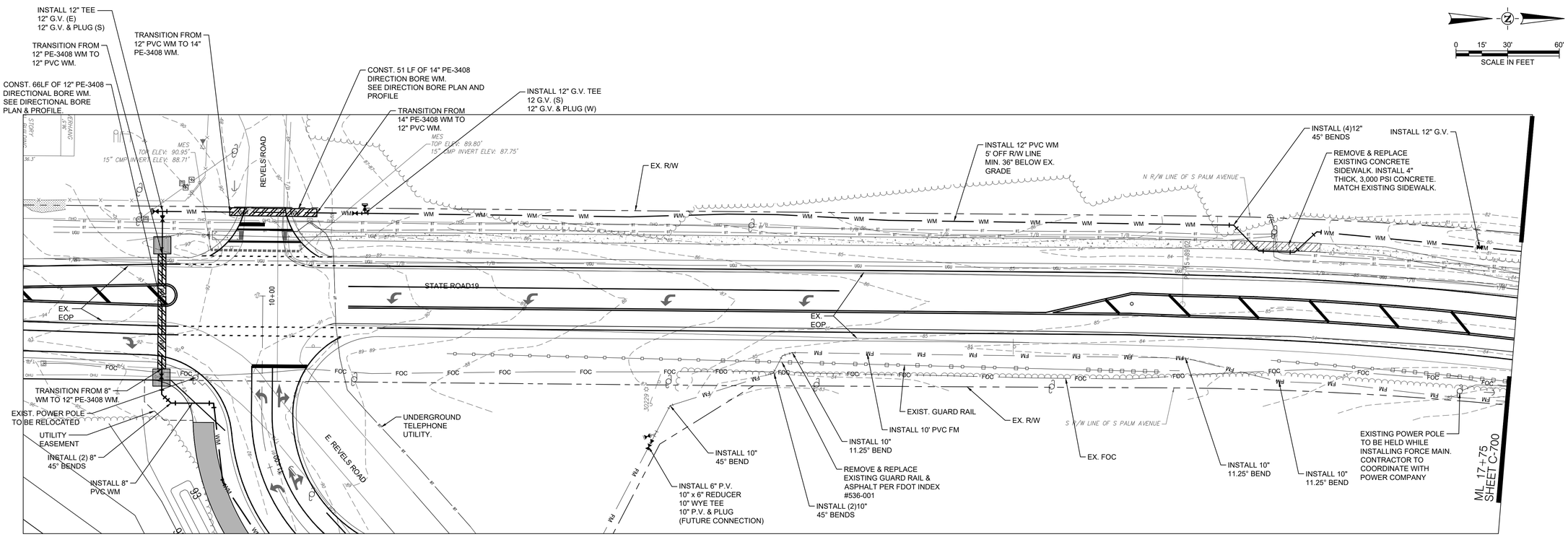
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 60' |

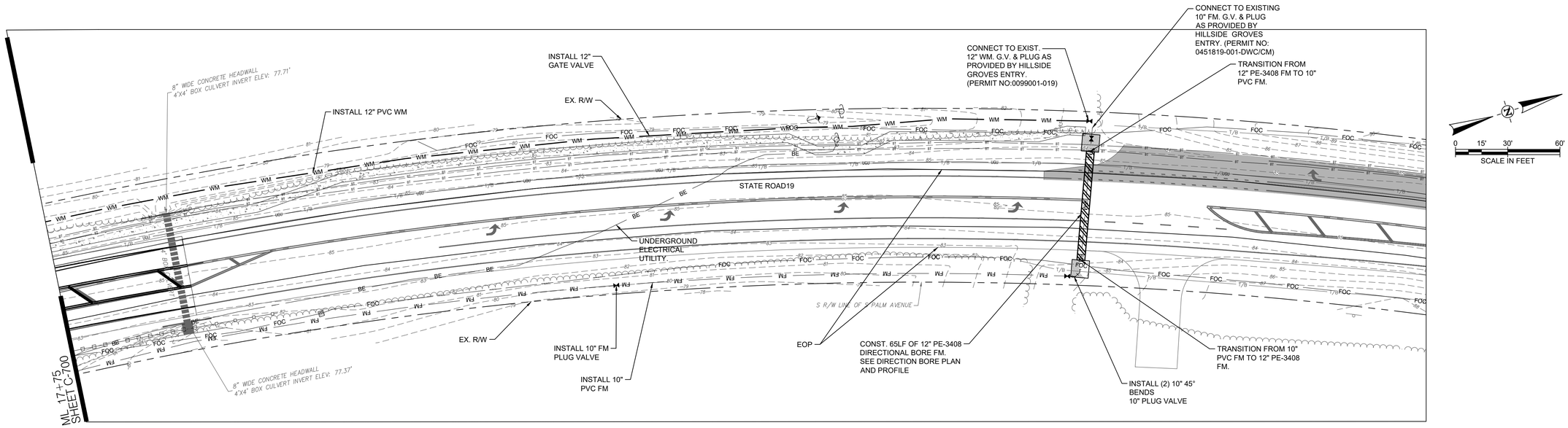
SHEET TITLE:

SIGNAGE & STRIPING PLAN

C-601

FILE NAME: A:\45000s\45548\0031\LDCADD\C101 - C600 Watermark Construction Plans.dwg DATE: October 22, 2025, TIME: 2:34 PM, USER: ah5122




CONTRACTOR SHALL PROVIDE AND PERFORM A 2 WEEK LOOK AHEAD INTO THE UTILITY WORK TO BE PERFORMED. THIS SHALL INCLUDE THE VERIFICATION OF EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICAL POSITIONING, MATCHES WHAT IS SHOWN IN THE CONTRACT DOCUMENTS AND ANY NEW UTILITIES THAT ARE DISCOVERED DURING THIS LOOK AHEAD. INFORMATION OF CONFLICTS OR DISCREPANCIES WITH THE CONTRACT DOCUMENTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD NO LESS THAN 1 WEEK PRIOR TO COMMENCEMENT OF WORK WITHIN SAID CONFLICT AREA. ENGINEER OF RECORD SHALL BE ALLOWED AMPLE TIME TO ADDRESS CONFLICTS/ISSUES AND PROVIDE ADJUSTMENTS TO THE DESIGN TO ADDRESS CONCERNS WITHOUT CONTRACTOR REQUESTING TIME DELAYS.

WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
2601 NORTH BOCA RAT0N
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
WWW.HALFF.COM
CERTIFICATE OF AUTHORIZATION
NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 30' |

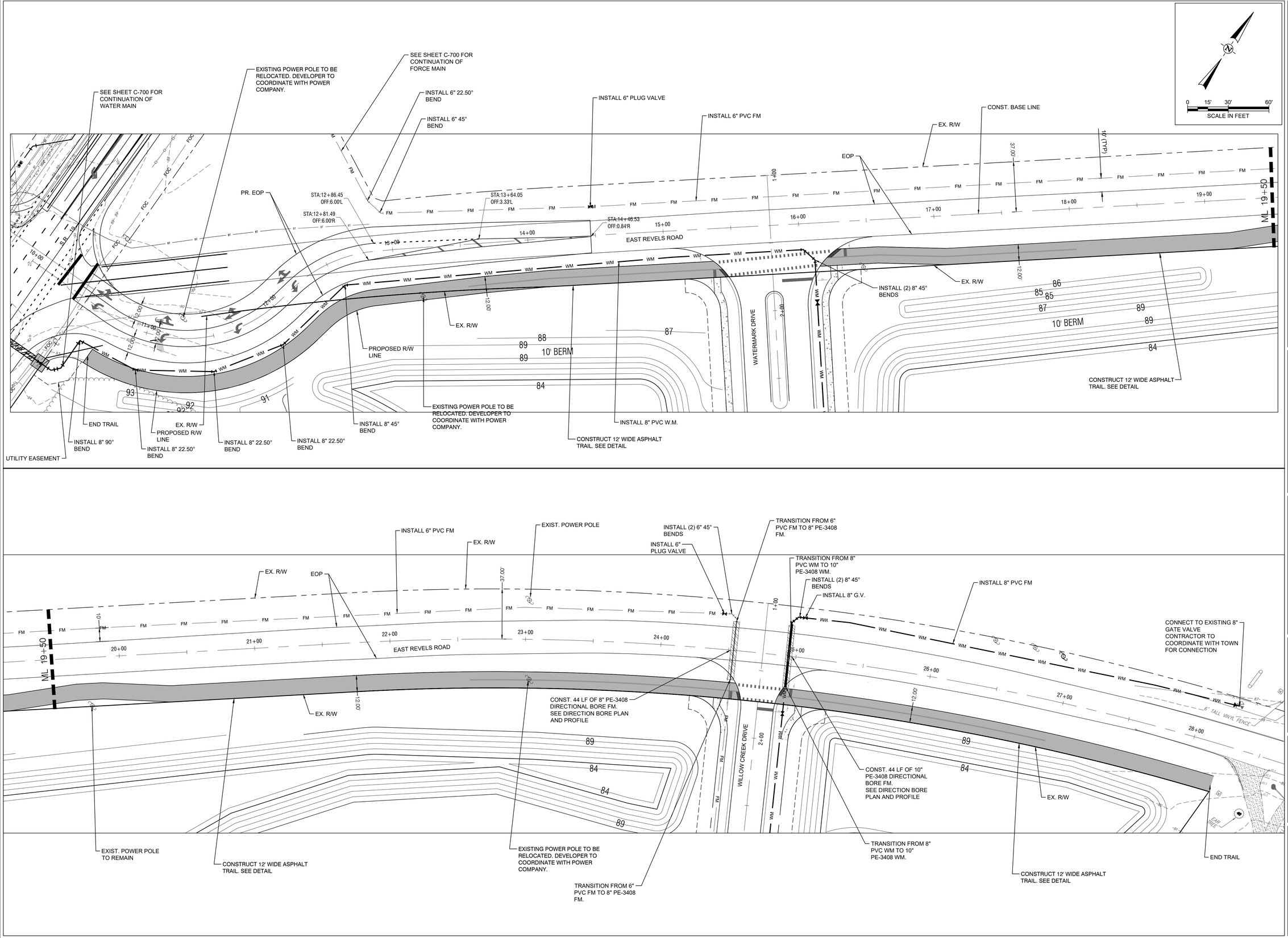
SHEET TITLE:

OFFSITE
UTILITIES

C-700



FILE NAME: A:\45000s\45548\003\LD\CADD\C-700-C705 Offsite Utilities Plans.dwg DATE: October 30, 2025, TIME: 9:42 AM, USER: ah5122




# WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
12940 NORTH BRISCAYNE AVE
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7275
CERTIFICATE OF AUTHORIZATION NUMBER: 33390

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

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NAME — PE LICENSE NO.

DATE

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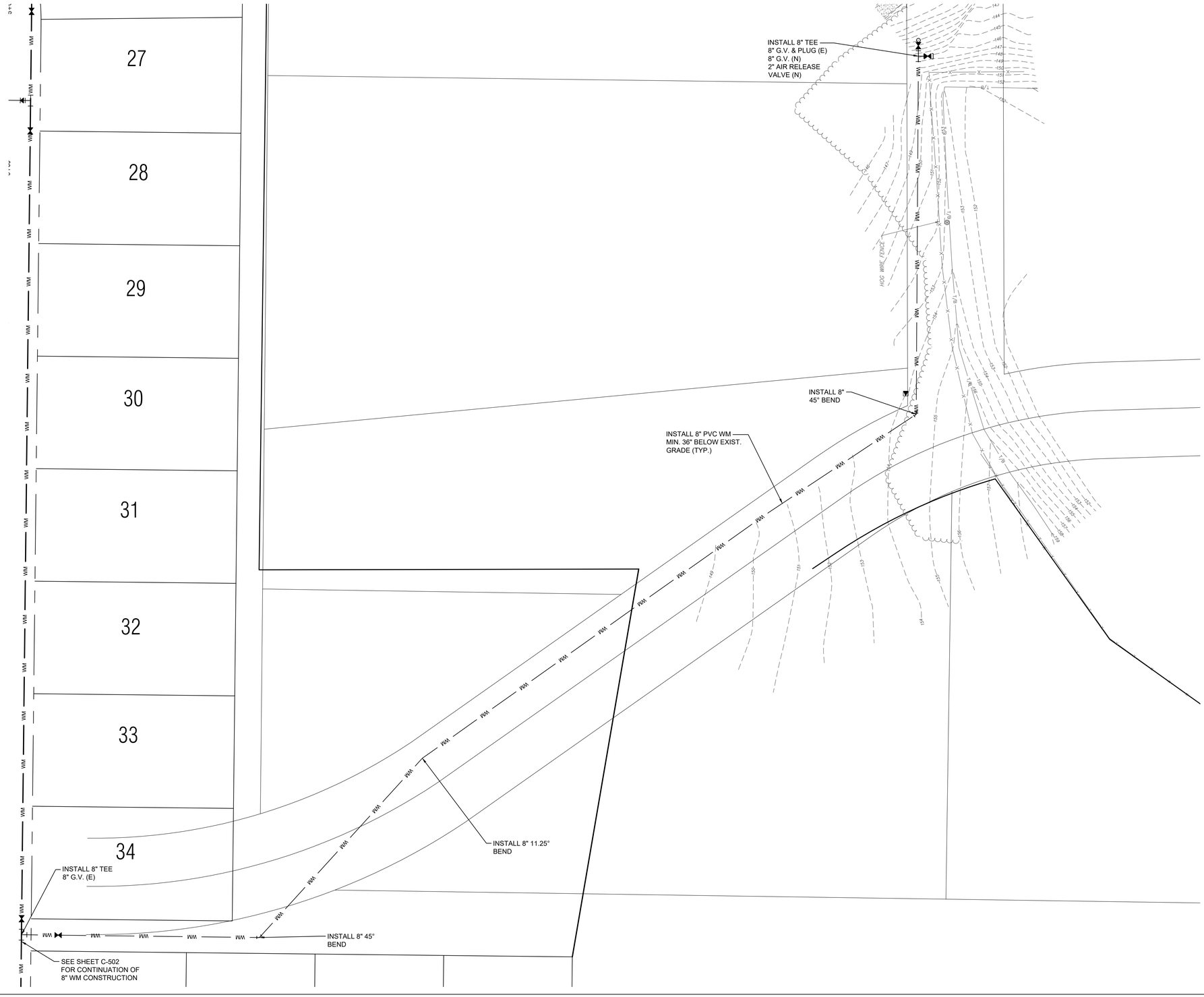
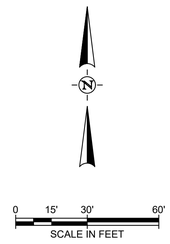
HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 30' |

SHEET TITLE:
OFFSITE UTILITIES

C-701




# WATERMARK CONSTRUCTION PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

## REVELS ROAD INVESTORS, LLC

210 Hangar Rd.
Kissimmee, FL 34741

halff
TAMPA
NORTH BRIDGE, LLC
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (352) 343-8487
CERTIFICATE OF AUTHORIZATION
NUMBER: 33380

| REVISION | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

BRETT JAY TOBIAS
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No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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NAME — PE LICENSE NO.

DATE

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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

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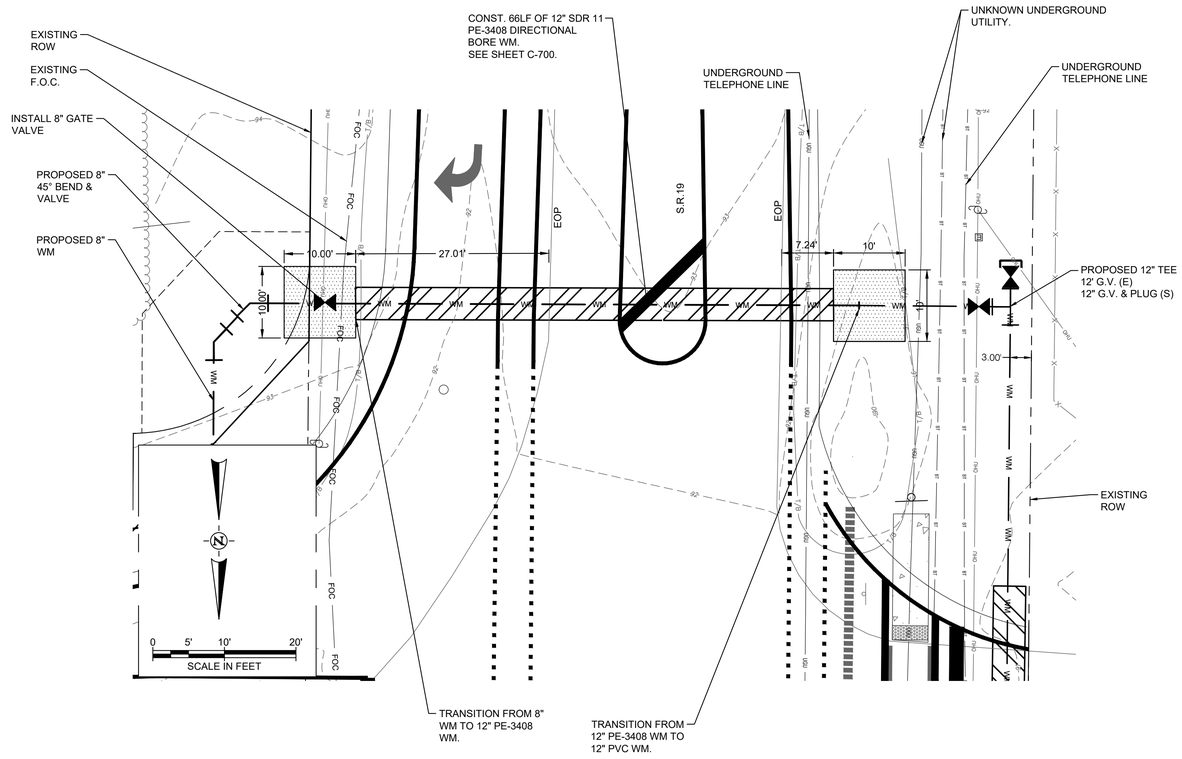
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 30' |

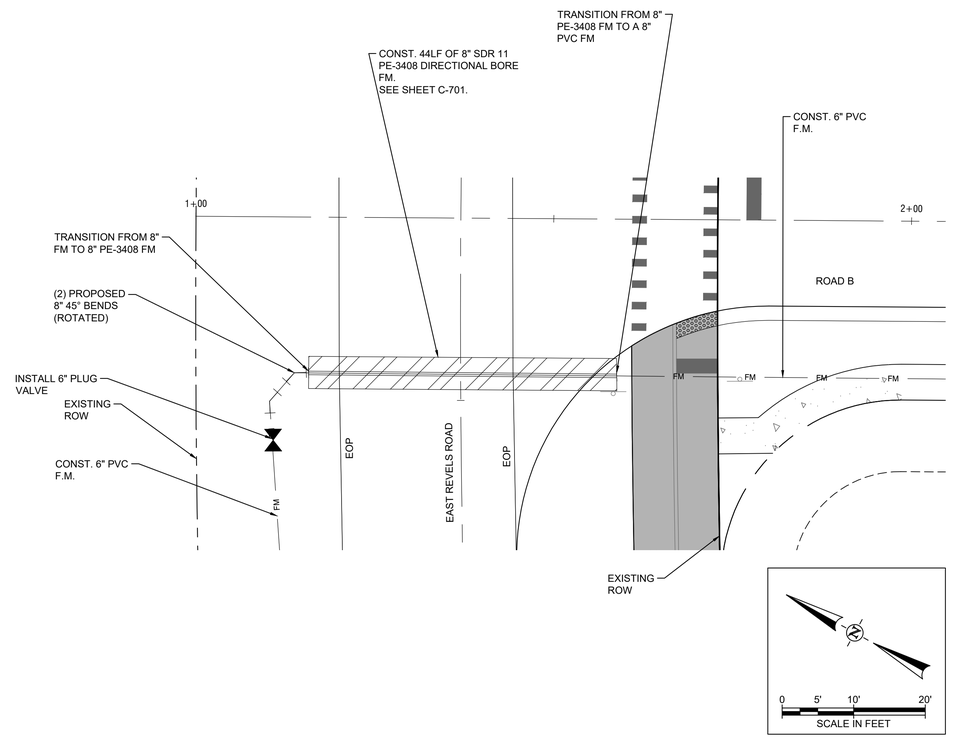
SHEET TITLE:

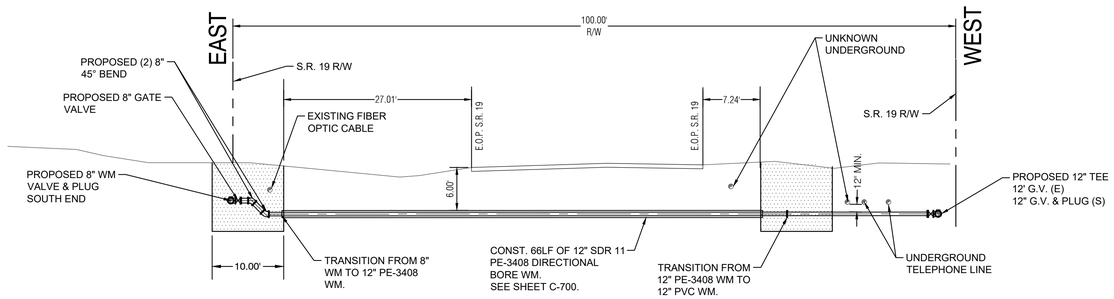
OFFSITE
UTILITIES

C-702

FILE NAME: A:\45000s\45548\003\LD\CADD\C-700-C705 Offsite Utilities Plans.dwg DATE: October 22, 2025, TIME: 2:11 PM, USER: ah5122

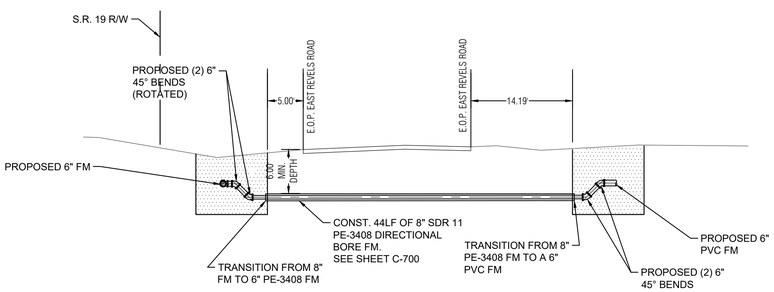



STATE ROAD 19 DIRECTIONAL BORE PROFILE (12" SDR-11 PE-3408 WATER MAIN)

SCALE: 1" = 10'-0"




EAST REVELS ROAD DIRECTIONAL BORE PROFILE (8" SDR-11 PE-3408 FORCE MAIN)

SCALE: 1" = 10'-0"

# WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
12140 NORTH BRIDGE AVE
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (352) 343-8487
CERTIFICATE OF AUTHORIZATION NUMBER: 33380

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

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BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

DATE

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HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
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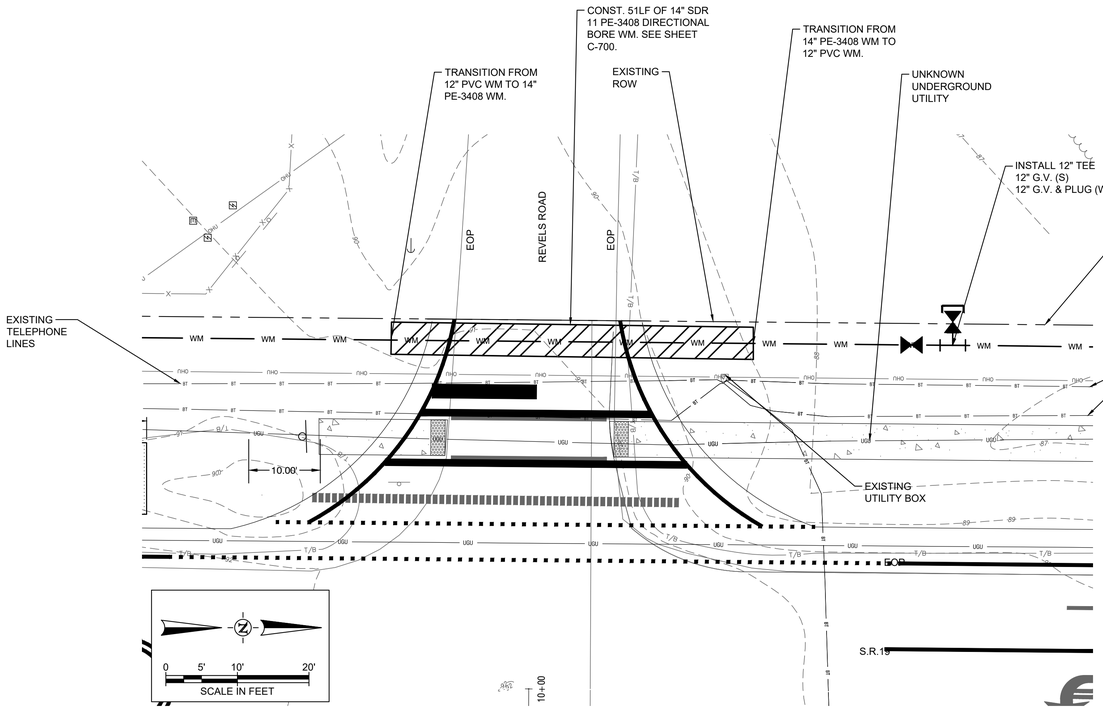
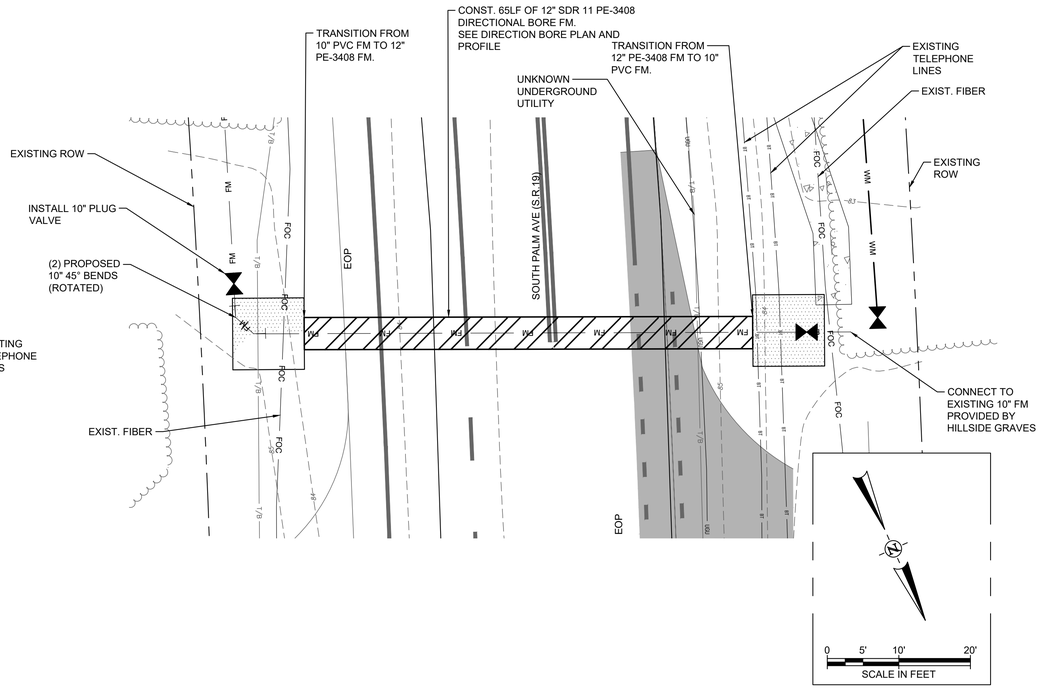
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 10' |

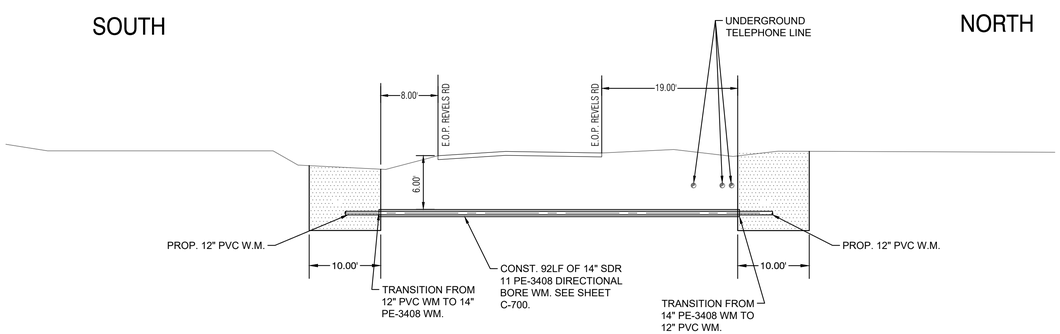
SHEET TITLE:
OFFSITE UTILITIES

C-703

FILE NAME: A:\45000s\45548\003\LD\CADD\C-700-C705 Offsite Utilities Plans.dwg DATE: October 22, 2025, TIME: 2:10 PM, USER: ah5122

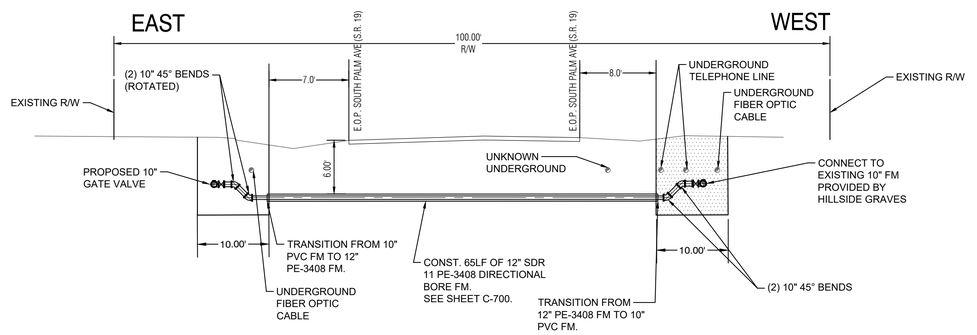



REVELS ROAD DIRECTIONAL BORE PROFILE (14" SDR-11 PE-3408 WATER MAIN)

SCALE: 1" = 10'-0"




SOUTH PALM AVE (S.R. 19) DIRECTIONAL BORE PROFILE (12" SDR-11 PE-3408 FORCE MAIN)

SCALE: 1" = 10'-0"

# WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

# REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH BAY ROAD, SUITE 115
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 647-7275
CERTIFICATE OF AUTHORIZATION NUMBER: 33380

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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

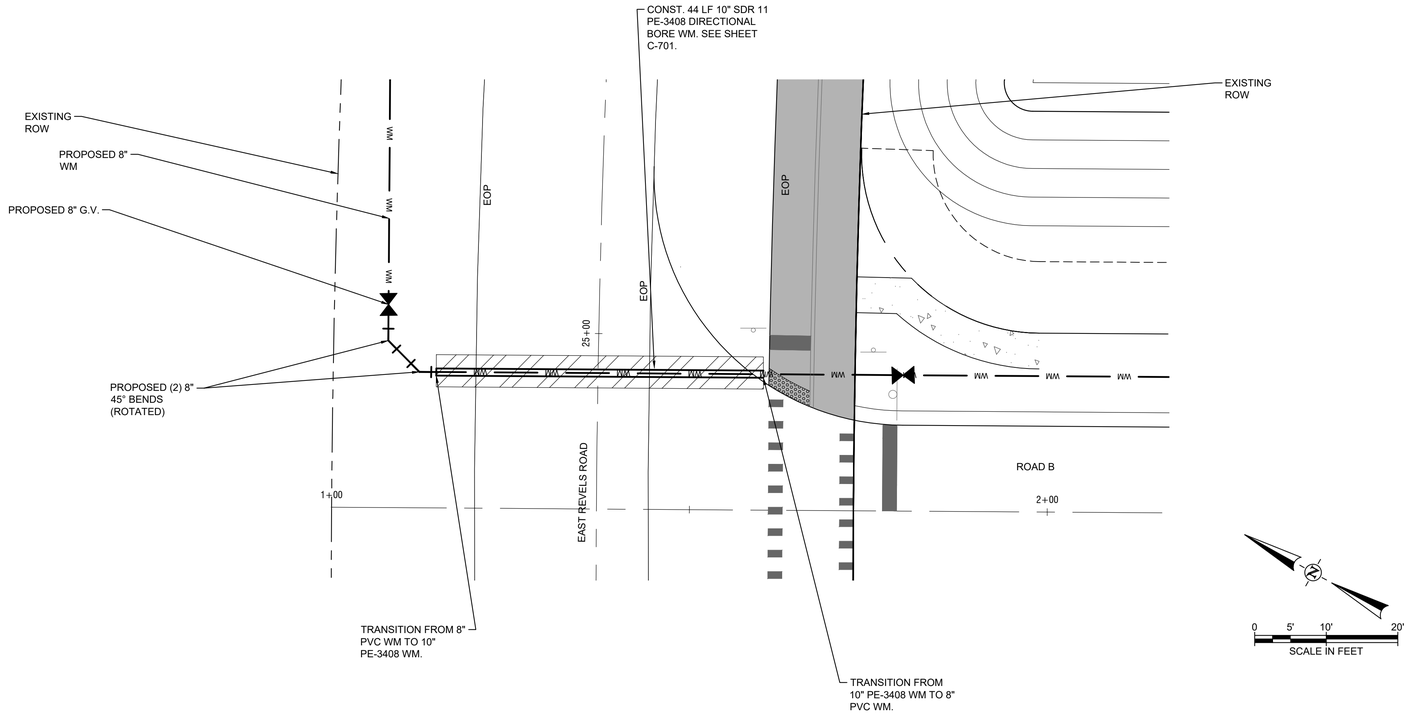
| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 10' |

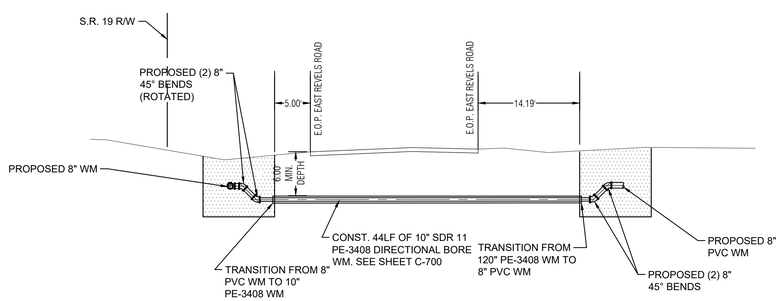
SHEET TITLE:

OFFSITE UTILITIES

C-704

FILE NAME: A:\45000s\45548\003\LD\CADD\C-700-C705 Offsite Utilities Plans.dwg DATE: October 30, 2025, TIME: 10:24 AM, USER: ah5122




## EAST REVELS ROAD DIRECTIONAL BORE PROFILE (10" SDR-11 PE-3408 WATER MAIN)

SCALE: 1" = 10'-0"

# WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

# REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
ROBERT BRADSHAW, PE
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33380

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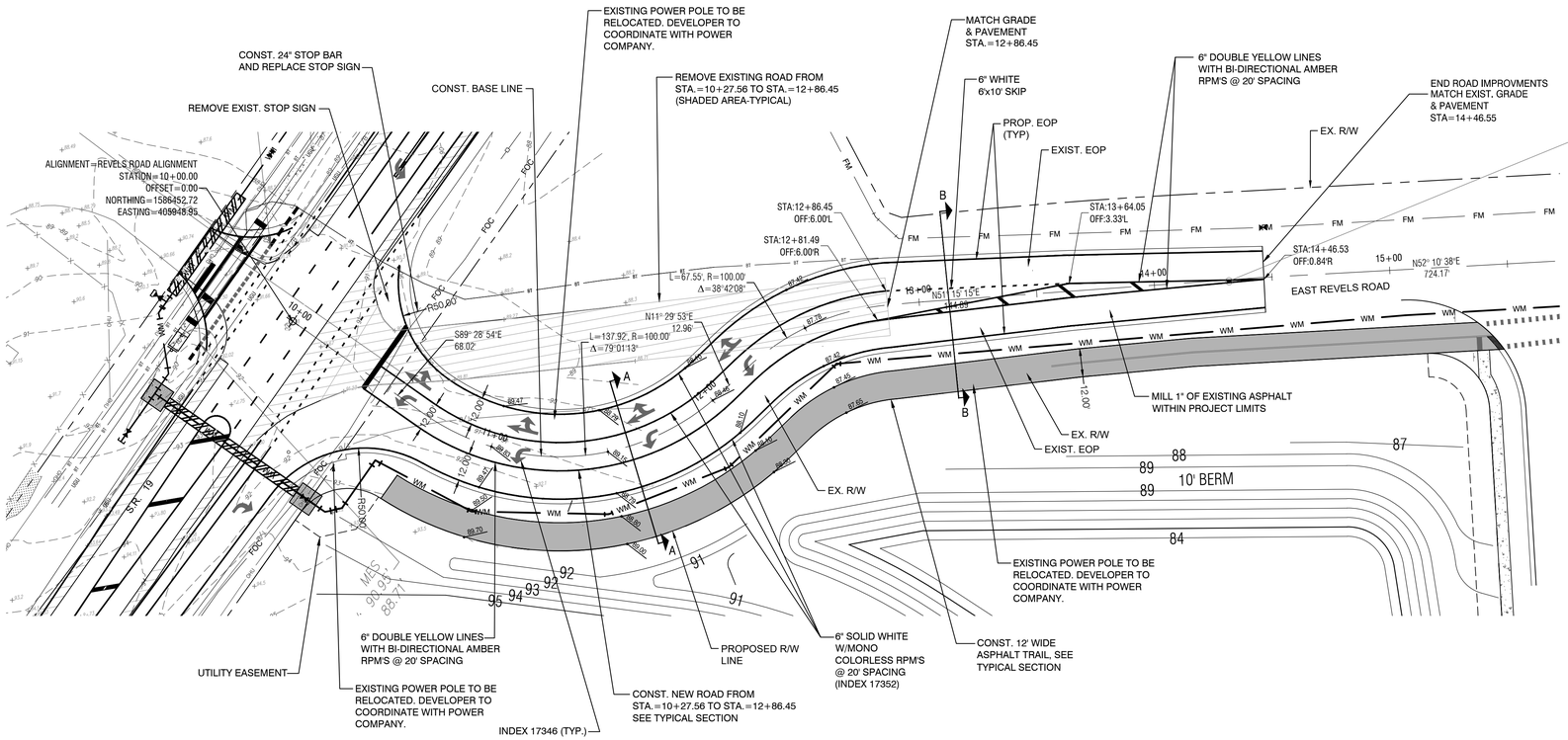
HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 30' |

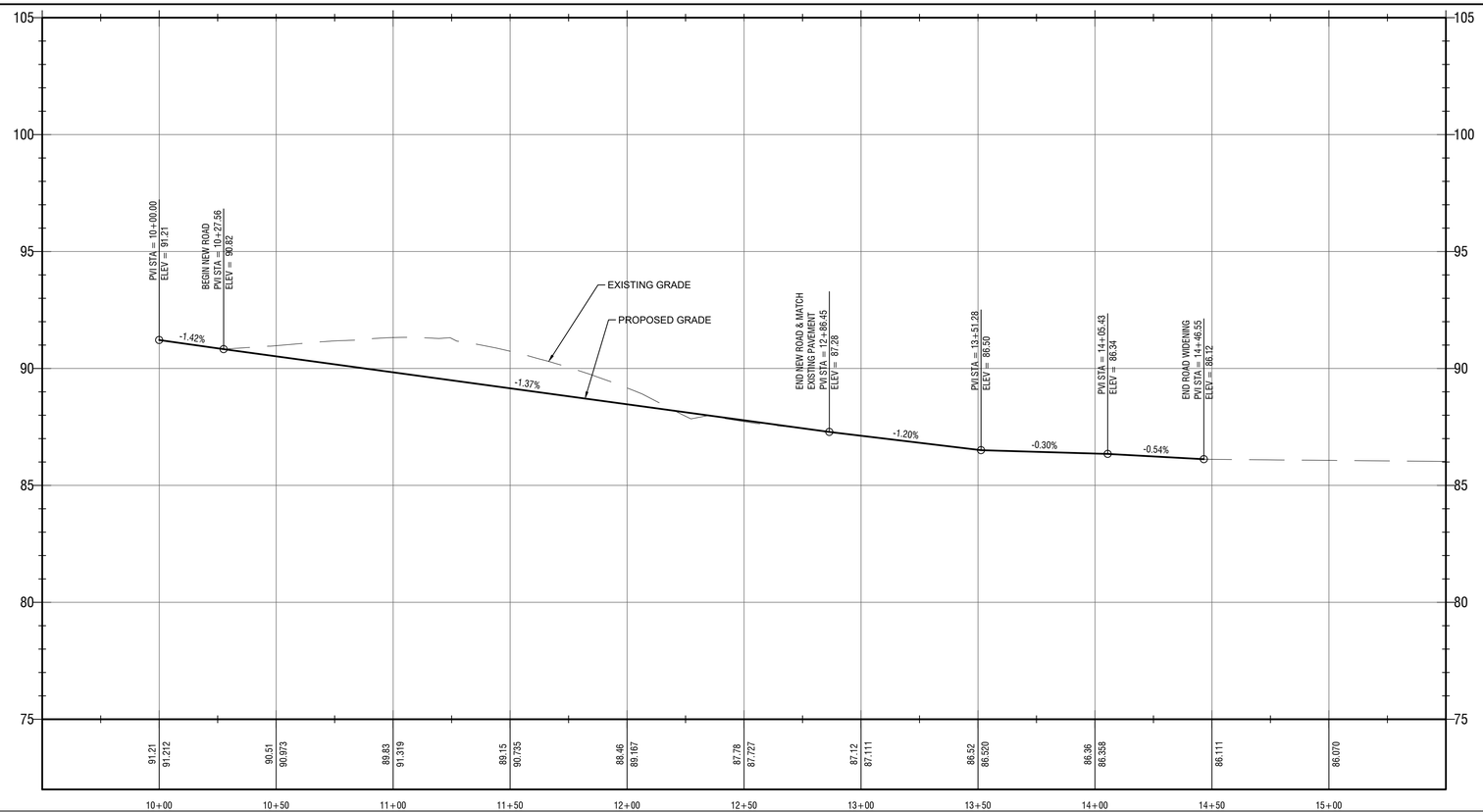
SHEET TITLE:
OFFSITE UTILITIES

C-705

FILE NAME: A:\45000s\45548\003\LD\CADD\C-700 Offsite Utilities Plans.dwg DATE: October 7, 2025, TIME: 3:27 PM, USER: ah5122




# EAST REVELS ROAD IMPROVEMENTS




NOTES:

1. EXISTING SIGNS CONFLICTING WITH ROADWAY IMPROVEMENTS TO BE RELOCATED BASED ON F.D.O.T. INDEX NO. 17302
2. PLACEMENT OF PROPOSED SIGNS TO BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 17302
3. ALL STRIPING AND PAVEMENT MARKINGS IN RIGHT-OF-WAY TO BE LEAD AND SOLVENT FREE THERMOPLASTIC, MARKING SIGNAGE SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AS ADOPTED BY F.D.O.T.
4. SOD ALL DISTURBED AREAS IN R/W
5. CONTRACTOR TO MEET ALL REQUIREMENTS FOR TRAFFIC CONTROL, F.D.O.T. STD. INDEX NO. 613
6. ALL CONSTRUCTION TO MEET ALL F.D.O.T. ROADWAY AND DESIGN STANDARDS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2013 EDITION.
7. ALL EROSION CONTROL W/ SILT FENCE TO CONFORM TO F.D.O.T. INDEX NO. 102 WITH FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.
8. LOCATION OF THE EXISTING UTILITIES SHOWN ON PLANS IS STRICTLY SCHEMATIC AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, VERIFY, AND COORDINATE WITH THE VARIOUS UTILITY COMPANIES, THE EXACT LOCATION AND DEPTH OF THE EXISTING UTILITIES INCLUDING UNDERGROUND SIGNALIZATION CABLES WHERE APPLICABLE.
9. MAINTENANCE OF TRAFFIC TO BE IN ACCORDANCE WITH F.D.O.T.
10. SAW CUT 6" INSIDE OF EXISTING PAVEMENT EDGE FOR EVEN MATCH OF NEW PAVEMENT.
11. ALL DISTURBED AREAS ARE TO BE SODDED WITHIN REVELS ROAD RIGHT-OF-WAY.

WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
1201 NORTH ORANGE AVE
SUITE 400
ORLANDO, FLORIDA 32801
TEL: (407) 423-8398
FAX: (407) 645-3990
CERTIFICATE OF AUTHORIZATION
NUMBER: 33390

| REVISION | | |
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| NO. | DATE | DESCRIPTION |
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HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

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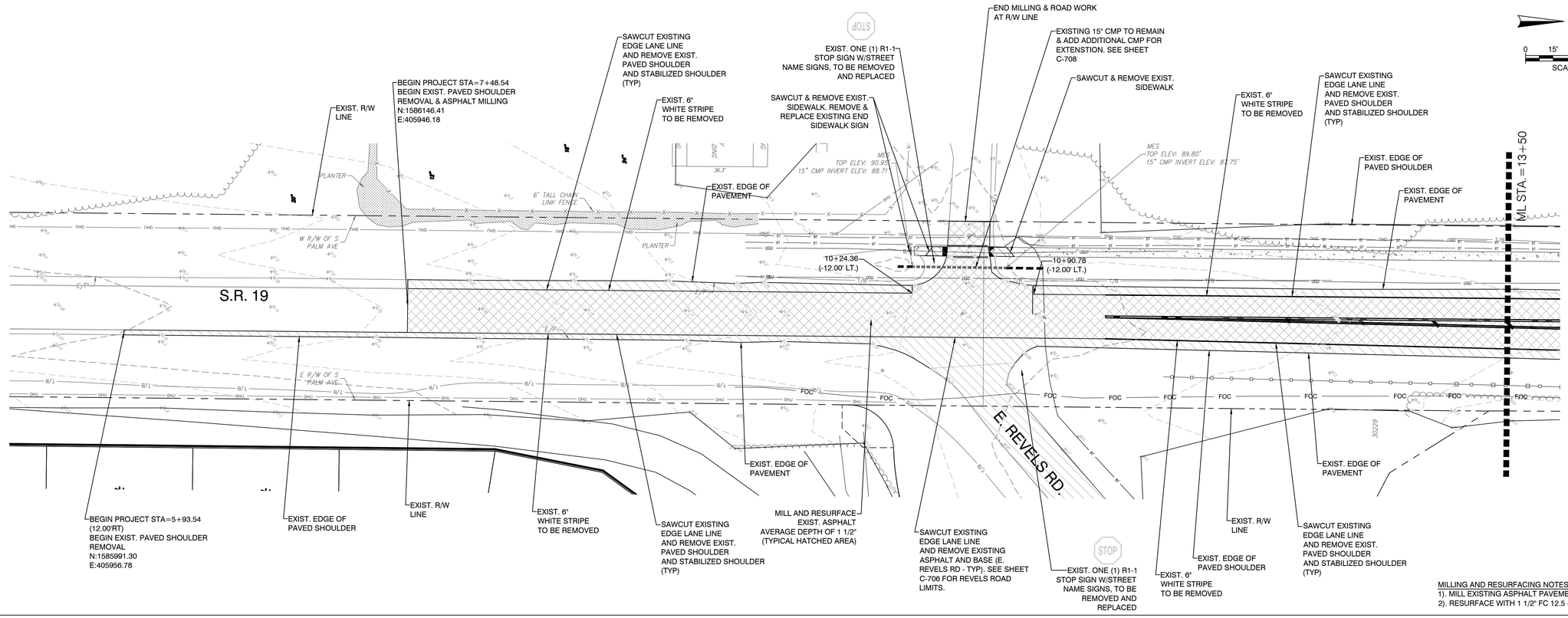
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 30' |

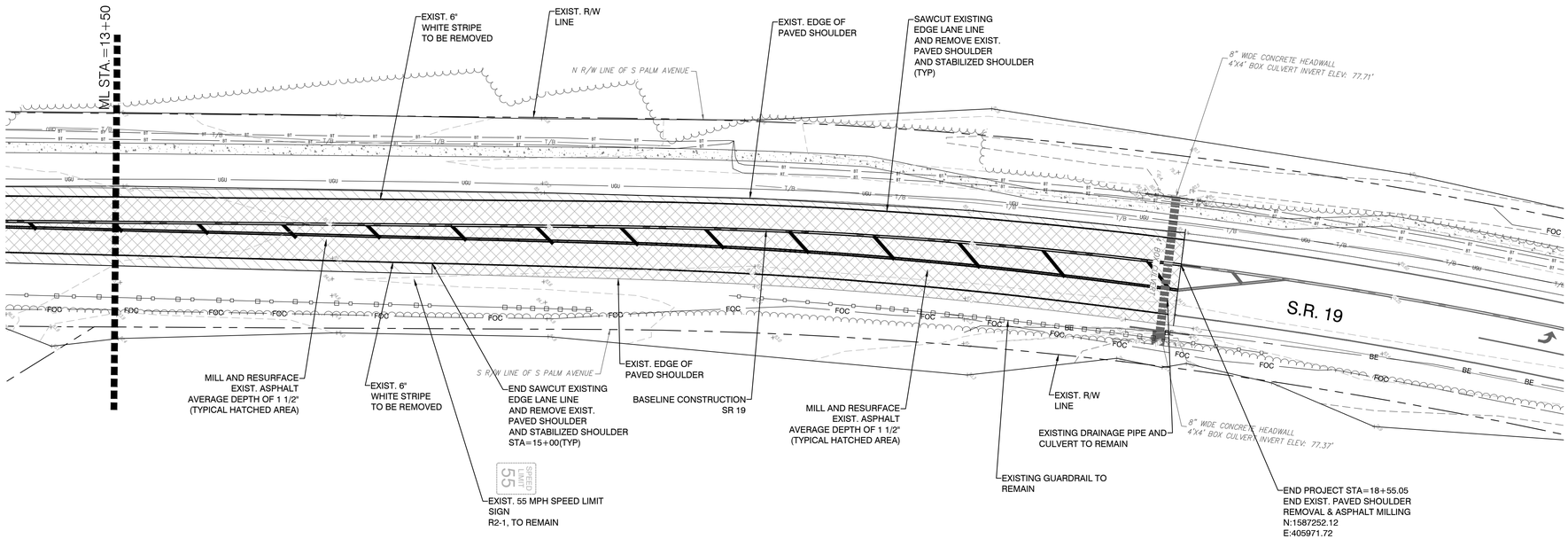
SHEET TITLE:
REVELS ROAD IMPROVEMENTS

C-706



FILE NAME: A:\45000s\45548\003\LD\CADD\C-1300 Offsite Road Improvements.dwg DATE: September 19, 2025, TIME: 8:33 AM, USER: ah5122




MILLING AND RESURFACING NOTES
1). MILL EXISTING ASPHALT PAVEMENT (1 1/2" AVG. DEPTH).
2). RESURFACE WITH 1 1/2" FC 12.5 (TRAFFIC C).

NOTES
1). A FINAL ACCEPTANCE OF THE DESIGN SHOULD BE GIVEN IN WRITING BEFORE ANY CONSTRUCTION BEGINS. ALL RELOCATION, ALTERATION, OR CLOSURE OF CONNECTIONS TO THE STATE ROAD SYSTEM WILL BE RULED BY F.A.C. (FLORIDA ADMINISTRATIVE CODE) 14-96. THE DEPARTMENT SHALL NOT BE OBLIGATED TO PERMIT OR APPROVE ANY CONNECTION, TRAFFIC CONTROL FEATURE OR DEVICE, OR ANY OTHER SITE RELATED IMPROVEMENT THAT HAS BEEN SPECIFIED IN DEVELOPMENT APPROVAL PROCESS SEPARATE FROM THE OFFICIAL CONNECTION APPROVAL PROCESS DESCRIBED IN F.A.C.
2). ALL STRIPING TO REMAIN UNLESS OTHERWISE NOTED TO BE REMOVED. ANY STRIPING REMOVED DURING CONSTRUCTION TO BE REPLACED AS SHOWN ON SHEET C-708.

NOTES
SITE BENCHMARK (864)
(FALLS OUTSIDE OF TOPOGRAPHIC SURVEY LIMITS)
SET 5/8" IRON ROD AND CAP STAMPED "DEWBERRY LB 8011"
NORTHING: 1585285.78
EASTING: 407988.28
ELEVATION: 101.04'

SITE BENCHMARK (865)
(FALLS OUTSIDE OF TOPOGRAPHIC SURVEY LIMITS)
SET 5/8" IRON ROD AND CAP STAMPED "DEWBERRY LB 8011"
NORTHING: 1584694.78
EASTING: 407541.18
ELEVATION: 81.02'

SITE BENCHMARK (866)
(FALLS OUTSIDE OF TOPOGRAPHIC SURVEY LIMITS)
SET 5/8" IRON ROD AND CAP STAMPED "DEWBERRY LB 8011"
NORTHING: 1585216.98
EASTING: 406618.29
ELEVATION: 127.26'

SEE DEWBERRY TOPOGRAPHIC SURVEY DATED 8-13-2025

# WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
1201 NORTH MAGNOLIA AVE
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (352) 343-8487
CERTIFICATE OF AUTHORIZATION
NUMBER: 33380

| REVISION | | |
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| NO. | DATE | DESCRIPTION |

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE
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HALFF ASSOCIATES, INC.
HALFF ASSOCIATES, INC. FL
FIRM OR BUSINESS NO. STATE

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| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 30' |

SHEET TITLE:
S.R. 19
DEMOLITION PLAN

C-707



FILE NAME: A:\45000s\45548\003\LD\CADD\C-1300 Offsite Road Improvements.dwg DATE: October 1, 2025, TIME: 1:19 PM, USER: ah5122

BEGIN PROJECT STA=7+48.54
BEGIN WIDENING
CONSTRUCTION IMPROVEMENTS
MATCH EXISTING ASPHALT &
STRIPING
N:1586146.41
E:405946.18

BASELINE CONSTRUCTION
SR 19

PROP. 6" DOUBLE
YELLOW STRIPE
W/RPM, W/R

EXIST. R/W
LINE (TYP)

PROP. 6" PROFILED
WHITE STRIPE
EDGE LINE

PROP. EDGE OF 5 FT.
PAVED SHOULDER

PROP. 18" YELLOW
DIAGONALS (30' O.C.)

PROP. 6" DOUBLE
YELLOW STRIPE
W/RPM, W/R

PROP. 12" WHITE STRIPE,
PEDESTRIAN CROSSING

CONST. CONCRETE SIDEWALK
4" THICK, 3,000 PSI
CONNECT TO ASPHALT WITH H/C
RAMP WITH DETECTABLE WARNING
MATS CAST IN PLACE WITH COLOR
BRICK RED (TYP - BOTH SIDES),
REPLACE EXIST. SIGN.

CONST. 8 LF 15" CMP @ 1.88%.
CONNECT TO EXISTING 15"
CMP WITH COUPLING BAND
PER FDOT REPAIR
STANDARDS.
INV.=88.88

6' TALL CHAIN
LINK FENCE

STOP
REPLACE ONE (1) R1-1
STOP SIGN W/STREET
NAME SIGN & CONST.
24" STOP BAR

END PAVED AND
STABILIZED SHLDR
AT RIGHT OF WAY LINE

BASE NOTE
1). PER FDOT SPECIFICATIONS, THE USE OF 1.5 TIMES THE STATED BASE REQUIREMENT MAY BE USED IN LIEU OF STABILIZED SUBGRADE.

NOTES:
1. POSTED SPEED LIMIT IS 55 MPH.
2. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
3. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
4. CONTRACTOR SHALL SUBMIT FOR APPROVAL A MAINTENANCE OF TRAFFIC PLAN PRIOR TO BEGINNING ANY WORK WITHIN THE FDOT RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN COPIES OF THE GEOTECH REPORT AND FAMILIARIZE THEMSELVES WITH IT.
6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE LATEST EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL (UAM).
7. ALL RIGHT OF WAY DISTURBED BY THIS WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER AND IN ACCORDANCE TO APPLICABLE FDOT SPECIFICATIONS. ALL DISTURBED AREAS MUST BE SODDED, MATCHING EXISTING GRASS TYPE
8. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR/SUBCONTRACTOR AT HIS SOLE EXPENSE AND ANY DELAY INCURRED SHALL NOT BE CAUSE FOR AN EXTENSION IN THE TIME OF THE CONTRACT.

0 15' 30' 60'
SCALE IN FEET

6+00.00 | 6+50.00 | 7+00.00 | 7+50.00 | 8+00.00 | 8+50.00 | 9+00.00 | 9+50.00 | 10+00.00 | 10+50.00 | 11+00.00 | 11+50.00 | 12+00.00 | 12+50.00 | 13+00.00 | 13+50.00 ML STA. = 13+50

S.R. 19

50.00'

7+43.54
(12.00'RT)

6+43.54
(29.00'RT)

150.00'

19.00'

256.00'

261.00'

10+04.54
(0.00'RT)

10+04.54
(18.00'RT)

11+04.54
(6.00'RT)

11+22.87
(18.00'RT)

9+88.90
(34.78'RT)

25.00'

285.00'

15.00'

R40.00

R50.00

R80.00

REVELS RD

E. REVELS RD

EXIST. EDGE OF
PAVEMENT

EXIST. 6" WHITE
STRIPE

EXIST. R/W
LINE

BEGIN PROJECT NORTHBOUND
RIGHT TURN LANE
STA. 5+93.54 (12.00' RT.)
MATCH EXIST. EDGE OF PVMT
MATCH EXIST. PAVMEMENT
MARKINGS
N:1585991.30
E:405956.78

PROP. 18" WHITE
DIAGONALS (10' O.C.)

PROP. 6" (2'-4')
WHITE SKIP

PROP. EDGE OF 4 FT.
PAVED SHOULDER

TURN ARROW
PER FDOT STANDARD INDEX
711-001 (TYP)

PROP. 6" WHITE STRIPE
W/RPM, W/R

PROP. 6" PROFILED
WHITE STRIPE
EDGE LINE

PROP. 6" YELLOW
(6-10) SKIP

END PAVED AND
STABILIZED SHLDR
AT RIGHT OF WAY LINE

PROP. 6" (2'-4')
WHITE SKIP

END PAVED AND
STABILIZED SHLDR
AT RIGHT OF WAY LINE

REPLACE ONE (1) R1-1
STOP SIGN W/STREET
NAME SIGN & CONST.
24" STOP BAR

PROP. 6" (2'-4')
WHITE SKIP

PROP. 6" DOUBLE
YELLOW STRIPE
W/RPM, W/R

PROP. 6" PROFILED
WHITE STRIPE
EDGE LINE

PROP. EDGE OF 5 FT.
PAVED SHOULDER

TURN ARROW
PER FDOT STANDARD INDEX
711-001 (TYP)

MES
TOP ELEV: 89.95'
15" CMP INVERT ELEV: 82.01'

MES
TOP ELEV: 89.80'
15" CMP INVERT ELEV: 87.75'

CONST. 20 LF 15" CMP @
1.88%. CONNECT TO EXISTING
15" CMP WITH COUPLING
BAND PER FDOT REPAIR
STANDARDS.
INV.=87.37

halff
TEL: (352) 243-9484
FAX: (407) 423-1494
CERTIFICATE OF AUTHORIZATION
NUMBER: 33390

# WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

REVISION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

ML STA. = 13+50

13+00.00 | 13+50.00 | 14+00.00 | 14+50.00 | 15+00.00 | 15+50.00 | 16+00.00 | 16+50.00 | 17+00.00 | 17+50.00 | 18+00.00 | 18+50.00

170.00'

13+89.54
(-6.00'LT)

15+59.54
(-6.00'LT)

15+09.54
(6.00'RT)

S.R. 19

N R/W LINE OF S PALM AVENUE

S R/W LINE OF S PALM AVENUE

PROP. 6" WHITE STRIPE
W/RPM, W/R

PROP. 6" WHITE
(6-10) SKIP

EXIST. R/W
LINE

PROP. EDGE OF 5 FT.
PAVED SHOULDER

PROP. 6" PROFILED
WHITE STRIPE
EDGE LINE

PROP. 6" DOUBLE
YELLOW STRIPE
W/RPM, W/R

PROP. 18" YELLOW
DIAGONALS (30' O.C.)

8" WIDE CONCRETE HEADWALL
4'X4' BOX CULVERT INVERT ELEV: 77.71'

8" WIDE CONCRETE HEADWALL
4'X4' BOX CULVERT INVERT ELEV: 77.37'

EXIST. 6" WHITE
STRIPE

EXIST. EDGE OF
PAVEMENT

EXIST. EDGE OF
PAVEMENT

EXIST. 6" WHITE
STRIPE

TURN ARROW
PER FDOT STANDARD INDEX
711-001 (TYP)

PROP. 6" DOUBLE
YELLOW STRIPE
W/RPM, W/R

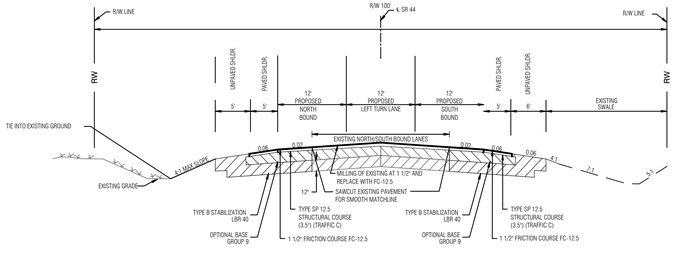
PROP. EDGE OF 4 FT.
PAVED SHOULDER

PROP. 6" PROFILED
WHITE STRIPE
EDGE LINE

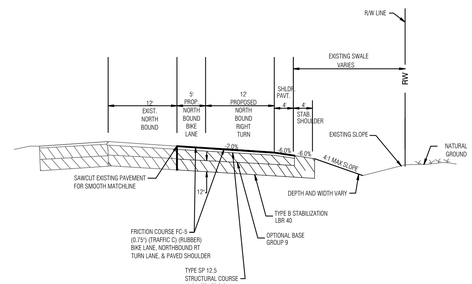
PROP. 6" DOUBLE
YELLOW STRIPE
W/RPM, W/R

EXIST. R/W
LINE

END PROJECT STA=18+55.05
END PROPOSED ASPHALT
WIDENING IMPROVEMENTS.
MATCH EXISTING APSHALT
N:1587252.12
E:405971.72




SR 19
TYPICAL SECTION
N.T.S.




SR 19 NORTHBOUND TYPICAL SECTION
N.T.S.

0 15' 30' 60'
SCALE IN FEET

BRETT JAY TOBIAS
LICENSE
No. 69017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 30' |

SHEET TITLE:

S.R. 19 TURN LANE IMPROVEMENTS

C-708



FILE NAME: A:\45000s\45548\003\LD\CADD\C-706-C712 Offsite Road Improvements.dwg DATE: October 30, 2025, TIME: 9:33 AM, USER: ah5122

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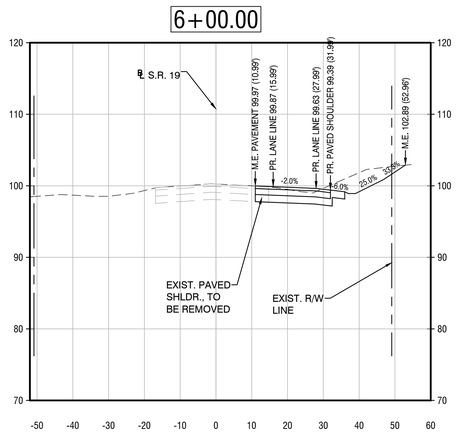
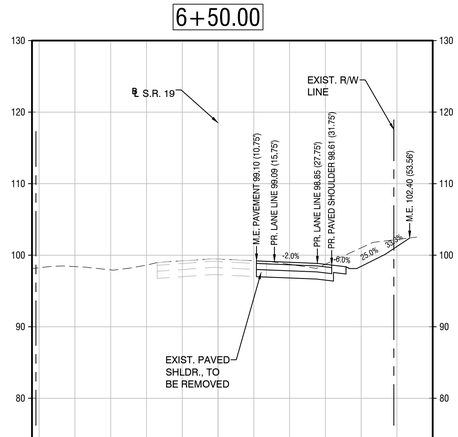
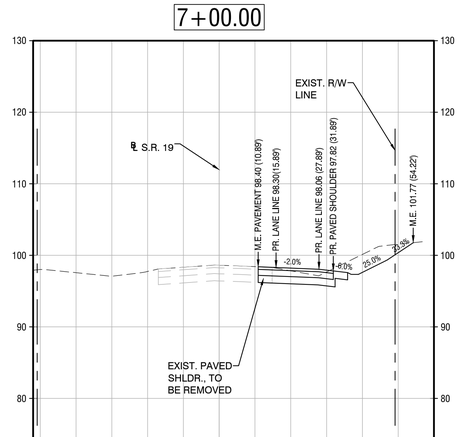
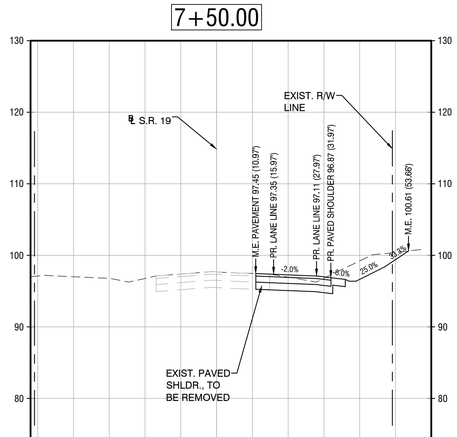
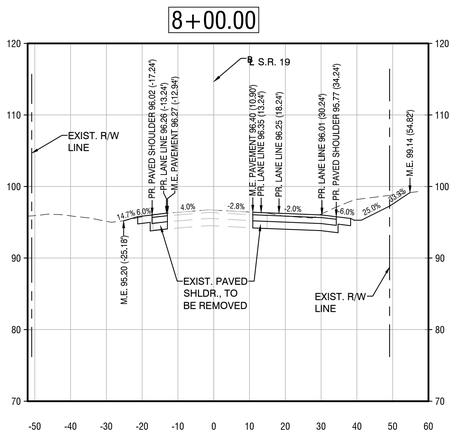
SCALE IN FEET

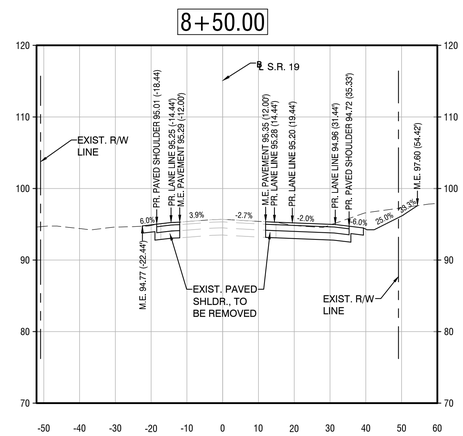


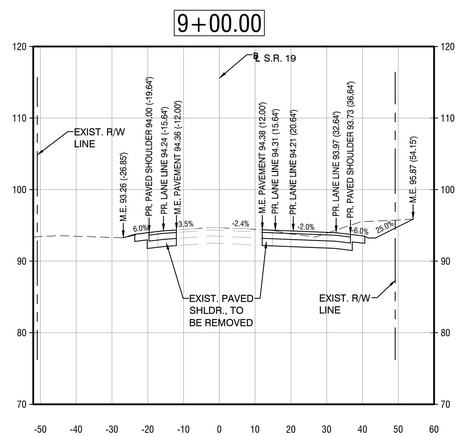



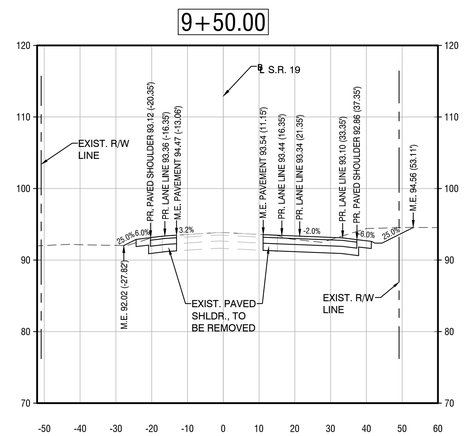



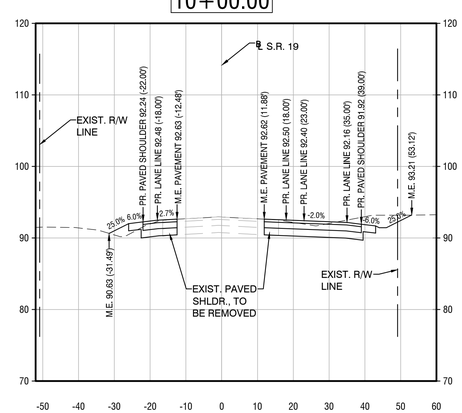



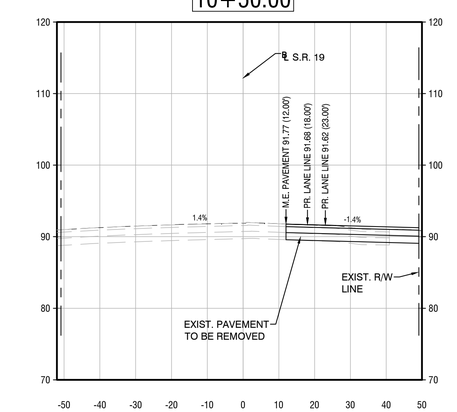



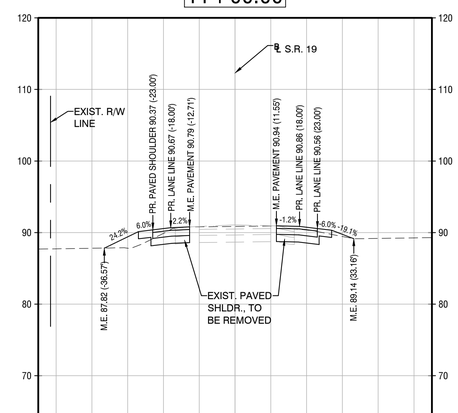



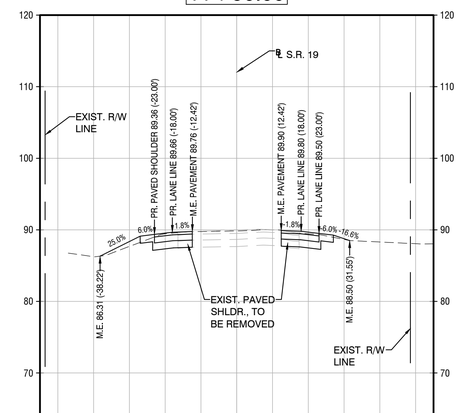




WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
12740 HIDDEN MESA DR. SUITE 145
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
FAX: (407) 423-1801
CERTIFICATE OF AUTHORIZATION NUMBER: 33380

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 20' |

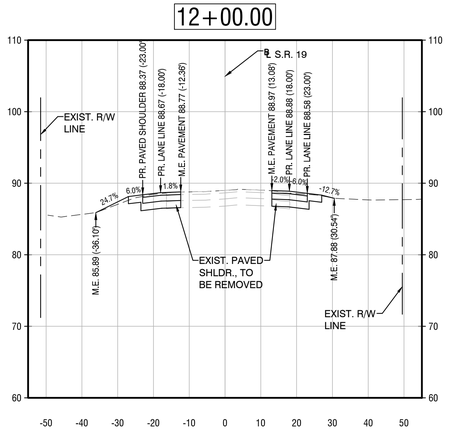
SHEET TITLE:
S.R. 19 CROSS SECTIONS

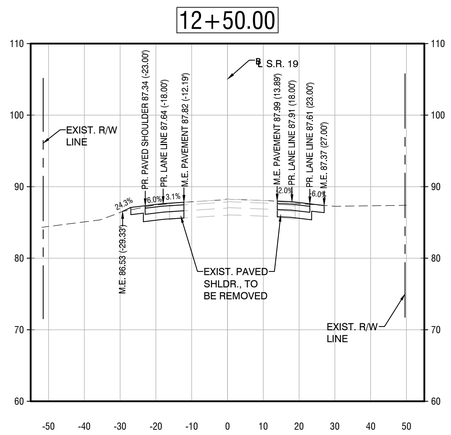
C-709

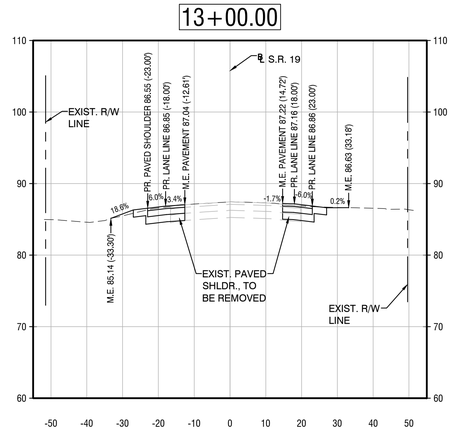


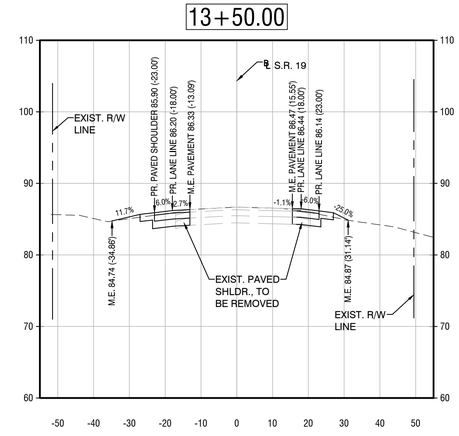
FILE NAME: A:\45000s\45548\003\LD\CADD\C-1300 Offsite Road Improvements.dwg DATE: October 1, 2025, TIME: 1:22 PM, USER: ah5122

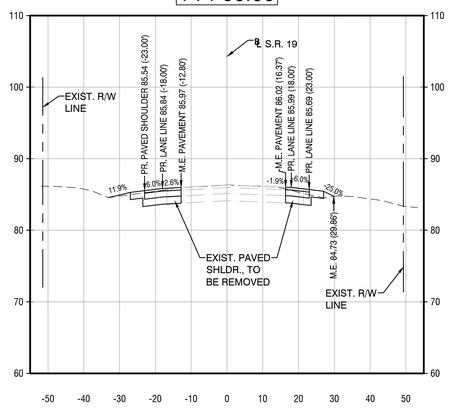
0 10' 20' 40'
SCALE IN FEET

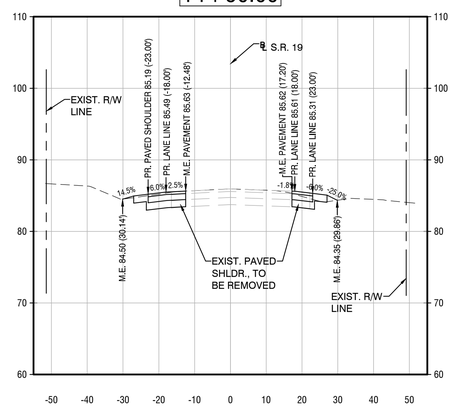


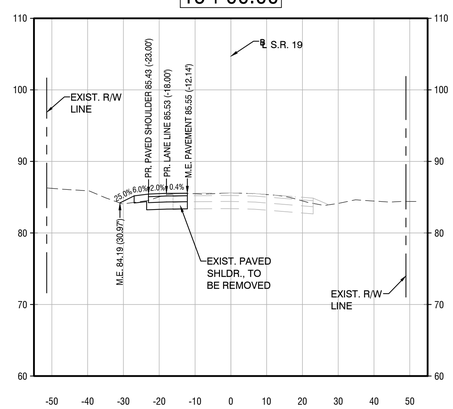



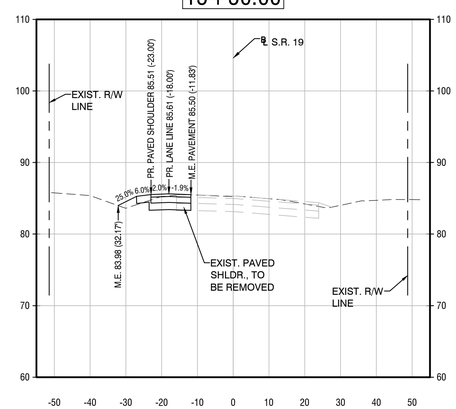



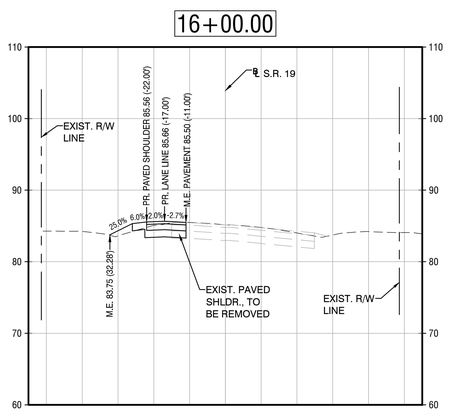



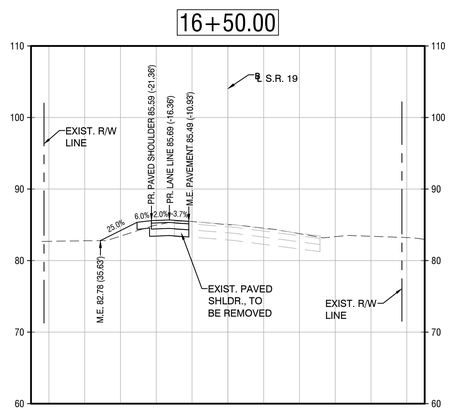



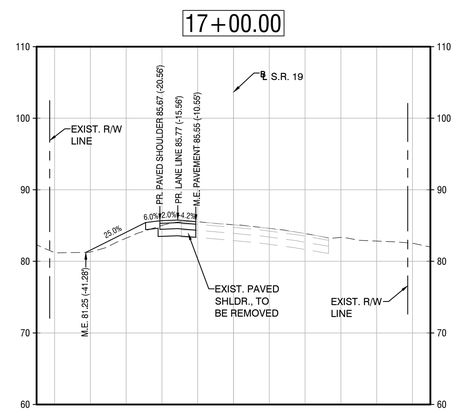



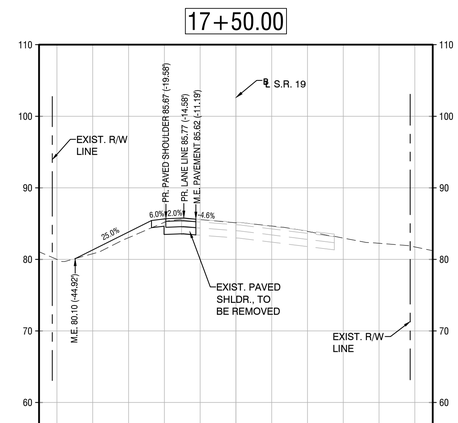




WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

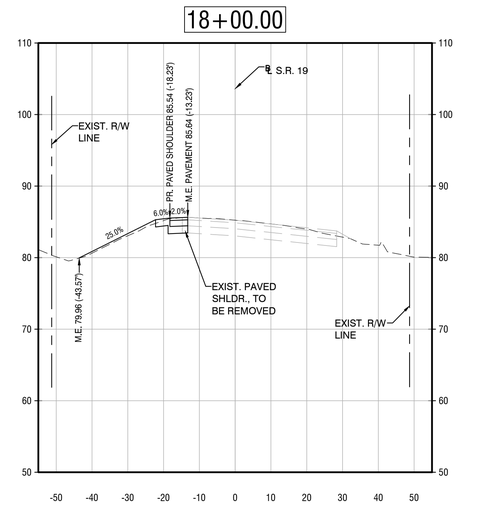
| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 20' |

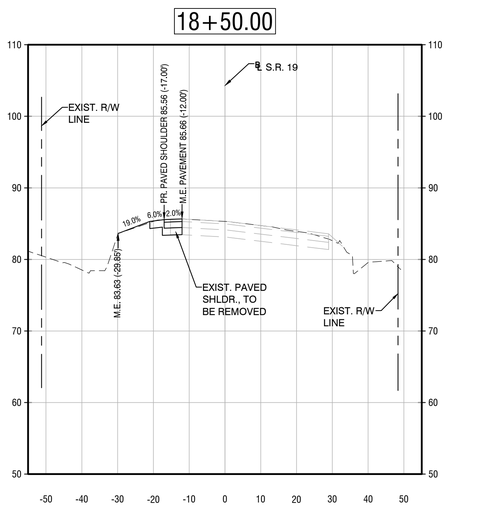
SHEET TITLE:
S.R. 19 CROSS SECTIONS

C-710



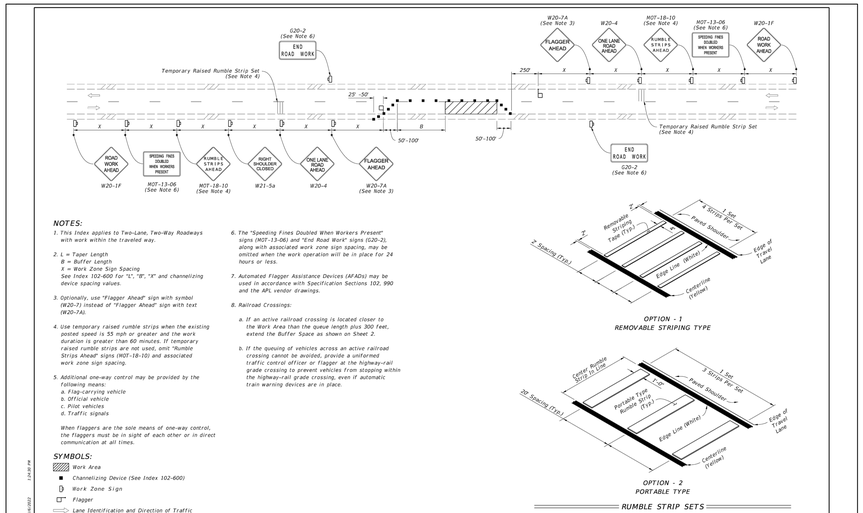
FILE NAME: A:\45000s\45548\003\LD\CADD\C-1300 Offsite Road Improvements.dwg DATE: October 1, 2025, TIME: 1:24 PM, USER: ah5122













OPTION - 1
REMOVABLE STRIPING TYPE




OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

**NOTES:**

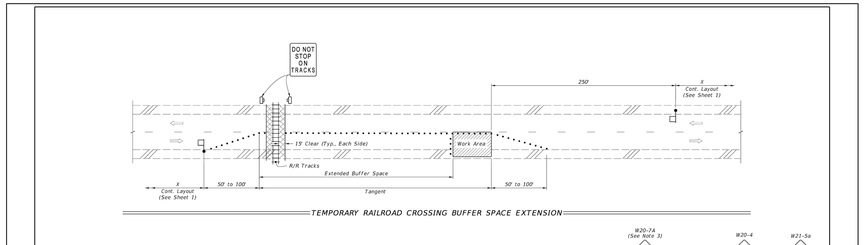
1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (M3T-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (M3T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or Flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

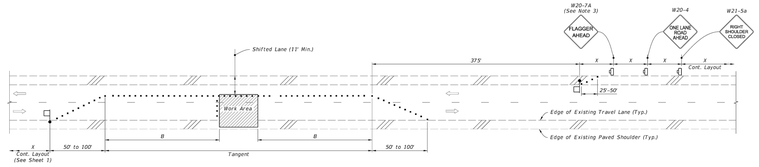
**SYMBOLS:**

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

| LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY | INDEX 102-603 | SHEET 1 of 2 |
|---|---|---|---|---|---|




TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION




TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations In place 24 Hours or Less)

**SYMBOLS:**

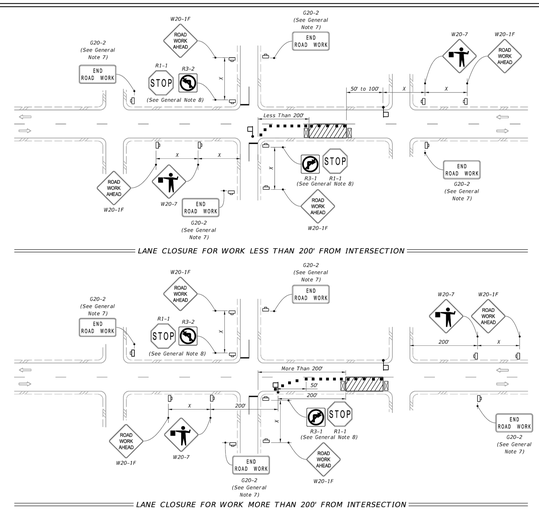
- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

SPECIAL CONDITIONS

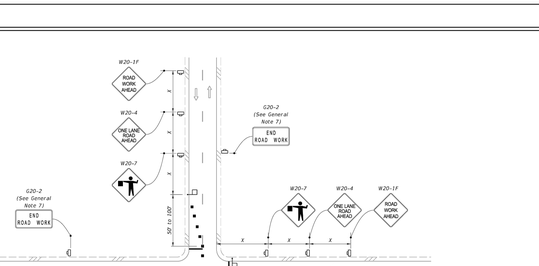
| LAST REVISION | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY | INDEX 102-603 | SHEET 2 of 2 |
|---|---|---|---|---|---|

**GENERAL NOTES:**

1. This Index applies to two-lane, two-way roadways with work within or near the intersection.
2. X = Work Zone Sign Spacing
   See Index 102-600 for "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with text (W20-7A) instead of "Flagger Ahead" sign with symbol (W20-7).
4. If vehicles in a parking zone block the line of sight to TCZ signs, locate and post mount signs in accordance with Index 700-101.
5. If the work area extends across a crosswalk, close the crosswalk in accordance with Index 102-660.
6. For unsignalized intersections, use Temporary Raised Rumble Strips in accordance with Index 102-603. Placement of Rumble Strips and additional signs should begin at FLAGGER sign location.
7. The "End Road Work" signs (G20-2) along with the associated work zone sign distances may be omitted when the work zone will be in place for 24 hours or less.
8. As an option to the "STOP" sign (R1-1) and Restricted left/Right Turning Movement sign (R3-1 or R3-2), the "SIDE ROAD INTERSECTING THE WORK ZONE" flagging operation from Index 102-600 may be used.




LANE CLOSURE FOR WORK LESS THAN 200' FROM INTERSECTION

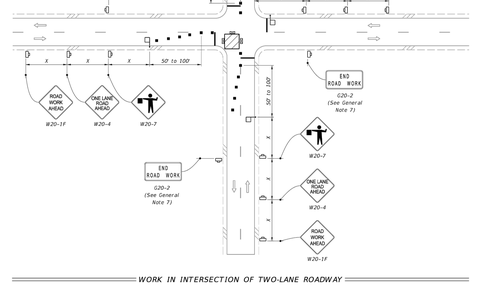



LANE CLOSURE FOR WORK MORE THAN 200' FROM INTERSECTION

**SYMBOLS:**

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic

| LAST REVISION 11/01/22 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | TWO-LANE, TWO-WAY, INTERSECTION WORK | INDEX 102-604 | SHEET 1 of 2 |
|---|---|---|---|---|---|




WORK IN INTERSECTION OF TWO-LANE ROADWAY

**SYMBOLS:**

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic

| LAST REVISION 11/01/22 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | TWO-LANE, TWO-WAY, INTERSECTION WORK | INDEX 102-604 | SHEET 2 of 2 |
|---|---|---|---|---|---|

WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
TEL: (352) 243-9484
CERTIFICATE OF AUTHORIZATION NUMBER: 33390

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.

DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 20' |

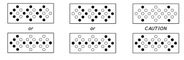
SHEET TITLE:

S.R. 19 CROSS SECTIONS

C-711



FILE NAME: A:\45000s\45548\003\LD\CADD\C-1300 Offsite Road Improvements.dwg DATE: October 1, 2025, TIME: 4:02 PM, USER: ah5122




● Minimum Required Lamps
○ Additional Lamps Allowed

### MODES

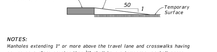
*NOTES:*
*An arrow board in the arrow or chevron mode shall be used only for stationary or moving lane closures on multilane roadways.*

*For shoulder work, blocking the shoulder, for roadside work near the shoulder, or for temporarily closing one lane on a two-lane, two-way roadway, an arrow board shall be used only in the caution mode.*

*A single arrow board shall not be used to merge traffic laterally more than one lane. When arrow boards are used to close multiple lanes, a single board shall be used at the merging taper for each closed lane.*

*When Advance Warning Arrow Boards are used at night, the intensity of the flashers shall be reduced during darkness when lower intensities are desirable.*

## ADVANCE WARNING ARROW BOARDS

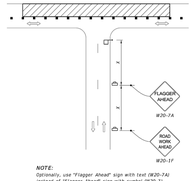



*NOTES:*
*Manholes extending 3" or more above the travel lane and crosswalks having an uneven surface greater than ¾" shall have a temporary asphalt apron constructed as shown above.*

*All transverse joints that have a difference in elevation of 3" or more shall have a temporary asphalt apron constructed as shown above.*

*The apron is to be removed prior to constructing the next lift of asphalt. The cost of the temporary asphalt shall be included in the contract unit price for Maintenance of Traffic, LS.*

## MANHOLES/CROSSWALKS/JOINTS




*NOTE:*
*Optionally, use "Flagger Ahead" sign with text (W20-7A) instead of "Flagger Ahead" sign with symbol (W20-7).*

## SIDE ROAD INTERSECTING THE WORK ZONE

### SIGNALS:
*Existing traffic signal operations that require modification in order to carry out work zone traffic control shall be included in the Plans and be approved by the District Traffic Operations Engineer.*

*Refer to Specification 102-9 for additional information.*

### CHANNELIZING DEVICES:
*Channelizing devices for work zone traffic control shall be as prescribed in Part VI of the MUTCD, subject to supplemental revisions provided in the contract documents and the 102 Series of Indexes. Lighting Devices must not be used to supplement channelization. Omit tapers and channelizing devices for paved shoulders less than 4' in width.*

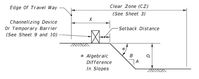
### CHANNELIZING DEVICE CONSISTENCY:
*Barricades, vertical panels, cones, tubular markers and drums shall not be intermixed within either the lateral transition or within the tangent alignment.*

### TRUCK/TRAILER-MOUNTED ATTENUATORS:
*Truck/Trailer-mounted attenuators (TMAs) can be used for moving operations and short-term stationary operations. For moving operations, see Index 102-607. For short-term, stationary operations, see Part VI of the MUTCD.*



### DROP-OFF CONDITION NOTES

1. *These conditions and treatments can be applied only in work areas that fall within a properly signed work zone.*
2. *When drop-offs occur within the clear zone due to construction or maintenance activities, protection devices are required (See Table 8). A drop-off is defined as a drop in elevation, parallel to the adjacent travel lanes, greater than 3" with slope (A:B) steeper than 1:4. In superelevated sections, the algebraic difference in slopes should not exceed 0.25 (See Drop-off Condition Detail).*
3. *Drop-offs may be mitigated by placement of slopes with optimal base material per Standard Index 120-001. Flatter slopes may be required to avoid algebraic difference in slopes greater than 0.25. Include the cost for the placement and removal of the material in Maintenance of Traffic, LS. Use of this treatment in lieu of a temporary barrier is not eligible for CSIP consideration. Conduct daily inspections for deficiencies related to erosion, excessive slopes, rutting or other adverse conditions. Repair any deficiencies immediately.*
4. *For Setback Distance, refer to the Index or Approved Products List (APL) drawing of the selected barrier.*
5. *For Conditions 1 and 3 provided in Table 8, any drop-off condition that is created and restored within the same work period will not be subject to use of temporary barriers; however, channelizing devices will be required.*
6. *When permanent curb heights are ≤ 6", no channelizing device will be required. For curb heights < 6", see Table 8.*



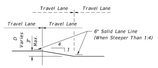

*DROP-OFF CONDITION DETAIL*

**Table 8**
**Drop-off Protection Requirements**

| Condition | A (ft) | D (in.) | Device Required |
|---|---|---|---|
| 1 | 0-12 | > 3 | Temporary Barrier |
| 2 | > 12-CZ | > 3 to ≤ 5 | Channelizing Device |
| 3 | 0-CZ | > 5 | Temporary Barrier |
| 4 | Removal of Bridge or Retaining Wall Barrier | | Temporary Barrier |
| 5 | Removal of portions of Bridge Deck | | Temporary Barrier |

### TRAVEL LANE TREATMENT FOR MILLING OR RESURFACING NOTES

1. *This treatment applies to resurfacing or milling operations between adjacent travel lanes.*
2. *Whenever there is a difference in elevation between adjacent travel lanes, the W8-11 sign with "UNEVEN LANES" is required at intervals of ½ mile maximum.*
3. *If D is 1½" or less, no treatment is required.*
4. *Treatment allowed only when D is 3" or less.*
5. *If the slope is steeper than 1:4 (not to be steeper than 1:1), the R4-1 and M0T-1-06 signs shall be used as a supplement to the W8-11; this condition should never exceed 3 miles in length.*



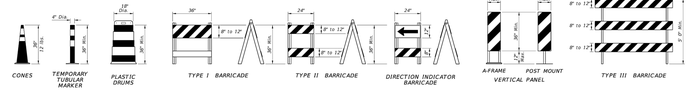

*TRAVEL LANE TREATMENT FOR MILLING OR RESURFACING DETAIL*

### PEDESTRIAN WAY DROP-OFF CONDITION NOTES

1. *A pedestrian way drop-off is defined as:*
   a. *a drop in elevation greater than 10" that is closer than 2' from the edge of the pedestrian way*
   b. *a slope steeper than 1:2 that begins closer than 2' from the edge of the pedestrian way when the total drop-off is greater than 60"*
2. *Protect any drop-off adjacent to a pedestrian way with pedestrian longitudinal channelizing devices, temporary barrier wall, or approved handrail.*

*DROP-OFFS IN WORK ZONES*

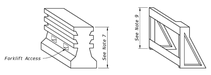





## CHANNELIZING DEVICES

### CHANNELIZING DEVICE NOTES:

1. *The details shown on this sheet are for the following purposes:*
   a. *For ease of identification and*
   b. *To provide information that supplements or supersedes that provided by the MUTCD.*
2. *The Type III Barricade shall have a unit length of 6'-0" only. When barricades of greater lengths are required those lengths shall be in multiples of the 6'-0" unit.*
3. *No sign panel should be mounted on any channelizing device unless the channelizing device/sign combination was found to be crashworthy and the sign panel is mounted in accordance with the vendor drawing for the channelizing device shown on the Approved Products List (APL).*
4. *Ballast shall not be placed on top rails or any striped rails or higher than 13" above the driving surface.*
5. *The direction indicator barricade may be used in tapers and transitions where specific directional guidance to drivers is necessary. If used, direction indicator barricades shall be used in series to direct the driver through the transition and into the intended travel lane.*
6. *The splicing of sheeting is not permitted on channelizing devices or WOT signs.*
7. *For rails less than 3'-0" long, 4" stripes shall be used.*
8. *Cones shall:*
   a. *Be used only in active work zones where workers are present.*
   b. *Be reflectorized as per the MUTCD with Department-approved reflective collars when used at night.*
9. *For pedestrian longitudinal channelizing devices, the device shall have a minimum of 9" continuous detectable edging above the walkway. A gap not exceeding a height of 2" is allowed to facilitate drainage. The top surface of the device shall be a minimum height of 32" and have a ¾" or less difference in any plane at all connection points between the devices to facilitate hand trailing. The bottom and the top surface of the device shall be in the same vertical plane. If pedestrian drop-off protection is required, the device shall have a footprint or offset of at least 2', otherwise the device must be at least 42" in height above the walkway and be anchored or ballasted to withstand a 200 lb lateral point load at the top of the device.*




## PEDESTRIAN LONGITUDINAL CHANNELIZING DEVICES

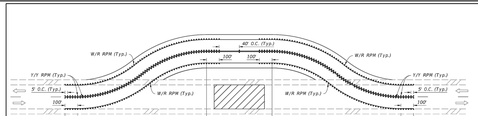
### TEMPORARY BARRIER NOTES:

1. *Where a barrier is specified, any of the types below may be used in accordance with the applicable Index:*

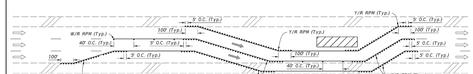
| Index | Description |
|---|---|
| 102-100 | Temporary Barrier |
| 102-120 | Low Profile Barrier |
| 536-001 | Guardrail |

2. *Trailer Mounted Barriers may be used to provide positive protection for workers within the work areas. APL drawings may be used as a guide to develop project specific Temporary Traffic Control Plans that are signed and sealed by the Contractor's Engineer.*



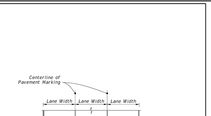



*RPM PLACEMENT ON TWO-LANE ROADWAYS*



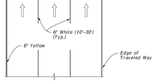

*RPM PLACEMENT ON MULTILANE ROADWAYS*
*(Lane Shift Shown, Other Multilane Typical Applications Similar)*

*NOTES:*
1. *Install RPMs as a supplement to:*
   a. *All lane lines*
   b. *Edge lines in transitions (e.g., merges, diversions, lane shifts)*
   c. *Edge lines of gore areas*
2. *Extend pavement marking and Y/ RPM spacing by 100' in each direction for all transitions regardless of the line type.*
3. *Place RPMs in accordance with this detail and Index 706-001.*




*PLAN VIEW*

*SYMBOLS:*
- Work Area
- Lane Identification and Direction of Traffic




*RPM PLACEMENT IN WORK ZONES* — *PAVEMENT MARKINGS PLACEMENT*

*WORK ZONE PAVEMENT MARKINGS*

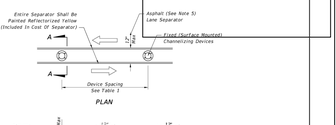
*1. For single business entrances, place one 24" x 36" business sign for each driveway entrance affected. Signs shall show specific business names. Logos may be provided by business owners. Standard BUSINESS ENTRANCE sign in Index 700-102 may be used when approved by the Engineer.*

*2. When several businesses share a common driveway entrance, place one 24" x 36" standard BUSINESS ENTRANCE sign in accordance with Index 700-102 at the common driveway entrance.*

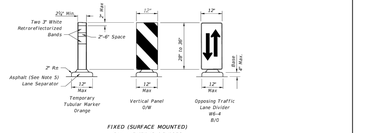
*3. Channelizing devices shall be placed at a reduced spacing on each side of the driveway entrance, but shall not restrict sight distance for the driveway users.*

*4. Business entrance signs are intended to guide motorist to business entrances moved/modified or disturbed during construction projects. Business entrance signs are not required where there is minimal disruption to business driveways which is often the case with resurfacing type projects.*

*PLACEMENT OF BUSINESS ENTRANCE SIGNS AND CHANNELIZING DEVICES AT BUSINESS ENTRANCE*




*PLAN*



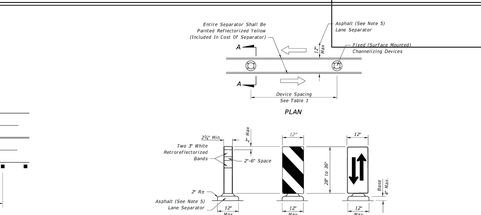

*FIXED (SURFACE MOUNTED) CHANNELIZING DEVICES*

*SECTION A-A*

1. *Temporary lane separators shall be supplemented with any of the following approved fixed (surface mounted) channelizing devices: temporary tubular markers, vertical panels, or opposing traffic lane divider panels). Opposing traffic lane divider panels shall be used to separate traffic operating in opposite directions of travel on a two-lane, two-way operation. Temporary Tubular Markers, Vertical Panels and Opposing Traffic Lane Divider panels shall not be intermixed within the limits where the temporary lane separator is used. The connection between the channelizing device and the temporary lane separator curb shall hold the channelizing device in a vertical position.*
2. *Reflectorized materials shall have a smooth sealed outer surface which will display the same approximate color day and night. Furnish channelizing devices having retroreflective sheeting meeting the requirements of Section 990.*
3. *12" openings for drainage shall be constructed in the asphalt and portable temporary lane separator at a maximum spacing of 25' in areas with grades of 1% or less or 50' in areas with grades over 1% as directed by the Engineer.*
4. *Tapered ends shall be used at the beginning and end of each run of the temporary lane separator to form a gradual increase in height from the pavement level to the top of the temporary lane separator.*
5. *The Contractor has the option of using portable temporary lane separators containing fixed channelizing devices in lieu of the temporary asphalt separator and channelizing devices detailed on this sheet. The portable temporary lane separator shall come in portable sections that can be connected to maintain continuous alignment between the separate curb sections. Each temporary lane separator section shall be 36 inches to 48 inches in total length. Portable temporary lane separators shall duplicate the color of the pavement marking. Portable temporary lane separators shall be one of those listed on the Approved Products List.*

*TEMPORARY LANE SEPARATOR*






*NOTES:*
1. *This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.*
2. *L = Taper Length:*
   *B = Buffer Length*
   *X = Work Zone Sign Spacing*
   *See Index 102-600 for "L", "B", "X" and channelizing device spacing values.*
3. *Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).*
4. *Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (M0T-1B-10) and associated work zone sign spacing.*
5. *Additional one-way control may be provided by the following means:*
   a. *Flag-carrying vehicle*
   b. *Official vehicle*
   c. *Pilot vehicles*
   d. *Traffic signals*

   *When Flaggers are the sole means of one-way control, the Flaggers must be in sight of each other or in direct communication at all times.*
6. *The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.*
7. *Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.*
8. *Railroad Crossings:*
   a. *If an active railroad crossing is located closer to the Work Area than the queue length plus 300 Feet, extend the Buffer Space as shown on Sheet 2.*
   b. *If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or Flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.*

*SYMBOLS:*
- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic

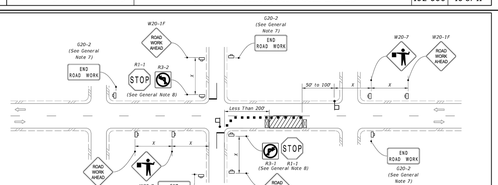



*OPTION - 1*
*REMOVABLE STRIPING TYPE*

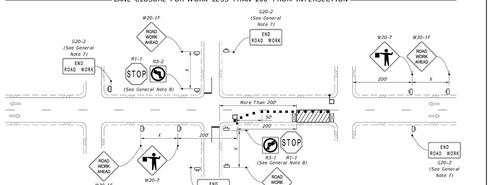
*OPTION - 2*
*PORTABLE TYPE*

*RUMBLE STRIP SETS*





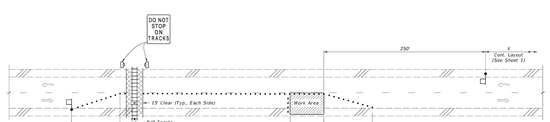

*LANE CLOSURE FOR WORK LESS THAN 200' FROM INTERSECTION*



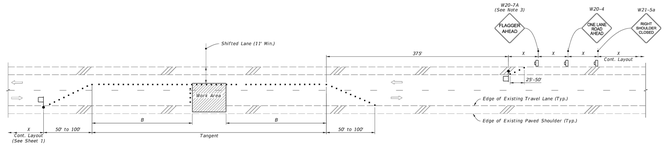

*LANE CLOSURE FOR WORK MORE THAN 200' FROM INTERSECTION*

*SYMBOLS:*
- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic






*TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION*

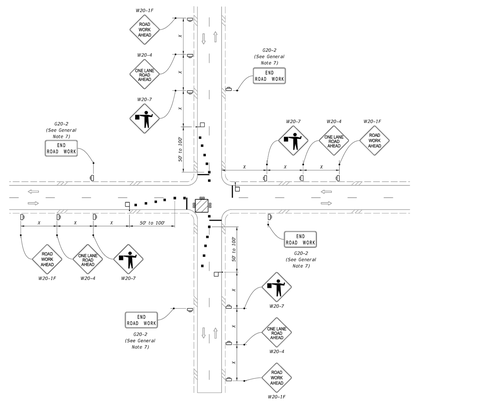



*TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE*
*(For Work Operations In place 24 Hours or Less)*

*SYMBOLS:*
- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

*SPECIAL CONDITIONS*






*SYMBOLS:*
- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic

*WORK IN INTERSECTION OF TWO-LANE ROADWAY*




WATERMARK CONSTRUCTION PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
TEL: (352) 243-9481
CERTIFICATE OF AUTHORIZATION NUMBER: 33390


| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS 69017
NAME PE LICENSE NO.

DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. FL
FIRM OR BUSINESS NO. STATE

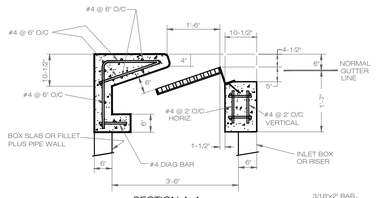
| | |
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | MC |
| CHECKED BY: | BJT |
| SCALE: | 1" = 20' |
| SHEET TITLE: | |

S.R. 19 DETAILS

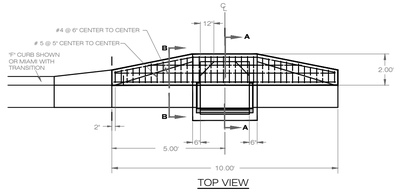
C-712



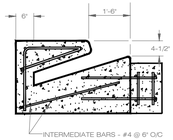
FILE NAME: A:\45000s\45548\003\LD\CADD\C-706-C712 Offsite Road Improvements.dwg DATE: October 30, 2025, TIME: 10:28 AM, USER: ah5122



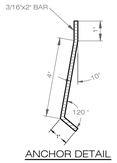

SECTION A-A



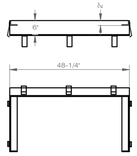

TOP VIEW



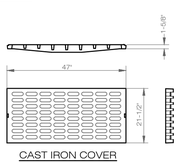

SECTION B-B




ANCHOR DETAIL




STEEL ANGLE FRAME



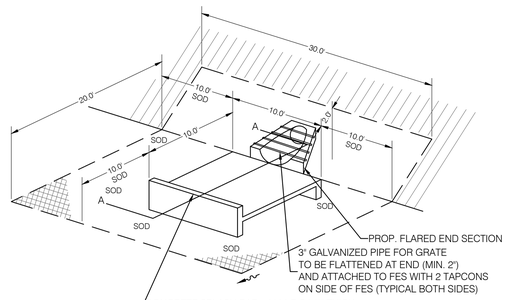

CAST IRON COVER

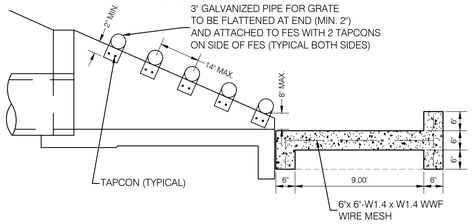
## F.D.O.T. TYPE "6" (MODIFIED)

ALL STRUCTURAL SPECIFICATIONS SHALL MEET OR EXCEED

## GENERAL NOTES

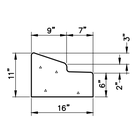
1. ALL CONSTRUCTION SHALL CONFORM TO FDOT AND THE TOWN OF HOWEY STANDARDS.
2. PROJECT BASELINE STATIONING SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL LOCATE ALL PORTIONS OF THE WORK USING ALL INFORMATION PROVIDED HEREIN AND SHALL MAINTAIN RECORDS OF ALL LOCATIONS PER THE CONTRACT SPECIFICATIONS.
3. STATIONING IS PROVIDED FOR THE REFERENCE IN HORIZONTAL PLANE ONLY, AND DOES NOT REFLECT VERTICAL ALIGNMENT OF PIPE.
4. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN OBTAINED FROM RESPECTIVE UTILITY OWNER USING THE LATEST INFORMATION AVAILABLE. HOWEVER, THESE LOCATIONS, AS SHOWN ON THE PLANS, ARE NOT CONSIDERED TO BE ALL INCLUSIVE. THE ENGINEER HAS ATTEMPTED TO SHOW AS MUCH AS POSSIBLE ALL MAIN ELECTRICAL AND TELEPHONE UNDERGROUND CABLES AND DUCTS. THE ENGINEER HAS NOT SHOWN ELECTRICAL AND TELEPHONE SERVICE CONNECTIONS WHICH MAY EXIST WITHIN THE PRIVATE RIGHTS-OF-WAY WITHIN THIS PROJECT. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL UNDERGROUND FACILITIES WITH A FIELD REPRESENTATIVE OF EACH RESPECTIVE UTILITY.
5. THE CONTRACTOR PRIOR TO EXCAVATING IN THE VICINITY OF A GAS PIPELINE SHALL NOTIFY THE GAS UTILITY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF FLORIDA STATUTES, PROTECTION OF UNDERGROUND PIPELINES, F.S. 553.851, CH. 77-143.
6. THE CONTRACTOR SHALL INSURE ALL NECESSARY PERMITS ARE IN HAND BEFORE COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL REQUIREMENTS OF REGULATORY AGENCY PERMITS WITH REGARDS TO CONSTRUCTION ACTIVITIES AND CONDITIONS STATED THEREIN. ALL WORK WITHIN THE TOWN OF HOWEY & F.D.O.T. RIGHT-OF-WAYS SHALL CONFORM WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE APPROVED TOWN OF HOWEY AND F.D.O.T. UTILITY PERMITS.
8. D.I.P. LOCATED LESS THAN 10 FEET FROM A GAS MAIN SHALL BE WRAPPED IN POLYETHYLENE.
9. ALL PROPOSED MAINS SHALL HAVE A MINIMUM OF 36" COVER OVER TOP OF PIPE. COVER SHALL VARY TO PROVIDE UNIFORM GRADIENT OR SLOPE TO PIPE, UNLESS OTHERWISE NOTED.
10. WHERE A CONNECTION IS TO BE MADE IN THE FIELD TO AN EXISTING PIPE, THE CONTRACTOR WILL EXCAVATE THE AREA TO VERIFY THE TYPE OF PIPE AND THE PIPE SIZE, AND OBTAIN THE OWNER'S APPROVAL OF THE PROPOSED METHOD OF CONNECTION PRIOR TO ORDERING AND INSTALLING MATERIALS.
11. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK AND EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE 48 HOURS OR 1,000 FEET IN ADVANCE OF THE WORK, WHICHEVER IS GREATER. IF THERE IS A POTENTIAL CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. INFORMATION ON THE OBSTRUCTION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
12. ALL WATER OR SEWER SERVICE CONNECTIONS, INTERRUPTIONS OR RELOCATION'S SHALL BE COORDINATED IN ADVANCE WITH FIELD REPRESENTATIVES OF THE TOWN OF HOWEY.
13. ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED, EXCEPT FLANGED, WELDED, OR SCREWED PIPING, SHALL BE PROVIDED WITH RESTRAINING DEVICES AT ALL DIRECTION CHANGES, UNLESS OTHERWISE NOTED. SEE THRUST RESTRAINT SPECIFICATION DETAILS AND NOTES.
14. ALL AREAS WHERE LANDSCAPING, SOD, OR IRRIGATION HAS BEEN REMOVED OR DISTURBED BY CONTRACTOR'S OPERATIONS SHALL BE RESODDED, LANDSCAPED, OR REPAIRED WITH LIKE KIND.
15. ALL EXISTING PROPERTY, FENCING, DRIVEWAYS, PIPING, SIDEWALKS, SIGNS AND OTHER ITEMS SHALL BE RESTORED TO ORIGINAL LINE AND GRADE UNLESS APPROVED BY THE ENGINEER. ACCESS TO ADJOINING PROPERTY ALONG THE PROPOSED ROUTE SHALL BE MAINTAINED AT ALL TIMES.
16. IN THE EVENT THAT THE POTABLE WATER SYSTEM IS CONTAMINATED (I.E., WATER DOES NOT MEET FEDERAL AND STATE REQUIREMENTS) DUE TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE, UNDER THE DIRECTION OF THE OWNER, OR STATE AND LOCAL REGULATORY AGENCY FOR CORRECTING ANY SUCH CONTAMINATION PROBLEM INCLUDING DISINFECTION, TESTING AND OTHER CORRECTIVE ACTION.
17. WHEN CONSTRUCTION ACTIVITIES DISTURB AREAS WITHIN 10 FEET OF A TOP OF BANK FOR ANY WATERWAY OR WATER SURFACE, THE CONTRACTOR SHALL PROVIDE CROSSING AND SEDIMENTATION CONTROL MEASURES AS DETAILED, SPECIFIED OR AS REQUIRED BY THE JURISDICTIONAL REGULATORY AGENCIES; WHICHEVER REQUIREMENT IS MORE STRINGENT.
18. THE SHOWN LOCATIONS OF RIGHTS-OF-WAY AND UTILITIES ARE APPROXIMATE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXACTLY LOCATE ALL RIGHTS-OF-WAY AND UTILITY LINES IN THE CONSTRUCTION AREA PRIOR TO EXCAVATION. ANY DAMAGE TO ANY EXISTING UTILITY, STRUCTURE OR SERVICE SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE RESPECTIVE UTILITY OWNER.
19. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AS PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS.
20. REMOVAL OF TREES GREATER THEN 4-INCH BASAL DIAMETER SHALL BE ONLY AS DIRECTED BY THE OWNER/ENGINEER. CONTRACTOR SHALL LIMIT TO A MINIMUM THE AMOUNT OF TREE REMOVAL, CLEARING AND GRUBBING REQUIRED BY TRIMMING TREES WHEREVER POSSIBLE.
21. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH AFFECTED PROPERTY OWNERS AND OWNER/ENGINEER ONE WEEK IN ADVANCE OF TREE CLEARING AND GRUBBING. ALL DEBRIS FROM TREE CLEARING AND GRUBBING SHALL BE REMOVED. AT THE CONTRACTORS EXPENSE.
22. ALL ELEVATIONS SHOWN ON THESE DRAWINGS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD): 88 DATUM.
23. THE CONTRACTOR SHALL REPLACE ALL PAVING, SODDING, STABILIZED EARTH, LANDSCAPING, DRIVEWAYS, SIDEWALKS, IRRIGATION SYSTEMS, UNDERGROUND PIPING, ETC., DISTURBED OR DAMAGED BY THE CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY THE ENGINEER.



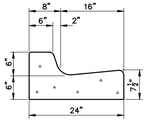




## TYPICAL SPLASH PAD DETAIL

NOT TO SCALE




FOR CORNER RADII ON ALL CURBS SHOWN, SEE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 300 TO BE CONSTRUCTED WITH 3000 PSI CONCRETE WITH 1/8" TO 1/4" CONTROL JOINTS AT 10.00' CENTERS

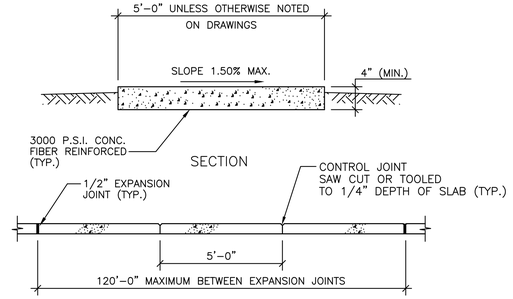



## TYPE "A" CURB DETAIL

NOT TO SCALE

## TYPE "F" CURB DETAIL

NOT TO SCALE




PROFILE

## CONCRETE SIDEWALK DETAIL

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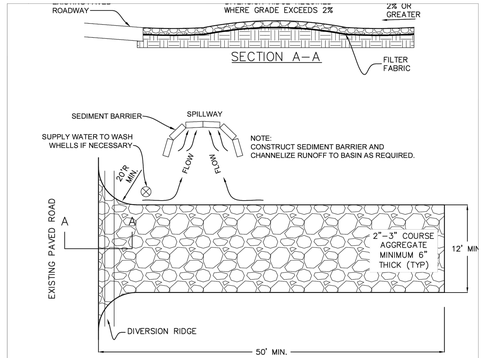
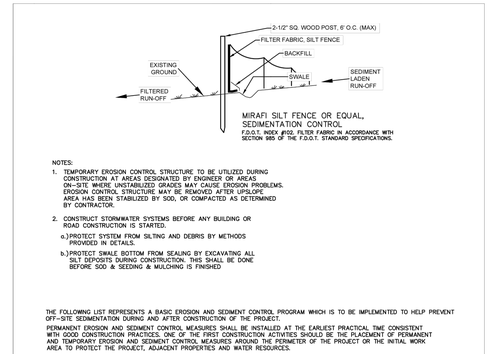



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OR-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED.

**TEMPORARY CONSTRUCTION ENTRANCE (N.T.S.)**




NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

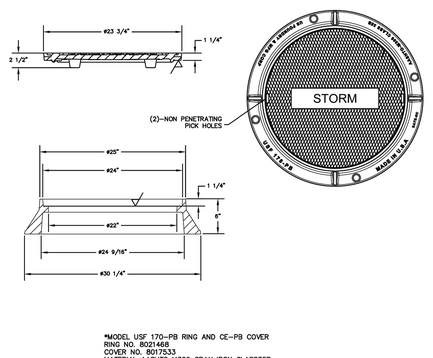
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

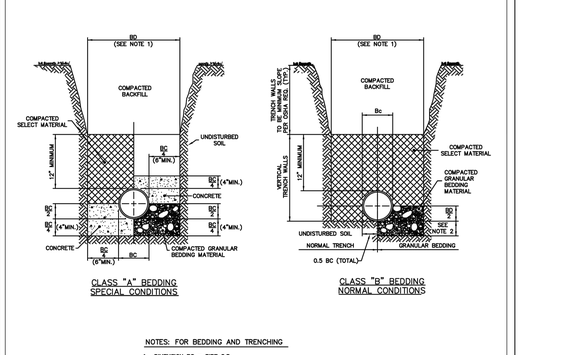
**EROSION & SEDIMENT CONTROL (N.T.S.)**




*MODEL USF 170-PB RING AND CE-PB COVER
RING NO. 8021468
COVER NO. 8017533
MATERIAL AASHTO M306 GRAY IRON CLASS35B

## STORMWATER MANHOLE COVER

NOT TO SCALE




NOTES: FOR BEDDING AND TRENCHING

1. DIMENSION BC = PIPE O.D.
   DIMENSION BD = TRENCH WIDTH AT TOP OF PIPE
   MAXIMUM BD = BC + 30"
   MINIMUM BD = MAXIMUM DIMENSION OF BELL + 8" (UNSHEETED TRENCH)
2. DEPTH FOR REMOVAL FOR UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR ROCK OR OTHER NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
3. ALL BACKFILL AND SELECT MATERIAL UNDER ALL ROADWAYS, DRIVES (INCLUDING DIRT DRIVES), AND PARKING AREAS SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). BACKFILL AND SELECT MATERIAL UNDER ALL OTHER AREAS SHALL BE COMPACTED AS FOLLOWS: FROM BOTTOM OF TRENCH TO 12" ABOVE TOP OF PIPE - 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). FROM 12" ABOVE TOP OF PIPE TO TOP OF BACKFILL - 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)

## TRENCHING AND BEDDING

NOT TO SCALE


halff
502 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
WWW.HALFF.COM
CERTIFICATION/AUTHORIZATION NUMBER: 33360


WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/29/25
DATE

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HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |

SHEET TITLE:
PAVING & DRAINAGE DETAILS

C-800

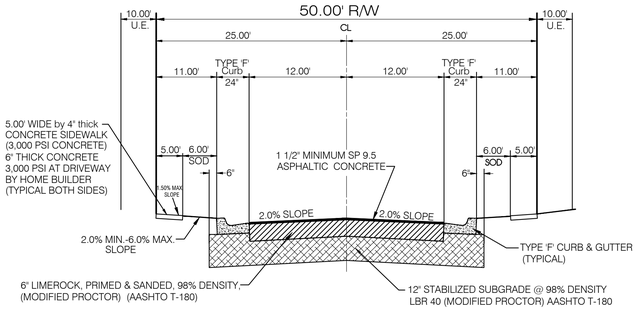
Howey-in-the-Hills Standard Details — DETAIL G-1 — DATE: FEB 2022

Howey-in-the-Hills Standard Details — DETAIL R-23 — DATE: FEB 2022

Howey-in-the-Hills Standard Details — DETAIL SW-1 — DATE: FEB 2022

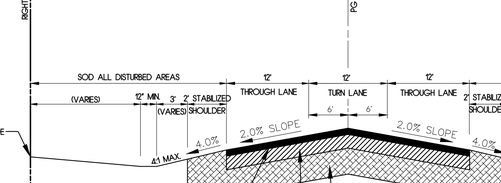
Howey-in-the-Hills Standard Details — DETAIL PW-2 — DATE: FEB 2022

FILE NAME: A:\45000s\45548\003\LD\CADD\C900-1000 Detail Sheets.dwg DATE: September 19, 2025, TIME: 9:43 AM, USER: ah5122




## TYPICAL ROAD SECTION

N.T.S.




| KEY | THICKNESS | SPECIFICATIONS |
|---|---|---|
| 1 | 1.5" | STRUCTURAL ASPHALT, SP. 9.5 |
| 2 | 6" | LIMEROCK-98% COMPACTION, AASHTO T-180, PRIME AND SAND |
| 3 | 12" | TYPE B STABLIZATION, LBR 40, 98% COMPACTION, A.A.S.H.T.O. T-180 |

NOTES:
1. ALL STRIPES TO BE PAINT U.N.O.
2. SOD ALL DISTURBED AREAS.
3. CONTRACTOR SHALL USE A MINIMUM TRANSITION SLOPE OF 1:00 WHEN ROTATING CROSS SLOPE.

## MULTI-USE TRAIL TYPICAL SECTION

N.T.S.




NOTES:
1. ROAD WIDENING TO MATCH EXISTING SLOPE (MIN 1%) TO PROPOSED EDGE OF PAVEMENT.
2. CONTRACTOR TO VERIFY EXISTING ASPHALT DEPTH FOR MILLING OF 1" OF EXISTING ASPHALT & AND PROFILE MILLING.

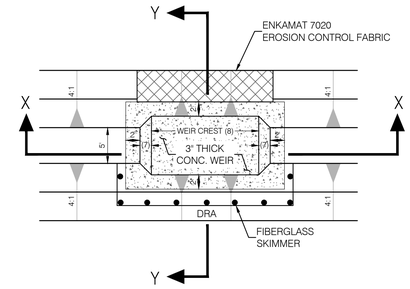
## REVELS ROAD TURN LANE (TYPICAL SECTION B-B)

N.T.S.

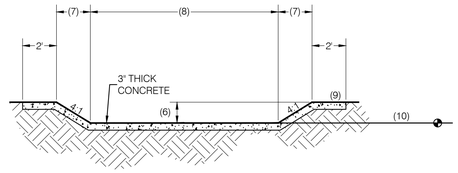



## REVELS ROAD (TYPICAL SECTION A-A)

N.T.S.




## PLAN VIEW

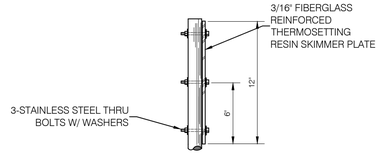



## TYPICAL WEIR SECTION

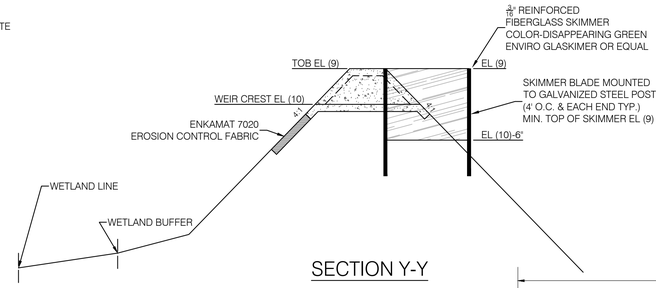
NOT TO SCALE

## SECTION X-X

| | WEIR SECTION DATA | | | | |
|---|---|---|---|---|---|
| | (6) (F.T.) | (7) (F.T.) | (8) (F.T.) | (9) (ELEV.) | (10) (ELEV.) |
| DRA 3 | 2.25 | 9.00 | 10.00 | 90.00 | 87.75 |
| DRA 5 | 1.75 | 7.00 | 10.00 | 94.00 | 92.25 |
| DRA 5A | 1.25 | 5.00 | 10.00 | 92.00 | 90.75 |



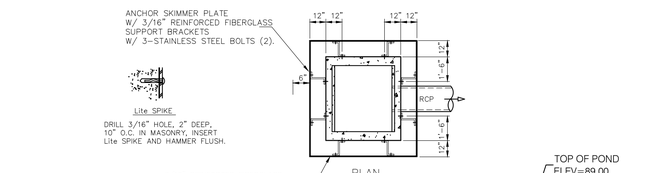

## SKIMMER DETAIL




## SECTION Y-Y

## WEIR DETAIL

NOT TO SCALE

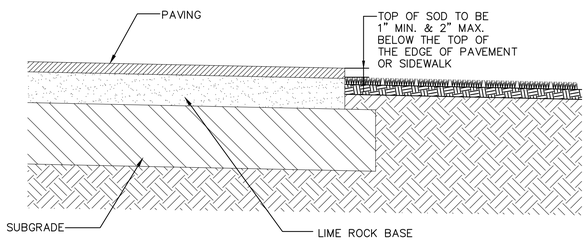



## ANCHOR DETAIL

## CONTROL STRUCTURE INLET FDOT TYPE C-DBI w/ SKIMMER DETAIL

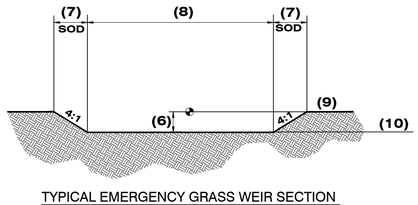
F.D.O.T. INDEX #425-052

| POND NO. | INLET TYPE | A | B | C | D | E | F |
|---|---|---|---|---|---|---|---|
| DS_PB-1 | C | 87.75 | 87.25 | 86.75 | 82.33 | 82.00 | 85.25 |



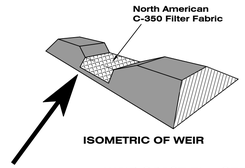

## SOD PLANTING

N.T.S.



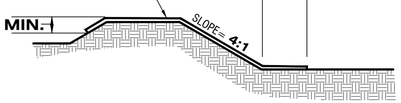

## TYPICAL EMERGENCY GRASS WEIR SECTION

| WEIR SECTION DATA | | | | | |
|---|---|---|---|---|---|
| WRA NUMBER | (6) (ft) | (7) (ft) | (8) (ft) | (9) (elev) | (10) (elev) |
| WR-PB-4 | 0.50' | 2.00' | 5.00' | 125.00 | 124.50 |



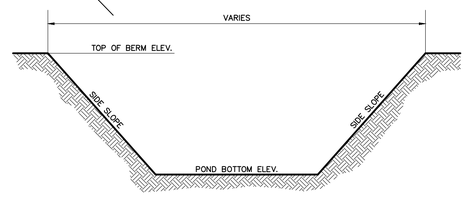

ISOMETRIC OF WEIR

WEIR CREST EL.=SEE PLAN




GRASS WEIR SECTION

NTS




## TYPICAL POND SECTION

| POND NO. | TOP OF BERM | BTM. ELEV. | 24YR-96HR ELEV. | SLOPE (MAX.) |
|---|---|---|---|---|
| DRA 1 | 89.00 | 84.00 | 88.17 | 4:1 |
| DRA 2 | 89.00 | 84.00 | 88.20 | 4:1 |
| DRA 3 | 90.00 | 85.00 | 88.38 | 4:1 |
| DRA 4 | 125.00 | 120.00 | 123.47 | 4:1 |
| DRA 5 | 94.00 | 89.00 | 92.49 | 4:1 |
| DRA 5A | 92.00 | 87.00 | 90.85 | 4:1 |

NOTE:
SOD ALL SIDE SLOPES
SEED AND MULCH BOTTOM

NOTES:

1. MAXIMUM SIDE SLOPES NOT TO EXCEED 4:1.

2. OVER-EXCAVATION AND REPLACEMENT OF CLAYEY SOILS WILL BE COMPLETED WITHIN POND PB-4 AREA TO A DEPTH OF 3.0' BELOW POND BOTTOM WHERE ENCOUNTERED. THE OVER-EXCAVATED AREAS WITH CLAYEY SAND SOILS SHOULD BE BACKFILLED WITH CLEAN FINE SAND CONTAINING LESS THAN 5% FINES (PASSING ASTM SIEVE NO. 200), AND A MINIMUM IN-PLACE SATURATED VERTICAL PERMEABILITY RATE OF 15 FT/DAY OR GREATER.
SEE GEOTECHNICAL REPORT DATED APRIL 28, 2023 BY ANDREYEV ENGINEERING, INC.

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
502 NORTH SINCLAIR AVE.
MAILING & SHIPPING ADDRESS
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS 69017
NAME PE LICENSE NO.

7/28/25
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. FL
FIRM OR BUSINESS NO. STATE

| | |
|---|---|
| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |

SHEET TITLE:

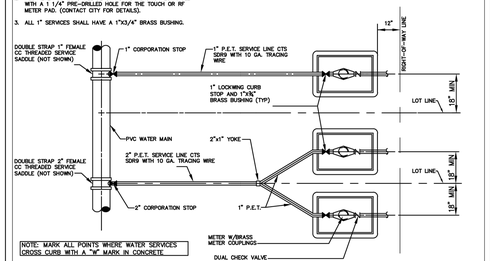
PAVING & DRAINAGE DETAILS

C-801

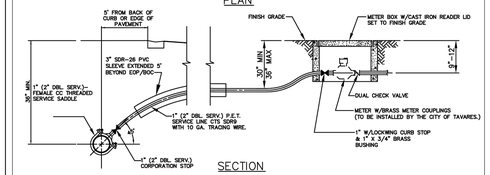


FILE NAME: A:\45000s\45548\003\LD\CADD\C900-1000 Detail Sheets.dwg DATE: September 19, 2025, TIME: 9:43 AM, USER: ahs122

NOTES:
1. METERS TO BE INSTALLED BY THE CITY OF TAVARES.
2. ALL METER BOXES SHALL BE STANDARD PLASTIC RECTANGLE WITH A 1 1/4" PRE-DRILLED HOLE FOR THE TOUCH OR RF METER PAD. (CONTACT CITY FOR DETAILS).
3. ALL 1" SERVICES SHALL HAVE A 1"x3/4" BRASS BUSHING.




PLAN

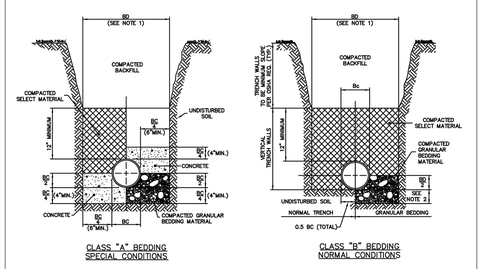



SECTION

## SERVICE CONNECTION—SINGLE FAMILY

NOT TO SCALE

(NOTE: METERS TO BE INSTALLED BY CITY OF TAVARES.)




CLASS "A" BEDDING SPECIAL CONDITIONS

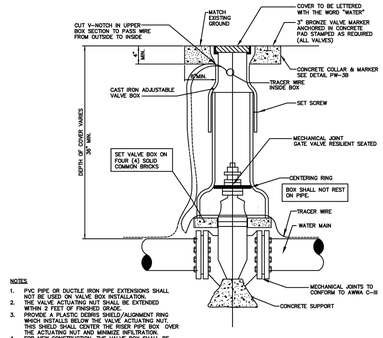
CLASS "B" BEDDING NORMAL CONDITIONS

NOTES: FOR BEDDING AND TRENCHING

1. DIMENSION BC = PIPE O.D.
   DIMENSION BD = TRENCH WIDTH AT TOP OF PIPE
   MAXIMUM BD = BC + 30"
   MINIMUM BD = MAXIMUM DIMENSION OF BELL + 8" (UNSHEETED TRENCH)
2. DEPTH FOR REMOVAL FOR UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE BEARING STRATA OR TO OTHER NON-CUSHIONING MATERIAL. DEPTH SHALL BE 6" BELOW BOTTOM OF U/SUITY.
3. ALL BACKFILL AND SELECT MATERIAL UNDER ALL ROADWAYS, DRIVES (INCLUDING DIRT DRIVES), AND PARKING AREAS SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. (AASHTO T-180). BACKFILL AND SELECT MATERIAL UNDER ALL OTHER AREAS SHALL BE COMPACTED AS FOLLOWS: FROM BOTTOM OF TRENCH TO 12" ABOVE TOP OF PIPE — 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). FROM 12" ABOVE TOP OF PIPE TO TOP OF BACKFILL — 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)

## TRENCHING AND BEDDING

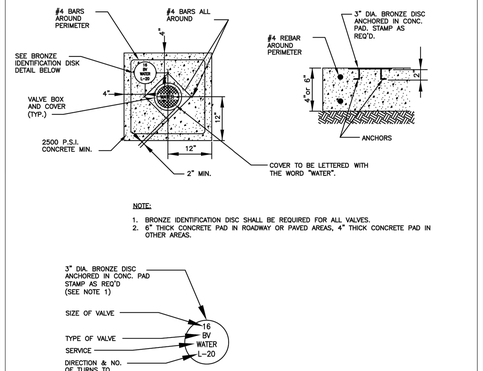
NOT TO SCALE




NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED WITHIN 2 FEET OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD/ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE VALVE ACTUATING NUT AND PREVENT DEBRIS FROM FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MISRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
4. VALVE BOX SHALL BE A TWO PIECE SCREW TYPE.

## GATE VALVE AND BOX

NOT TO SCALE



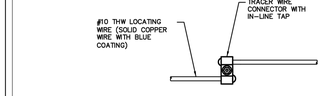

NOTE:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. 6" THICK CONCRETE PAD IN ROADWAY OR PAVED AREAS, 4" THICK CONCRETE PAD IN OTHER AREAS.




## BRONZE IDENTIFICATION DISC DETAIL

## VALVE COLLAR

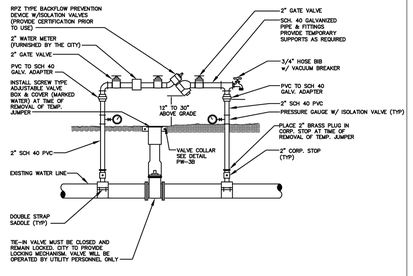
NOT TO SCALE




NOTES:
1. TRACER WIRE CONNECTOR SHALL BE DIRECT BURY, SELF-STRIPPING, LOCKING.
2. AFTER INSTALLATION OF THE LOCATING WIRE THE SYSTEM SHALL BE SUBJECTED TO TESTING, IN THE PRESENCE OF CITY UTILITY DIRECTOR OR HIS DESIGNEE PRIOR TO BACKFILL, IN ORDER TO CONFIRM THAT THE SYSTEM IS FUNCTIONAL.

## LOCATING WIRE SPLICING

NOT TO SCALE




## TEMPORARY JUMPER CONNECTION

NOT TO SCALE

NOTE: LOCATION TO BE DETERMINED AT TIME OF PRECONSTRUCTION CONFERENCE W/ CITY.

### TEMPORARY JUMPER CONNECTION NOTES

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2. THE DETAILS TO BE USED FOR FILLING ANY WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C561, LATEST EDITION.
3. FLUSHING OF 10" DIAMETER AND LARGE WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE, IN THE PRESENCE OF THE UTILITY DIRECTOR OR HIS DESIGNEE. THE UTILITY DEPARTMENT WILL NOTIFIED IN WRITING 48 HOURS PRIOR TO THE FLUSHING OF SAID MAINS.

   THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:

   A. THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE UTILITY COMPANY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATERTIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.

   B. THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.
      - FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAIN.
      - ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
      - PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT, THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 psi.
      - TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY, ENSURING A PRESSURE DROP ACROSS THE VALE IS ALWAYS GRATER THAN 10 psi.

   C. THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.

   D. THE TIE-IN VALVE SHALL BE OPENED ONLY A FEW TURNS FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.

   E. AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.
4. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACKFLOW PREVENTION TECHNICIAN.
5. EXCEPT AS REQUIRED TO FLUSH LINES OF GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
6. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
7. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

1. ALL RECLAIMED WATER PIPING TO BE OWNED AND MAINTAINED BY THE TOWN SHALL BE A SOLID PANTONE PURPLE COLOR.
2. RECLAIMED WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"–12". PIPES 14" & LARGER SHALL BE AWWA C-905, DR 25. PRESSURE CLASS 350 DIP IS AN ACCEPTABLE ALTERNATE. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF RECLAIMED WATER LINES TO BE 36" MIN. BELOW FINISHED GRADE.
4. RECLAIMED WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62–555.314, F.A.C.
6. ALL RECLAIMED WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB, EXCEPT DIRECTIONAL BORES, WHICH SHALL BE SDR–11 HDPE.
7. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
8. ALL OTHER REQUIREMENTS OF THE TOWN WATER SYSTEM SHALL APPLY TO THE RECLAIMED WATER SYSTEM.
9. PROPER SIGNAGE FOR PUBLIC ACCESS IRRIGATION AREAS TO BE SUPPLIED BY THE DEVELOPER / CONTRACTOR, IN ACCORDANCE WITH CHAPTER 62–610.418, F.A.C.

## GENERAL RECLAIMED WATER NOTES

| | | |
|---|---|---|
| Howey—in—the—Hills | Standard Details | DATE: FEB 2022<br>DETAIL PW—1 |
| Howey—in—the—Hills | Standard Details | DATE: FEB 2022<br>DETAIL PW—2 |
| Howey—in—the—Hills | Standard Details | DATE: FEB 2022<br>DETAIL PW—3A |
| Howey—in—the—Hills | Standard Details | DATE: FEB 2022<br>DETAIL PW—3B |
| Howey—in—the—Hills | Standard Details | DATE: FEB 2022<br>DETAIL PW—5 |
| Howey—in—the—Hills | Standard Details | DATE: FEB 2022<br>DETAIL PW—6A |
| Howey—in—the—Hills | Standard Details | DATE: FEB 2022<br>DETAIL PW—6B |
| Howey—in—the—Hills | Standard Details | DATE: FEB 2022<br>DETAIL RW—1 |

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS

LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS — LICENSE — No. 69017 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/28/25
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |

SHEET TITLE:

WATER DETAILS

C-900



FILE NAME: A:\45000s\45548\003\LD\CADD\C900-1000 Detail Sheets.dwg DATE: September 19, 2025, TIME: 9:43 AM, USER: ah5122

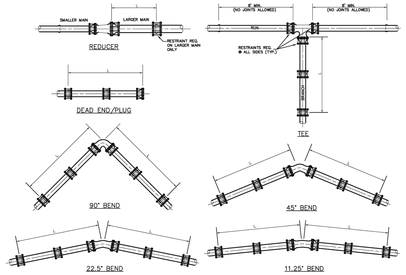



TABLE OF THRUST RESTRAINT LENGTHS

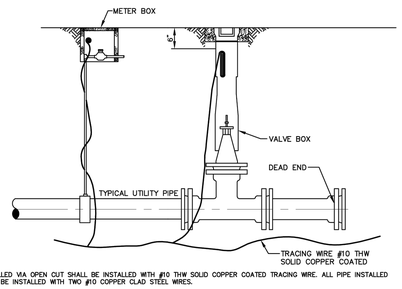
| PIPE SIZE (inches) | 90° BEND | | 45° BEND | | 22.5° BEND | | 11.25° BEND | | TEES | | DEAD END & PLUGS | | REDUCER | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | P.V.C. SCI | DUCTILE IRON CL. 350 | P.V.C. SCI | DUCTILE IRON CL. 350 | P.V.C. SCI | DUCTILE IRON CL. 350 | P.V.C. SCI | DUCTILE IRON CL. 350 | P.V.C. SCI | DUCTILE IRON CL. 350 | P.V.C. SCI | DUCTILE IRON CL. 350 | PIPE SIZES | P.V.C. SCI |
| 4 | 20' | 16' | 8' | 7' | 4' | 3' | 2' | 2' | 15' | 10' | 45' | 29' | 6"x4" | 33' |
| 6 | 28' | 22' | 12' | 9' | 6' | 4' | 3' | 2' | 33' | 21' | 63' | 40' | 8"x6" | 34' |
| 8 | 36' | 29' | 15' | 12' | 7' | 6' | 4' | 3' | 52' | 33' | 82' | 52' | 10"x8" | 33' |
| 10 | 43' | 34' | 18' | 14' | 9' | 7' | 4' | 3' | 68' | 43' | 98' | 63' | 12"x10" | 34' |
| 12 | 50' | 40' | 21' | 17' | 10' | 8' | 5' | 4' | 84' | 54' | 116' | 74' | 16"x12" | 83' |
| 16 | 63' | 51' | 26' | 21' | 13' | 10' | 6' | 5' | 116' | 74' | 148' | 94' | 18"x16" | 33' |
| 18 | 70' | 56' | 29' | 23' | 14' | 11' | 7' | 6' | 131' | 83' | 163' | 103' | 20"x18" | 33' |
| 20 | 75' | 61' | 31' | 25' | 15' | 12' | 7' | 6' | 145' | 92' | 176' | 113' | 20"x20" | 82' |
| 24 | 86' | 70' | 36' | 29' | 17' | 14' | 9' | 7' | 173' | 110' | 207' | 132' | | |

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY EBBA IRON SALES, INC.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED WITH "MEGA-LUG' RESTRAINTS, & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).

THRUST RESTRAINT
NOT TO SCALE

| Howey—in—the—Hills | DATE: FEB 2022 |
|---|---|
| Standard Details | DETAIL PW—7 |




ALL PIPE INSTALLED VIA OPEN CUT SHALL BE INSTALLED WITH #10 THW SOLID COPPER COATED TRACING WIRE. ALL PIPE INSTALLED VIA HDD SHALL BE INSTALLED WITH TWO #10 COPPER CLAD STEEL WIRES.

THE TRACING WIRE MUST BE INSTALLED DIRECTLY BELOW THE PIPE AND BROUGHT TO THE SURFACE AT 500' MINIMUM INTERVALS. WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND BE COILED AND PLACED IN A VALVE BOX, METER BOX, MANHOLE, CLEANOUT, LOCATE WIRE BOX, OR OTHER APPLICABLE STRUCTURE.

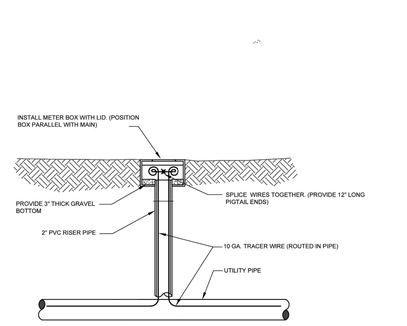
COLOR CODING:

POTABLE WATER SYSTEM: BLUE
REUSE WATER SYSTEM: PANTONE PURPLE
SANITARY SEWER, FORCE MAINS AND LOW PRESSURE SEWER SYSTEMS: GREEN

1. FOR LOW PRESSURE SEWER, POTABLE WATER AND REUSE WATER SYSTEMS: WIRE SHALL BE INSTALLED BELOW ALL MAINS AND SERVICE LINES AND ATTACHED TO VALVES, HYDRANTS AND FITTINGS. WIRE INSTALLED WITH SERVICE LINES SHALL CONNECT TO THE WIRE INSTALLED BELOW THE MAIN AND EXTEND TO THE CURB STOP.
2. FIRE SPRINKLER LINES: WIRE SHALL CONNECT TO THE WIRE INSTALLED BELOW THE MAIN AND EXTEND TO THE RISER CONNECTION.
3. SANITARY SEWER FORCE MAINS: WIRE SHALL BE INSTALLED BELOW THE FORCE MAIN AND ATTACHED TO ALL VALVES AND FITTINGS AND BROUGHT TO THE SURFACE AND PLACED IN A METAL, CITY OF TAVARES APPROVED, VALVE BOX.
4. DEAD END MAINS: WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED METAL VALVE BOX AT THE END OF THE RUN.
5. WIRE SHALL NOT BE FASTENED OR COILED TO VALVE OPERATING NUT.
6. UTILITY TRACING WIRE SHALL BE IN ACCORDANCE WITH CITY CSM AND PER CITY'S APPROVED MANUFACTURER LIST.

UTILITY PIPE LOCATION MATERIAL — WIRE
NOT TO SCALE

| Howey—in—the—Hills | DATE: FEB 2022 |
|---|---|
| Standard Details | DETAIL PW—8 |



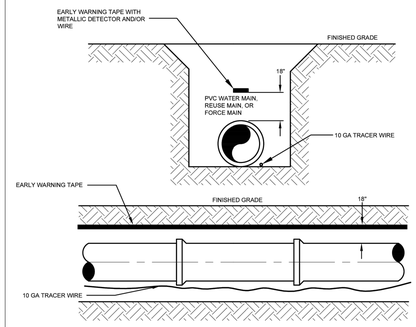

**TRACER WIRE BOX UTILIZING METER BOX**

NOTES:

1. TRACER WIRE STATION BOX TO BE INSTALLED WHERE THE WIRE CANNOT BE BROUGHT TO GRADE IN A VALVE BOX WITHIN THE MANDATORY 500 FOOT INTERVAL OR WHERE A SPLICE MUST BE MADE ON THE TRACER WIRING. NO UNDERGROUND SPLICES.
2. BOXES SHALL NOT BE LOCATED IN ROADWAYS OR DRIVEWAYS.
3. BOX AND LID PER DETAIL PW-19.
4. TRAFFIC RATED LID (STANDARD-NON BOLT DOWN)
5. LID COLOR SHALL BE PRE-MANUFACTURED OR PAINTED TO MATCH SERVICE (BLUE= POTABLE WATER, GREEN=WASTEWATER, PANTONE PURPLE=RECLAIMED WATER)

TRACER WIRE BOX
NOT TO SCALE

| Howey—in—the—Hills | DATE: FEB 2022 |
|---|---|
| Standard Details | DETAIL PW—9 |

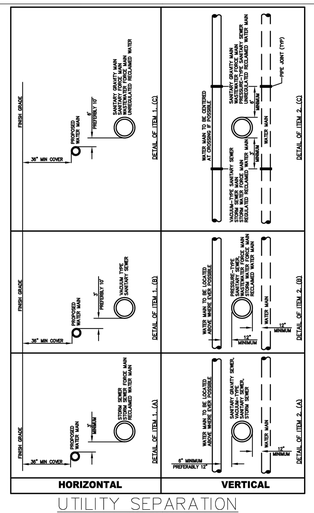



NOTES:

1. ALL MAINS INSTALLED BY OPEN CUT SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE AND WIRE INSTALLED CONTINUOUSLY ALONG THE ALIGNMENT. THE PROTECTION TAPE SHALL BE PER THE CITY'S APPROVED MANUFACTURER LIST. TAPE SHALL BE INSTALLED DURING BACKFILLING 18" ABOVE THE PIPE AND SHALL BE CONTINUOUSLY MARKED FOR THE TYPE OF PIPE (EXAMPLE: CAUTION, WATER MAIN BURIED BELOW"). THE TAPE SHALL HAVE A METALLIC DETECTABLE STRIP INCLUDED AND COLOR CODED AS FOLLOWS:
   BLUE - POTABLE WATER
   GREEN - SANITARY FORCE MAIN, GRAVITY SEWER, LOW PRESSURE MAIN
   PANTONE PURPLE - RECLAIMED WATER
   RED - DEDICATED FIRE LINE
2. ALL PVC MAINS SHALL BE A SOLID COLOR AS DESCRIBED ABOVE.
   ALL DUCTILE IRON MAINS SHALL BE WRAPPED WITH COLOR CODED BAGS.
   ALL POTABLE WATER PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSL) SEAL OF APPROVAL.

UTILITY PIPE LOCATION MATERIAL — TAPE
NOT TO SCALE

| Howey—in—the—Hills | DATE: FEB 2022 |
|---|---|
| Standard Details | DETAIL PW—10 |




UTILITY SEPARATION
NOT TO SCALE

| Howey—in—the—Hills | DATE: FEB 2022 |
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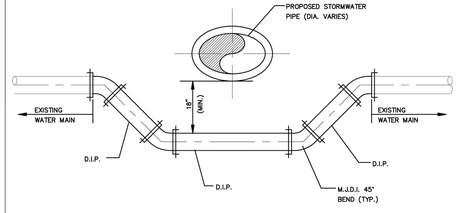
| Standard Details | DETAIL PW—11A |




NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN SHALL BE RESTRAINED IN ACCORDANCE WITH GR-6.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

WATER LINE CROSSING
NOT TO SCALE

| Howey—in—the—Hills | DATE: FEB 2022 |
|---|---|
| Standard Details | DETAIL PW—11B |

## GENERAL WATER NOTES

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE 36" MINIMUM COVER FROM FINISH GRADE.
5. WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON.
7. ALL CASINGS UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.
8. DISINFECTING: FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE NEW WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651 "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.
9. ALL HYDROSTATIC TESTS SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND C605/M23 FOR PVC PIPE
10. ALL WATER MAINS SHALL BE INSTALLED, PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA C600, (62-555.320(21)(B)1 AND 62-555.330, F.A.C. ALL INSTALLATION, TESTING AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.
11. ALL PIPING MATERIALS AND SPECIFICATIONS COVERING PIPES, JOINTS AND PACKING MATERIALS, INTERNAL COATING AND LININGS, FITTINGS, SPECIALS AND APPURTENANCES SHALL ALL BE IN ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS, AS MAY BE APPLICABLE, WITH EXCEPTIONS ALLOWED ONLY IF DOCUMENTATION AND ASSURANCES ARE PROVIDED IN COMPLIANCE WITH PARAGRAPHS 62-555.320(3) (D), 622-555.320 (3) (B), AND 62-555.320 (21) (C), F.A.C. THE LEAD USE PROHIBITION IN RULE 62-555.322, F.A.C. SHALL ALSO APPLY. POLYETHYLENE TUBING SHALL BE PER AWWA C901. UNDERGROUND SERVICE LINES AND VALVES SHALL BE PER AWWA C800.

COLOR CODING:

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62CELL 555.320(21)(B)3]

UNLESS DESCRIBED IN THE CITY CSM ELSEWHERE, ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH **CHAPTER 62-555.314, F.A.C.,** AND ANY UPDATES TO THE F.A.C., AND IN CONFORMANCE WITH ALL SEPARATION REQUIREMENTS AS FOUND THEREIN.

**62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS.**

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

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## GENERAL WATER NOTES

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-PARAGRAPHS A. THROUGH D. BELOW. - 361
   A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
   B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).
   C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
   D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

| Howey—in—the—Hills | DATE: FEB 2022 |
|---|---|
| Standard Details | DETAIL PW—11D |

# WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS — LICENSE — No. 69017 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/28/25
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

| | |
|---|---|
| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |
| SHEET TITLE: | WATER DETAILS |

C-901



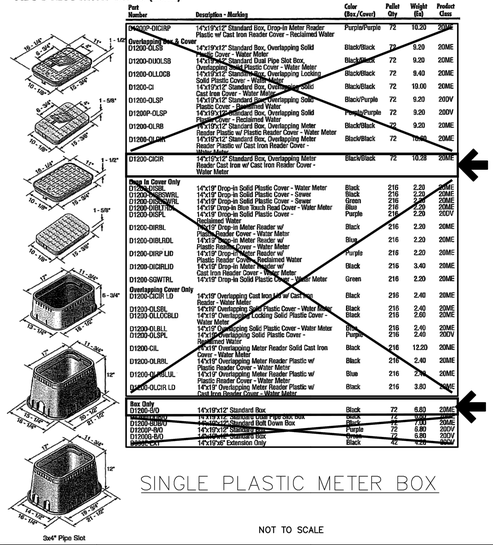
FILE NAME: A:\45000s\45548\003\LD\CADD\C900-1000 Detail Sheets.dwg DATE: September 19, 2025, TIME: 9:44 AM, USER: ah5122

# NDS METER BOXES

## STANDARD COMMERCIAL GRADE

### NDS D1200 Meter Boxes (cont.)

| Part Number | Description - Marking | Color (Box/Cover) | Pallet Qty | Weight (lbs) | Product Class |
|---|---|---|---|---|---|
| D1200P-DICIRP | 14"x19"x12" Standard Box, Drop-in Meter Reader Plastic w/ Cast Iron Reader Cover - Reclaimed Water | Purple/Purple | 72 | 10.20 | 20ME |
| **Overlapping Box & Cover** | | | | | |
| D1200-OLSB | 14"x19"x12" Standard Box, Overlapping Solid Plastic Cover - Water Meter | Black/Black | 72 | 9.20 | 20ME |
| D1200-DUOLSS | 14"x19"x12" Standard Dual Pipe Slot Box, Overlapping Solid Plastic Cover - Water Meter | Black/Black | 72 | 9.20 | 20ME |
| D1200-OLLOCB | 14"x19"x12" Standard Box, Overlapping Locking Solid Plastic Cover - Water Meter | Black/Black | 72 | 9.40 | 20ME |
| D1200-CI | 14"x19"x12" Standard Box, Overlapping Solid Cast Iron Cover - Water Meter | Black/Black | 72 | 19.00 | 20ME |
| D1200-OLSP | 14"x19"x12" Standard Box, Overlapping Solid Plastic Cover - Reclaimed Water | Black/Purple | 72 | 9.20 | 200V |
| D1200P-OLSP | 14"x19"x12" Standard Box, Overlapping Solid Plastic Cover - Reclaimed Water | Purple/Purple | 72 | 9.20 | 200V |
| D1200-DLRB | 14"x19"x12" Standard Box, Overlapping Meter Reader Plastic w/ Plastic Reader Cover - Water Meter | Black/Black | 72 | 9.20 | 20ME |
| D1200-DLCIR | 14"x19"x12" Standard Box, Overlapping Meter Reader Plastic w/ Cast Iron Reader Cover - Water Meter | Black/Black | 72 | 10.00 | 20ME |
| D1200-CICIR | 14"x19"x12" Standard Box, Overlapping Meter Reader Cast Iron w/ Cast Iron Reader Cover - Water Meter | Black/Black | 72 | 10.20 | 20ME |
| **Drop In Cover Only** | | | | | |
| D1200-DISSL | 14"x19" Drop-in Solid Plastic Cover - Water Meter | Black | 216 | 2.20 | 20ME |
| D1200-DISWL | 14"x19" Drop-in Solid Plastic Cover - Sewer | Black | 216 | 2.20 | 20ME |
| D1200-DISWWL | 14"x19" Drop-in Solid Plastic Cover - Sewer | Green | 216 | 2.20 | 20ME |
| D1200-DIRLTRD | 14"x19" Drop-in Box Teach Read Cover - Water Meter | Blue | 216 | 2.20 | 20ME |
| D1200-DISPL | 14"x19" Drop-in Solid Plastic Cover - Reclaimed Water | Purple | 216 | 2.20 | 200V |
| D1200-DIRBL | 14"x19" Drop-in Meter Reader w/ Plastic Reader Cover - Water Meter | Black | 216 | 2.20 | 20ME |
| D1200-DIRLRDL | 14"x19" Drop-in Meter Reader w/ Plastic Reader Cover - Water Meter | Blue | 216 | 2.20 | 20ME |
| D1200-DIRP LID | 14"x19" Drop-in Meter Reader w/ Plastic Reader Cover - Reclaimed Water | Purple | 216 | 2.20 | 20ME |
| D1200-DICIRLID | 14"x19" Drop-in Meter Reader w/ Cast Iron Reader Cover - Water Meter | Black | 216 | 3.40 | 20ME |
| D1200-SGWTRL | 14"x19" Drop-in Solid Plastic Cover - Water Meter | Green | 216 | 2.20 | 20ME |
| **Overlapping Cover Only** | | | | | |
| D1200-CICIR LD | 14"x19" Overlapping Cast Iron Lid w/ Cast Iron Reader - Water Meter | Black | 216 | 2.40 | 20ME |
| D1200-OLSBL | 14"x19" Overlapping Solid Plastic Cover - Water Meter | Black | 216 | 2.40 | 20ME |
| D1200-OLLOCBLD | 14"x19" Overlapping Locking Solid Plastic Cover - Water Meter | Black | 216 | 2.60 | 20ME |
| D1200-OLBLL | 14"x19" Overlapping Solid Plastic Cover - Water Meter | Blue | 216 | 2.40 | 20ME |
| D1200-OLSPL | 14"x19" Overlapping Solid Plastic Cover - Reclaimed Water | Purple | 216 | 2.40 | 200V |
| D1200-CIL | 14"x19" Overlapping Meter Reader Solid Cast Iron Cover - Water Meter | Black | 216 | 12.00 | 20ME |
| D1200-OLRBL | 14"x19" Overlapping Meter Reader Plastic w/ Plastic Reader Cover - Water Meter | Black | 216 | 2.40 | 20ME |
| D1200-OLRBLBL | 14"x19" Overlapping Meter Reader Plastic w/ Plastic Reader Cover - Water Meter | Blue | 216 | 2.40 | 20ME |
| D1200-OLCIR LD | 14"x19" Overlapping Meter Reader Plastic w/ Cast Iron Reader Cover - Water Meter | Black | 216 | 3.80 | 20ME |
| **Box Only** | | | | | |
| D1200-BXO | 14"x19"x12" Standard Box | Black | 72 | 6.80 | 20ME |
| D1200-BXBOV | 14"x19"x12" Standard Bolt Down Box | Black | 72 | 7.00 | 20ME |
| D1200R-BXO | 14"x19"x12" Standard Box | Purple | 72 | 6.80 | 200V |
| D1200G-BXO | 14"x19"x12" Standard Box | Green | 72 | 6.80 | 200V |
| D1200-EXT | 14"x19"x6" Extension Only | Black | 42 | 4.20 | 20ME |




SINGLE PLASTIC METER BOX

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-19

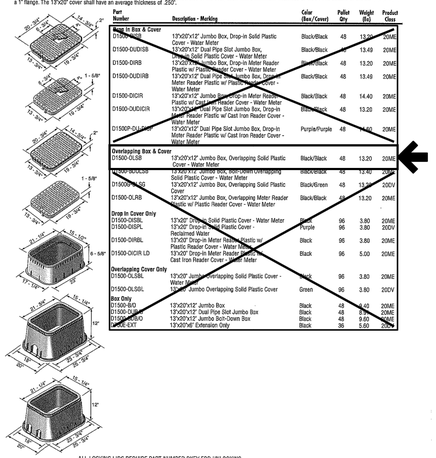
# NDS METER BOXES

## STANDARD COMMERCIAL GRADE

### NDS D1500 Meter Boxes

**Specifications:** NDS 13"x20" meter boxes and covers are injection molded of structural foam recycled polyolefin material with a melt index between 10-12. Coloring and UV stabilizers are added, along with processing lubricants when needed.
The 13"x20" body shall be tapered and have a minimum wall thickness of .25". The body shall have a double wall at the top cover seat area with a minimum thickness of .18". The cover seat area shall have 30 structural support ribs on the underside of the seat, each with a minimum thickness of 1/50". The bottom of the body shall have a 1" flange. The 13"x20" cover shall have an average thickness of .250".

| Part Number | Description - Marking | Color (Box/Cover) | Pallet Qty | Weight (lbs) | Product Class |
|---|---|---|---|---|---|
| **Rings In Box & Cover** | | | | | |
| D1500-RINGS | 13"x20"x12" Jumbo Box, Drop-in Solid Plastic Cover - Water Meter | Black/Black | 48 | 13.20 | 20ME |
| D1500-DUDISB | 13"x20"x12" Dual Pipe Slot Jumbo Box, Drop-in Solid Plastic Cover - Water Meter | Black/Black | 48 | 13.40 | 20ME |
| D1500-DIRB | 13"x20"x12" Jumbo Box, Drop-in Meter Reader Plastic w/ Plastic Reader Cover - Water Meter | Black/Black | 48 | 13.20 | 20ME |
| D1500-DUDIRB | 13"x20"x12" Dual Pipe Slot Jumbo Box, Drop-in Meter Reader Plastic w/ Plastic Reader Cover - Water Meter | Black/Black | 48 | 13.40 | 20ME |
| D1500-DICIR | 13"x20"x12" Jumbo Box, Drop-in Meter Reader Plastic w/ Cast Iron Reader Cover - Water Meter | Black/Black | 48 | 14.40 | 20ME |
| D1500-DUDICIR | 13"x20"x12" Dual Pipe Slot Jumbo Box, Drop-in Meter Reader Plastic w/ Cast Iron Reader Cover - Water Meter | Black/Black | 48 | 13.20 | 20ME |
| D1500P-DUCIRP | 13"x20"x12" Dual Pipe Slot Jumbo Box, Drop-In Meter Reader Plastic w/ Cast Iron Reader Cover - Water Meter | Purple/Purple | 48 | 14.00 | 20ME |
| **Overlapping Box & Cover** | | | | | |
| D1500-OLSB | 13"x20"x12" Jumbo Box, Overlapping Solid Plastic Cover - Water Meter | Black/Black | 48 | 13.20 | 20ME |
| D1500-DUOLSS | 13"x20"x12" Dual Pipe Slot Jumbo Box, Overlapping Solid Plastic Cover - Water Meter | Black/Black | 48 | 12.40 | 20ME |
| D1500P-OLSG | 13"x20"x12" Jumbo Box, Overlapping Solid Plastic Cover | Black/Green | 48 | 13.20 | 200V |
| D1500-OLRB | 13"x20"x12" Jumbo Box, Overlapping Meter Reader Plastic w/ Plastic Reader Cover - Water Meter | Black/Black | 48 | 13.20 | 20ME |
| **Drop In Cover Only** | | | | | |
| D1500-DISBL | 13"x20" Drop-in Solid Plastic Cover - Water Meter | Black | 96 | 3.80 | 20ME |
| D1500-DISPL | 13"x20" Drop-in Solid Plastic Cover - Reclaimed Water | Purple | 96 | 3.80 | 200V |
| D1500-DIRBL | 13"x20" Drop-in Meter Reader Plastic w/ Plastic Reader Cover - Water Meter | Black | 96 | 3.80 | 20ME |
| D1500-DICIR LD | 13"x20" Drop-in Meter Reader Cast Iron w/ Cast Iron Reader Cover - Water Meter | Black | 96 | 5.00 | 20ME |
| **Overlapping Cover Only** | | | | | |
| D1500-OLSBL | 13"x20" Jumbo Overlapping Solid Plastic Cover - Water Meter | Black | 96 | 3.80 | 20ME |
| D1500-OLSGL | 13"x20" Jumbo Overlapping Solid Plastic Cover | Green | 96 | 3.80 | 200V |
| **Box Only** | | | | | |
| D1500-BXO | 13"x20"x12" Jumbo Box | Black | 48 | 9.40 | 20ME |
| D1500-DUBXO | 13"x20"x12" Dual Pipe Slot Jumbo Box | Black | 48 | 9.80 | 20ME |
| D1500-BXBO | 13"x20"x12" Jumbo Bolt-Down Box | Black | 48 | 9.60 | 20ME |
| D1500-EXT | 13"x20"x6" Extension Only | Black | 36 | 5.60 | 20ME |



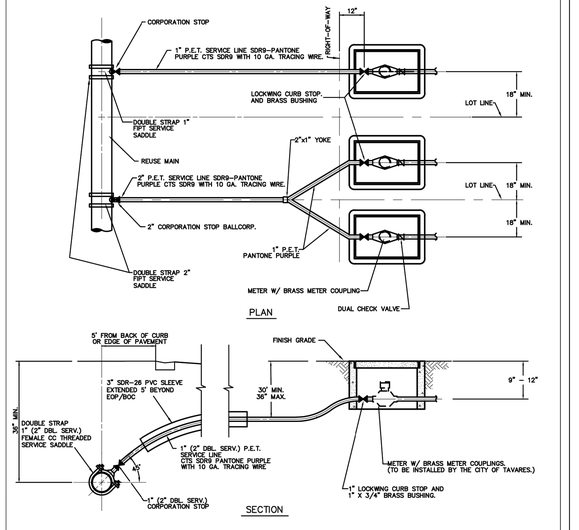

ALL LOCKING LIDS REQUIRE PART NUMBER ONLY FOR UNLOCKING
Note: All dimensions are nominal. All weights are for shipping purposes only. Availability is subject to change.

NDS
**For customer service, please send your fax to: 1-800-726-1998 or call 1-800-726-1994.**

JUMBO PLASTIC METER BOX

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-20




RECLAIMED WATER SERVICE CONNECTION

NOT TO SCALE

(NOTE: METERS TO BE INSTALLED BY CITY OF TAVARES.)

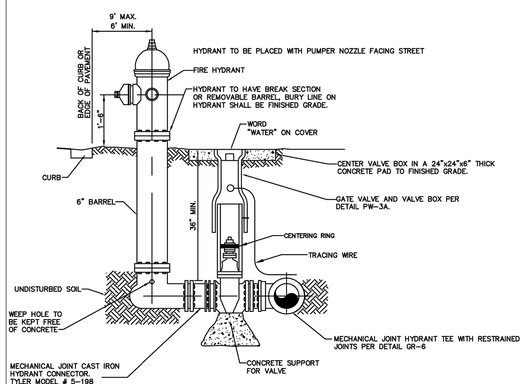
Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL RW-3

**PAINTING**

1. APPLY TWO COATS OF OSHA SAFETY INDUSTRIAL RED PAINT TO HYDRANT BARREL.
2. APPLY TWO COATS OF OSHA SAFETY INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THE COLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.
   - BLUE 1500 GPM OR MORE (SHERWIN WILLIAMS #SW4086)
   - GREEN 1000 GPM TO 1499 GPM (SHERWIN WILLIAMS #B54614)
   - ORANGE 500 GPM TO 999 GPM (SHERWIN WILLIAMS #B54E39)
   - RED 499 GPM OR LESS (SHERWIN WILLIAMS #B54R38)
   - RED HYDRANT BARREL (SHERWIN WILLIAMS #B54R38)

**SPECIFICATIONS**

1. AWWA SPECIFICATIONS C-502
2. TWO 2-1/2" HOSE NOZZLE DISCHARGE
3. ONE 4-1/2" PUMPER NOZZLE DISCHARGE
4. ONE 1-1/2" OPERATING NUT, LEFT
5. ALL HYDRANTS SHALL BE EQUIPPED WITH FITTINGS TO ALLOW FOR ELEVATION ADJUSTMENTS.
6. 5¼" MAIN VALVE OPENING
7. RESTRAINED JOINTS OR ALL THREADED ROD REQUIRED TO SECURE PIPE, RISER AND VALVE IN THE FIRE HYDRANT ASSEMBLY TO THE MAIN

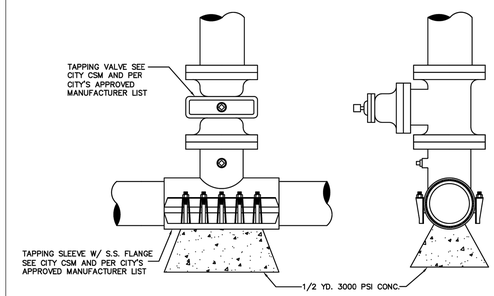



FIRE HYDRANT WITH VALVE

NOT TO SCALE

(STANDARD FIRE HYDRANT ASSEMBLY)

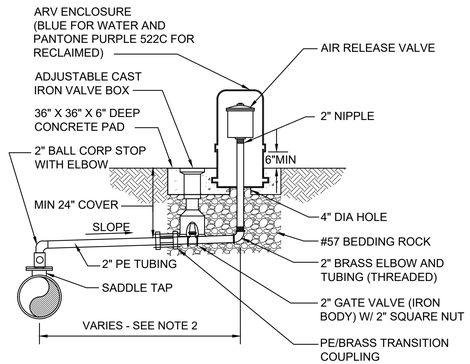
Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-18




WET TAP SLEEVE AND TAPPING VALVE

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL PW-17




NOTES:
1. FOR WATER OR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W AS POSSIBLE.
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHINN 6" OF R/W.

TOWN OF HOWEY-IN-THE-HILLS — CONSTRUCTION STANDARD DETAILS

AIR OR COMBINATION AIR/VACUUM RELEASE WATER AND RECLAIMED WATER — FIGURE A115-1 — DATE: 4/15/2007

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATION OF AUTHORIZATION NUMBER: 33390

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017 (NAME — PE LICENSE NO.)
7/28/25 (DATE)

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL (FIRM OR BUSINESS NO. — STATE)

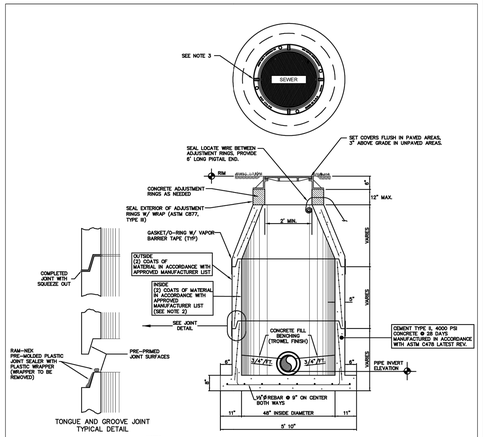
| | |
|---|---|
| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |

SHEET TITLE: WATER DETAILS

C-902



FILE NAME: A:\45000s\45548\003\LDCADD\C900-1000 Detail Sheets.dwg DATE: September 19, 2025, TIME: 9:44 AM, USER: ah5122



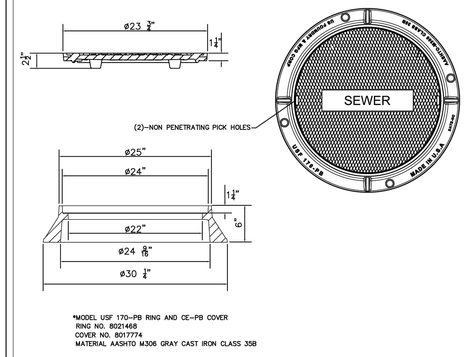

NOTES

1. ALTERNATE-PRECAST MANHOLE TOPS MUST BE APPROVED IN ADVANCE.
2. LINER (150 MILS DFT) SHALL BE USED WHERE SHOWN ON DRAWINGS AND/OR REQUIRED BY THE CITY.
3. MANHOLE LID TO BE CENTERED OVER EFFLUENT PIPE.
4. INSTALL ONE CONTINUOUS PIECE OF RAM-NEK AROUND ENTIRE MATING SURFACE BETWEEN ADJUSTMENT RINGS AND MANHOLE FRAME.

## SANITARY PRECAST MANHOLE

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-1

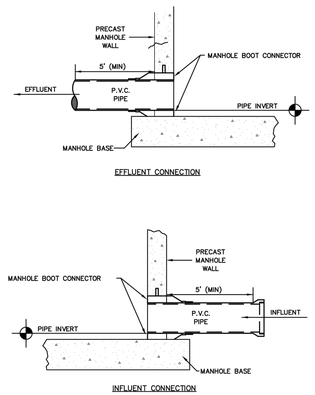



*MODEL USF 170-PB RING AND CE-PB COVER
RING NO. 8021468
COVER NO. 8017774
MATERIAL AASHTO M306 GRAY CAST IRON CLASS 35B

## SANITARY MANHOLE COVER

NOT TO SCALE

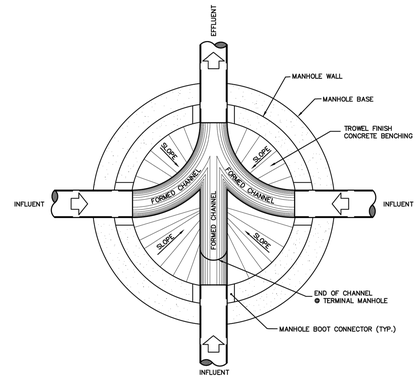
Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-2




## PIPE CONNECTION TO PRECAST SANITARY MANHOLE

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-3




FLOW PATTERNS FOR INVERT CHANNELS

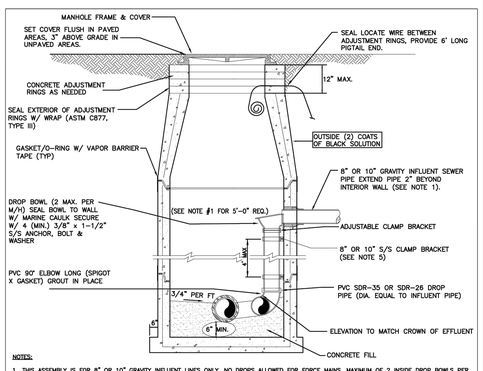
NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS, HALF PIPE INVERT CHANNELS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND AND COVERED WITH 1" OF MORTAR.

## TYPICAL MANHOLE PLAN

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-4



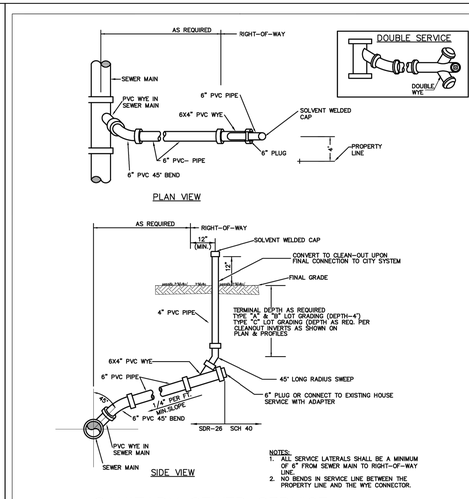

NOTES:

1. THIS ASSEMBLY IS FOR 8" OR 10" GRAVITY INFLUENT LINES ONLY. NO DROPS ALLOWED FOR FORCE MAINS. MAXIMUM OF 2 INSIDE DROP BOWLS PER MANHOLE. A 5'-0" DIA. MANHOLE (6" THICK WALLS) IS REQUIRED. THE INSIDE DROP FOR 8" HIGH-LINE SHALL BE CONSTRUCTED SIMILAR TO ABOVE.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
3. THE INTERIOR OF MANHOLE AND THE INTERIOR OF ADJUSTMENT RINGS SHALL BE LINED (150 MILS DFT) AS INDICATED ON THE DRAWINGS AND/OR REQUIRED BY THE CITY.
4. THE DROP BOWL ASSEMBLY SHALL BE INSTALLED PRIOR TO APPLICATION OF SPECIALTY LINING MATERIAL.
5. ADJUSTABLE CLAMPING BRACKET (MIN. 2 PER DROP BOWL ASSY). 1-1/2" WIDE, 11 GA. W/ 3/8" DIA. 18-8 PINCH BOLTS AND NUTS. SECURE TO M/H WALL WITH (2) 3/8" x 1" BOLT, ANCHOR & WASHER PER BRACKET ASSY. ALL 316 STAINLESS STEEL MATERIALS.
6. INSTALL ONE CONTINUOUS PIECE OF RAM-NEK AROUND ENTIRE MATING SURFACE BETWEEN ADJUSTMENT RINGS AND MANHOLE FRAME.
7. MANHOLE LID SHALL BE CENTERED OVER DROP BOWL.

## INSIDE DROP STANDARD PRECAST MANHOLE

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-5



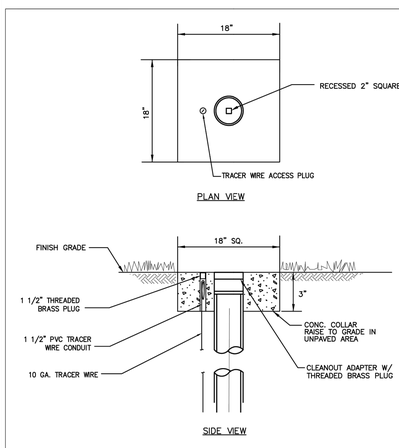

NOTES:

1. ALL SERVICE LATERALS SHALL BE A MINIMUM OF 6' FROM SEWER MAIN TO RIGHT-OF-WAY LINE.
2. NO BENDS IN SERVICE LINE BETWEEN THE PROPERTY LINE AND THE WYE CONNECTOR.

## SANITARY SEWER SERVICE

PVC SEWER SERVICE – NOT TO SCALE

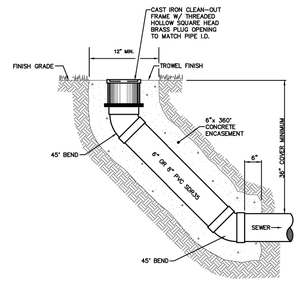
Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-6




## SERVICE CLEANOUT

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-7




## TRUNK LINE CLEAN-OUT

NOT TO SCALE

Howey-in-the-Hills Standard Details — DATE: FEB 2022 — DETAIL WW-8

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33390

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS — LICENSE — No. 69017 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/28/25
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

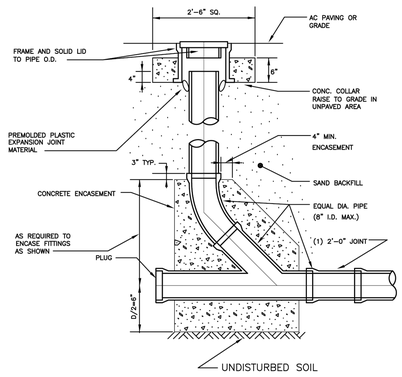
| | |
|---|---|
| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |

SHEET TITLE:
SANITARY SEWER DETAILS

C-1000



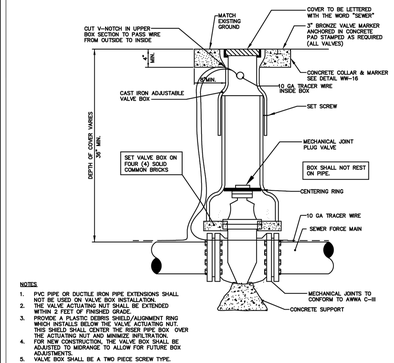
FILE NAME: A:\45000s\45548\003\LD\CADD\C900-1000 Detail Sheets.dwg DATE: September 19, 2025, TIME: 9:44 AM, USER: ah5122




GRAVITY CLEAN–OUT

NOT TO SCALE

| | | |
|---|---|---|
| Howey–in–the–Hills | Standard Details | DATE: FEB 2022<br>DETAIL WW–9 |



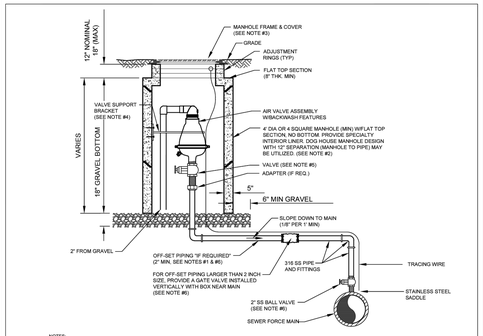

NOTES

1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED WITHIN 2 FEET OF FINISHED GRADE.
3. PROVIDE PLUG VALVE BOX SHIELD ALIGNMENT RING AND SHIELD TO ALSO CENTER THE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MEDIANCE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
5. VALVE BOX SHALL BE A TWO PIECE SCREW TYPE.

PLUG VALVE AND BOX

NOT TO SCALE

| | | |
|---|---|---|
| Howey–in–the–Hills | Standard Details | DATE: FEB 2022<br>DETAIL WW–13 |



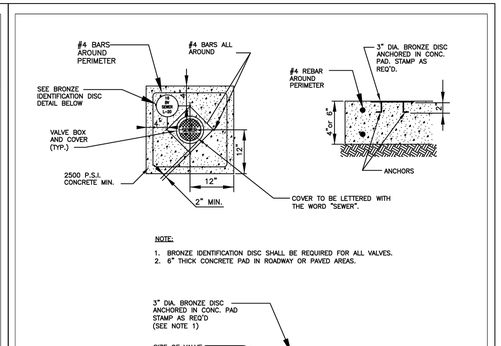

NOTES:

1. THE AIR ASSEMBLY MANHOLE SHALL BE LOCATED OUTSIDE OF THE ROADWAY PAVEMENT AREA. IF OFF-SET PIPING IS REQUIRED, THE PIPING SHALL BE 2 INCH MINIMUM, (SAME SIZE AS AIR VALVE INLET). FOR PIPE SIZES 3 INCH AND SMALLER, PIPING SHALL BE 316 STAINLESS STEEL SCH. 10 (MIN), ASTM A-312, 370 GRADE, THREADED. FOR PIPE SIZES 4 INCH AND LARGER, PIPING SHALL BE 316 STAINLESS STEEL SCH. 10 (MIN), WELDED.
2. THE CONCRETE MANHOLE SHALL INCLUDE A LINER TO BE INSTALLED ON THE INTERIOR SURFACES INCLUDING THE RISER SECTION TOP AND THE ADJUSTMENT RINGS. A BITUMINOUS WATERPROOFING MATERIAL SHALL BE PROVIDED ON THE OUTSIDE SURFACES OF THE MANHOLE.
3. FRAME AND COVER SHALL BE CITY STANDARD. THE COVER SHALL HAVE NO GASKET TO ALLOW AIR TO EXIT VAULT. (REMOVE GASKET IF NECESSARY FROM THE UNDERSIDE OF STANDARD COVER). THE COVER GRATE SLIPPED OPEN MUST CLEAR THE AIR VALVE ASSEMBLY AT ALL TIMES OR A SQUARE TOP WITH ALUMINUM DOOR SHALL BE PROVIDED (NON-TRAFFIC LOCATIONS ONLY).
4. A VALVE SUPPORT BRACKET IS ONLY REQUIRED FOR ASSEMBLIES WHICH INCLUDE OFF-SET PIPING. THE BRACKET SHALL BE WELDED AND FABRICATED FROM ALL 316 STAINLESS STEEL MATERIALS AND INCLUDE 8" x 6" x 3/ THICK END PLATES (CONTOURED TO MATCH ATTACHING SURFACES), 3" ANGLE IRON FOR SUPPORT ARM AND TWO U-BOLTS 3/ DIA TO ATTACH AROUND AIR VALVE. SECURE TO CONCRETE MANHOLE WITH FOUR 3/ DIA X 2' LONG S/S ANCHOR (MIN). MODIFY THE ABOVE AS REQUIRED TO FIT SPECIFIC AIR VALVE AND TO ASSURE A SOLID SUPPORT BRACKET.
5. FOR PIPE SIZES 3 INCH AND SMALLER, PROVIDE A STAINLESS STEEL BALL VALVE (2' MIN). FOR PIPE SIZES 4 INCH AND LARGER, PROVIDE A FLANGED PLUG VALVE. (LEVER ARM OPERATOR) SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
6. FOR A 2' AIR VALVE. PROVIDE 2' STAINLESS STEEL BALL VALVE AT THE MAIN. FOR AIR VALVES LARGER THAN 2' SIZE, PROVIDE A TAPPING SLEEVE OR DUCTILE IRON TEE FITTING ALSO. FOR OFF-SET PIPING LARGER THAN 2 INCH SIZE, PROVIDE A GATE VALVE (INSTALLED VERTICALLY NEAR MAIN WITH A GEAR ACTUATOR). SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

AIR VALVE ASSEMBLY INSIDE MANHOLE

NOT TO SCALE

| | | |
|---|---|---|
| Howey–in–the–Hills | Standard Details | DATE: FEB 2022<br>DETAIL WW–14 |




NOTE:

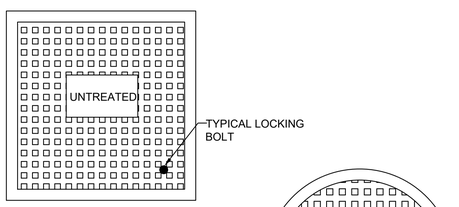
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. 6" THICK CONCRETE PAD IN ROADWAY OR PAVED AREAS.

BRONZE IDENTIFICATION DISC DETAIL

VALVE COLLAR

NOT TO SCALE

| | | |
|---|---|---|
| Howey–in–the–Hills | Standard Details | DATE: FEB 2022<br>DETAIL WW–15 |



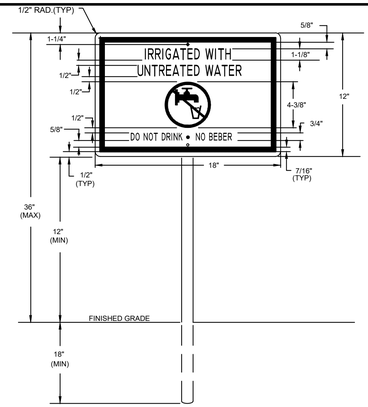

NOTE:
1. LOCKING LIDS ARE REQUIRED ON ALL VALVE BOXES.

| | | |
|---|---|---|
| TOWN OF HOWEY–IN–THE–HILLS | CONSTRUCTION STANDARD DETAILS | TYPICAL VALVE BOX COVER<br>FIGURE A110 |

GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. THE UTILITIES DISPATCH OPERATOR (407-836-2777) SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
3. UTILITIES ENGINEERING AND CONSTRUCTION DIVISION: 407-254-9900.
4. ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC IN CONFLICT WITH ROADWAY.
6. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO UTILITIES' MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY UTILITIES, UTILITIES MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
7. UTILITIES CONSTRUCTION DIVISION SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVIT YWITHIN PROXIMITY OF ANY UTILITIES.
8. ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.
9. THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH A UTILITIES INSPECTOR. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING OF WASTEWATER DURING THE INTERRUPTION OF FLOWS AND CONNECTIONS WITH EXISTING WASTEWATER SYSTEMS.
10. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT ANY PROPOSED WATER MAIN TO ANY EXISTING WATER MAIN UNLESS CLEARED BY FDEP AND UTILITIES.

| | | |
|---|---|---|
| TOWN OF HOWEY–IN–THE–HILLS | CONSTRUCTION STANDARD DETAILS | GENERAL NOTES<br>FIGURE A122–1 |




NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. SIGN MATERIAL SHALL BE OF 0.040 GAUGE METAL.
5. POST SHALL BE 2-3/8" OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
6. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
7. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH CHAPTER 62-610 "ACCESS CONTROL AND ADVISORY SIGNS", FAC, THE COUNTY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY THE UTILITIES.

| | | |
|---|---|---|
| TOWN OF HOWEY–IN–THE–HILLS | CONSTRUCTION STANDARD DETAILS | IRRIGATION WATER SIGNAGE "DO NOT DRINK WATER"<br>FIGURE A501 |

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
502 NORTH SINCLAIR AVE.
ANGLETON, TEXAS 77515
TEL: (352) 343-8481
CERTIFICATION / AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/28/25
DATE

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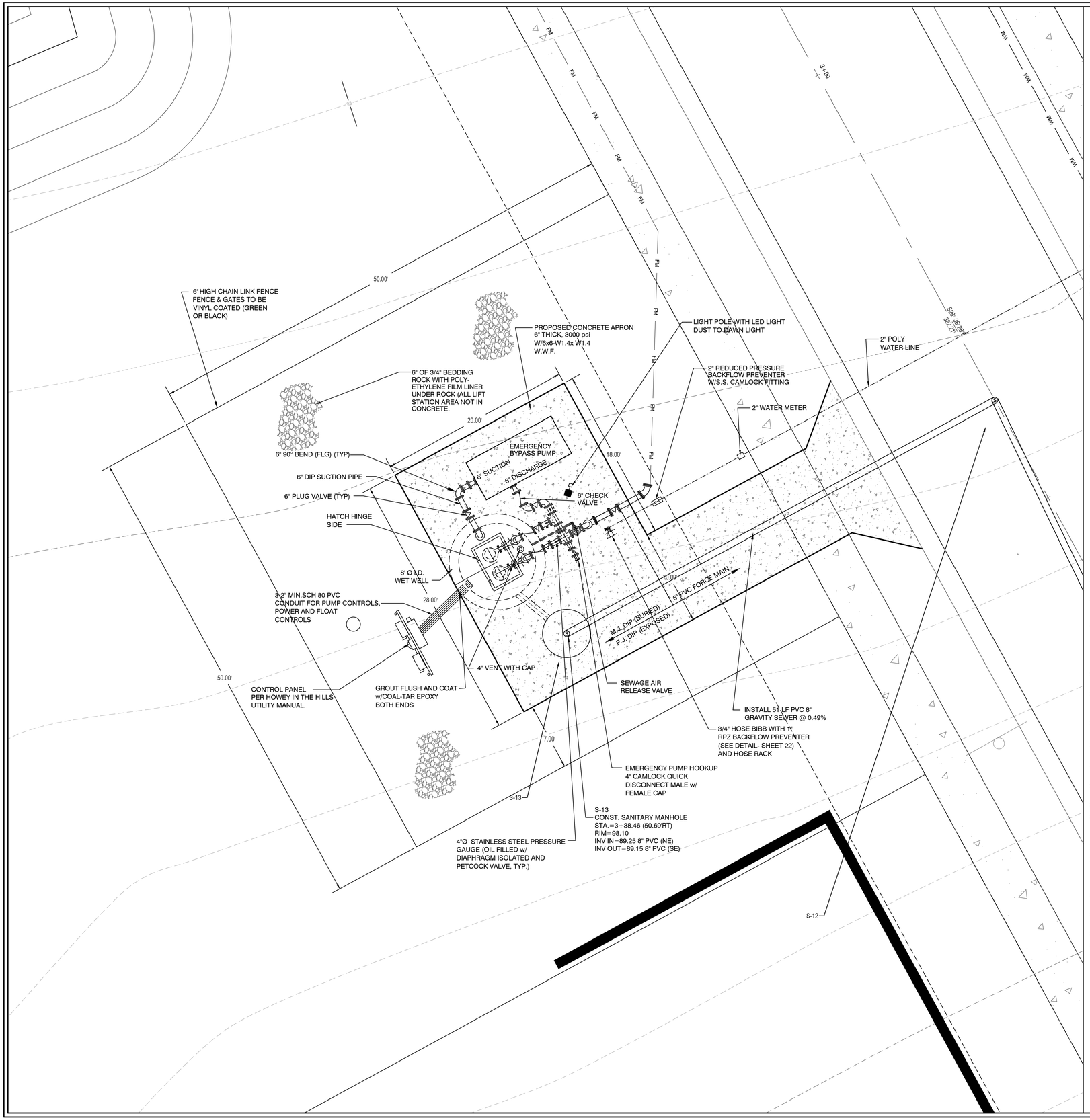
|---|---|
| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |

SHEET TITLE:
SANITARY SEWER DETAILS

C-1001



FILE NAME: A:\45500s\45548\003\LDI\CADD\C900-1000 Detail Sheets.dwg DATE: October 22, 2025, TIME: 2:45 PM, USER: ah5122




PUMP STATION NOTES:

1. PUMPS: SHALL BE HYDROMATIC SUBMERSIBLE PUMPS.PUMPS SHALL HAVE 4" STAINLESS STEEL GUIDE RAILS PER PUMP AND A BPI FRONT DUPLEX SYSTEM.
2. LEVEL CONTROLS: SHALL BE IN ACCORDANCE WITH HOWEY IN THE HILL'S UTILITY MANUAL.
3. WET WELL ACCESS COVER: SHALL HAVE CLEAR OPENING OF 36"x60" AS MANUFAURED BY U.S.F.FABRICATION INC. PRODUCTS OR APPROVED EQUAL. ACCESS FRAME AND COVER SHALL HAVE A 1/4" THICK ONE-PIECE, MILL FINISH, EXTRUDED ALUMINUM FRAME, INCORPORATING A CONTINUOUS CONCRETE ANCHOR. DOOR PANEL(S) SHALL BE 1/4" ALUMINUM DIAMOND PLATE, REINFORCED TO WITHSTAND A LIVE LOAD OF 300 psf. DOOR(S) SHALL OPEN TO 90° AND AUTOMATICALLY LOCK WITH STAINLESS STEEL HOLD OPEN ARMS WITH ALUMINUM RELEASE HANDLES. DOOR(S) SHALL CLOSE FLUSH WITH THE FRAME. UNIT SHALL LOCK WITH A NONCORROSIVE LOCKING BAR. FRAME SHALL SUPPORT GUIDE RAILS AND CABLE HOLDER FOR ELECTRICAL WIRING. ALL ACCESS FRAME, COVER, AND HARDWARE SHALL BE CONSTRUCTED OF STAINLESS STEEL. ALL SURFACES IN CONTACT WITH CONCRETE SHALL HAVE A SHOP COAT OF ZINC CHROMATIC PRIMER APPROVED ALKALI RESISTANT PAINT OR APPROVED PROTECTIVE COATING. DOUBLE DOOR ACCESS COVERS SHALL HAVE REMOVABLE CENTER BAR SUPPORT. COVER MUST BE COMPATIBLE WITH PUMP. PROVIDE WET WELL HATCH OPENING WITH PROTECTIVE GRATING PANEL.
4. ELECTRICAL SERVICE ENTRANCE: PROVIDE METER SOCKET AND MAIN DISCONNECT MEETING APPLICABLE ELECTRIC CODES AND REQUIREMENTS OF POWER COMPANY. LIGHTNING AND VOLTAGE SURGE PROTECTION TO BE PROVIDED.**COST FOR THE ELECTRICAL SERVICE AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. STEEL PLACED IN BOTTOM SLAB IS TO BE IDENTICAL TO THE TOP SLAB EXCEPT THAT DIAGONAL BARS AND OPENINGS ARE ELIMINATED, STEEL IS CONTINUOUS AND SLAB IS SOLID.
6. CONTRACTOR TO CONFIRM SERVICE ARRANGEMENTS WITH POWER COMPANY BEFORE COMMENCING WORK. CONTRACTOR TO RUN UNDERGROUND WIRING TO NEAREST TRANSFORMER OR HAND HOLE.
7. ALL FASTENERS ON FLANGES AND ETC. INSIDE WET WELL WILL BE 316 STAINLESS STEEL
8. DIMENSIONS BETWEEN CENTERLINE OF PIPES ARE STANDARD FOR PIPE SIZES SPECIFIED.
9. SHOP DRAWINGS OF ENTIRE INSTALLATION MUST BE APPROVED BY ENGINEER & CITY PRIOR TO PLACEMENT OF ORDER.
10. ALL EXPOSED AND EMBEDDED CONDUITS TO BE SCHEDULE 80 PVC.
11. ALL EXPOSED METAL SHALL BE PAINTED WITH TWO (2) COATS OF EXTERIOR BLACK ENAMEL PAINT.
12. ALL EXTERNAL PIPING SHALL BE DUCTILE IRON CLASS 50 (FLANGED JOINT FOR EXPOSED PIPE & MECHANICAL JOINT FOR BURIED PIPE). ALL INTERNAL WET WELL PIPING FROM THE PUMP DISCHARGE ELBOW TO THE H.D.P.E. TO D.I.P. COUPLING SHALL BE MINIMUM SDR-11 HDPE.
13. PLUG VALVES SHALL BE SERIES 100, AS MANUFAURED BY DEZURIK CORP., CLOW OR APPROVED EQUAL. VALVES SHALL BE CONSTRUCTED WITH RESILIENT FACED PLUGS. VALVES SHALL HAVE A 2" OPERATION NUT. ONE(1) 5' LONG VALVE WRENCH SHALL BE PROVIDED TO HOWEY IN THE HILLS.
14. CHECK VALVES SHALL BE MUELLER#2600-6-02, AMERICAN-DARLING #52SC, OR KENNEDY OR M&H EQUIVALENTS WITH OUTSIDE LEVER AND WEIGHT.
15. PRESSURE GAUGES SHALL BE STAINLESS STEEL WITH STAINLESS STEEL DIAPHRAM, LIQUID FILLED, 4 1/2" DIAMETER DIAL WITH 0-100 psi RANGE. GAUGES SHALL BE AS MANUFAURED BY WKA, LOWER MOUNT, TYPE 233.30 AND DIAPHRAGMS SHALL BE AS MANUFACTURED BY HYETT, MODEL 43MCR-01 OR APPROVED EQUALS.
16. PADLOCKS FOR ACCESS COVERS AND CONTROL PANEL SHALL BE MASTER NO. 4 BRASS PADLOCK, KEYED ALIKE, FURNISH TWO(2) KEYS PER LOCK. BOLTS IN LOCKING DEVICE SHALL BE ST. STEEL.
17. WET WELL TO BE H.D.P.E. LINED WITH AN AGRU SURE GRIP LINER OR APPROVED EQUAL, WITH A MINIMUM THICKNESS OF 2 MM, MECHANICALLY ANCHORED TO THE CONCRETE.ALL JOINTS SHALL BE EXTRUSION WELDED BY CERTIFIED WELDERS.
18. SOD ALL AREAS DISTURBED BY CONSTRUCTION.
19. BACKFILL AROUND WETWELL IN 12" LIFTS COMPACTING TO A MINIMUM OF 95%.
20. ALL LOCATIONS WHERE PIPES ENTER OF LEAVE THE WETWELL SHALL BE MADE WATERTIGHT WITH LINK SEAL CLOSURES SEALED FOR THE PROPER SEALING RANGE.
21. INSTALL PUMP BASE ELBOWS, GUIDE RAILS AND DISCHARGE PIPING PLUMB, LEVEL AND SQUARE.
22. INSTALL BENCH FOR PUMP BASE ELL IF NECESSARY, PER MANUFACTURER'S APPROVED SHOP DRAWINGS.
23. COAT ALL METALS THAT ARE NOT STAINLESS STEEL AND ARE LOCATED IN THE WETWELL WITH 10 MILS (DRY FILM THICKNESS) OF BLACK, HIGH GLOSS EPOXY, (TNEMEC SERIES 69 HI-BUILD EPOXYLINE II OR AN EQUIVALENT PRODUCT), COATING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND SHALL NOT BE IMMERSED UNTIL FULL CURE IS ACHIEVED.
24. COAT ALL ALUMINUM SURFACE IN CONTACT WITH CONCRETE WITH BITUMINOUS COATING PRIOR TO INSTALLATION.
25. PUMP BASE ELBOWS, PUMP ANCHOR BOLTS, UPPER AND INTERMEDIATE GUIDE RAIL BRACKETS, GUIDE RAILS, CABLE HANGER, PUMP LIFING CABLES, CONTROL PANEL AND FLOAT SWITCHES TO BE APPROVED BY PUMP SUPPLIER.
26. INSTALL INTERMEDIATE GUIDE RAIL BRACKETS AS REQUIRED BY PUMP MANUFACTURER OR, AT MINIMUM, WHEN GUIDE RAIL RAILS EXCEED 20'-0" IN LENGTH.
27. DUCTILE IRON PIPE SHALL COMPLY WITH AWWA C115 AND SHALL HAVE A PROTEO 401 INTERIOR LINING.
28. DUCTILE IRON FITTINGS SHALL COMPLY WITH AWWA C110 OR C153 WITH AN AWWA C116 OR PROTEO 401 INTERIOR LINING.
29. ORIENTATION OF PUMPS AND ACCESS HATCH SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS FOR PUMPS FURNISHED.
30. BASE AND FIRST RISER UNIT OF WETWELL TO BE CAST MONOLITHIC.
31. PAINT EXTERIOR PIPE, VALVES AND FITTINGS WITH AN ALIPHATIC, ACRYLIC POLYURETHANE SYSTEM, COLOR SAFETY GREEN, TNEMEC SERIES 74 OR AN EQUIVALENT PRODUCT. COMPLY WITH ALL MANUFACTURER'S RECOMMENDATIONS.
32. PROVIDE 1-INCH WATER SERVICE, REDUCED PRESSURE BACKFLOW PREVENTER AND HOSE BIBB.
33. FIELD TESTING: THE CONTRACTOR SHALL FURNISH THE SERVICES OF THE SYSTEM SUPPLIER'S SERVICEMAN, ALL SPECIAL TOOLS, CALIBRATION EQUIPMENT, AND LABOR TO PERFORM THE TESTS. CERTIFIED COPIES OF THE TESTS SHALL BE FURNISHED IN DUPLICATE TO THE CITY ENGINEER PRIOR TO FINAL APPROVAL.
34. CONTRACTOR AND/OR MANUFACTURER TO PROVIDE ELECTRICAL SCHEMATIC AND SHOP DRAWINGS TO HOWEY IN THE HILLS FOR APPROVAL PRIOR TO PLACEMENT OF ORDER.
35. CONTROL PANEL WITH AUTO TRANSFER SWITCH, SCADA SYSTEM, BYPASS PUMP, & LIFT STATION SHOP DRAWINGS TO BE SUBMITTED TO HOWEY IN THE HILLS FOR APPROVAL PRIOR TO PLACEMENT OF ORDER.
36. CONTRACTOR TO COORDINATE BYPASS PUMP SIZE & TYPE AND SUBMIT TO CITY PRIOR TO PLACEMENT OF ORDER.
37. EXPLOSION PROOF SEAL OFF BETWEEN TERMINAL CABINET & CONTROL TO BE CROUSE-HINDS EYSR OR APPROVED EQUAL.
38. THE CONTROL PANEL SHALL BE EQUIPPED WITH TIME LAPSE METER FOR EACH PUMP.

EMERGENCY DIESEL ENGINE PUMP DATA

GODWIN NC100S DRI-PRIME PUMP
SUCTION SIZE: 6 INCH
DISCHARGE SIZE: 6 INCH
FUEL TANK : 75 GAL
CONTACT: JOSH GRANGRUTH
(M)863-701-5285
XYLEM AMERICA SERVICES TEAM

NOTE: ACTUAL LOCATION OF CONTROL PANEL SHALL BE FIELD VERIFIED BY HOWEY IN THE HILLS UTILITY SUPERVISOR PRIOR TO CONSTRUCTION

PUMP DATA

| | |
|---|---|
| WETWELL INSIDE DIA. | 8' |
| | HYDROMATIC SUBMERSIBLE PUMPS |
| MODEL NUMBER | H4H |
| IMPELLER 8.75" | R.P.M. 1750 |
| PUMP SIZE — | HORSE POWER 10 |
| G.P.M. 330 | T.D.H. 55' |
| ELECTRICAL REQUIREMENTS | 460 Volts |
| 3 PHASE * | |

*NOTE: ELECTRICAL REQUIREMENT TO BE VERIFIED BY CONTRACTOR.

# WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
502 NORTH SINCLAIR AVE
MAILING & DELIVERY ADDRESS
TEL: (352) 343-8481
WWW.HALFF.COM
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/28/25
DATE

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HALFF ASSOCIATES, INC. — FL
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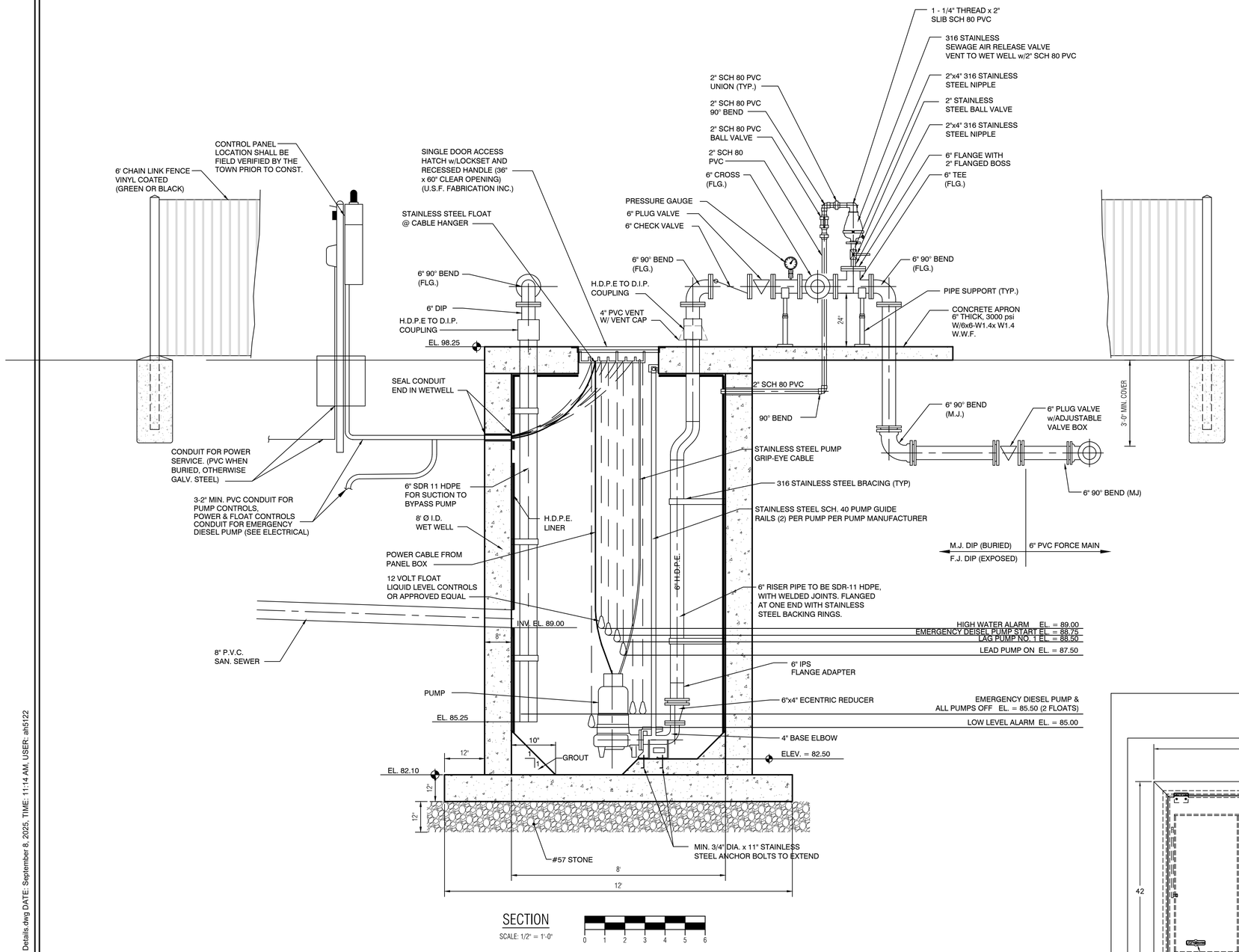
|---|---|
| PROJECT NO.: | 045548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 10' |

SHEET TITLE:
LIFT STATION SITE PLAN

C-1100



FILE NAME: A:\45000s\45548\003\LD\CADD\C1100 Lift Station Details.dwg DATE: October 9, 2025, TIME: 11:35 AM, USER: ah5122




## SECTION

SCALE: 1/2" = 1'-0"

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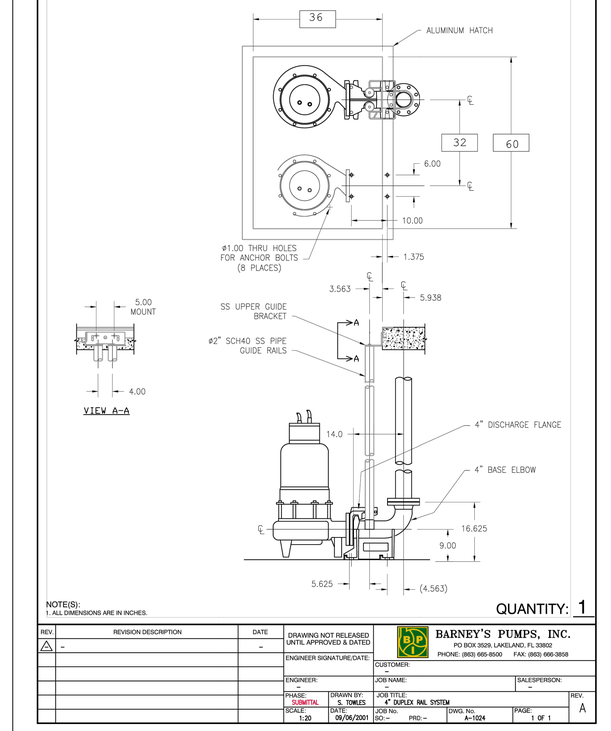



NOTE(S):
1. ALL DIMENSIONS ARE IN INCHES.

QUANTITY: 1

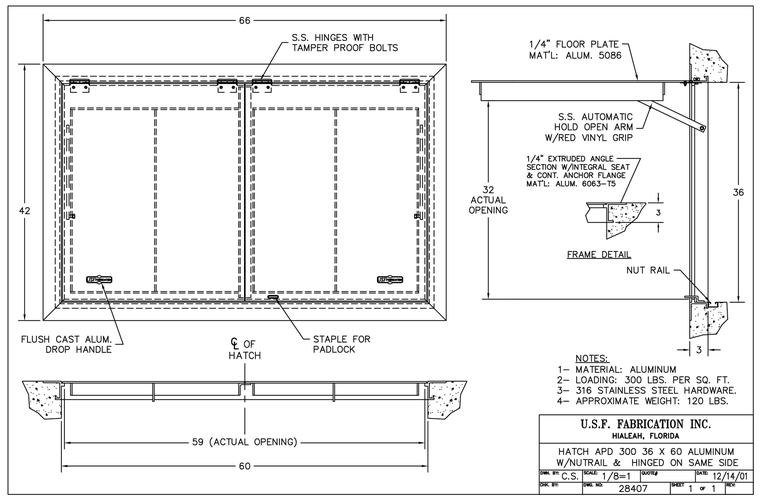
| REV. | REVISION DESCRIPTION | DATE |
|---|---|---|
| 1 | - | - |

DRAWING NOT RELEASED UNTIL APPROVED & DATED

ENGINEER SIGNATURE/DATE:

BARNEY'S PUMPS, INC.
PO BOX 3529, LAKELAND, FL 33802
PHONE: (863) 665-8500 FAX: (863) 666-3858

CUSTOMER: -
ENGINEER: -
JOB NAME: -
SALESPERSON: -
PHASE: SUBMITTAL
DRAWN BY: S. TOWLES
JOB TITLE: 4" DUPLEX RAIL SYSTEM
REV. A
SCALE: 1:20
DATE: 09/06/2001
JOB No: SO:- PRD:-
DWG. No. A-1024
PAGE: 1 OF 1




NOTES:
1- MATERIAL: ALUMINUM
2- LOADING: 300 LBS. PER SQ. FT.
3- 316 STAINLESS STEEL HARDWARE.
4- APPROXIMATE WEIGHT: 120 LBS.

U.S.F. FABRICATION INC.
HIALEAH, FLORIDA

HATCH APD 300 36 X 60 ALUMINUM W/NUTRAIL & HINGED ON SAME SIDE

DRN. BY: C.S. | SCALE: 1/8=1 | SHEET: | DATE: 12/14/01
CHK. BY: | ORD. NO.: 28407 | SHEET: 1 OF 1 | REV.:

# WATERMARK PH.1 & MASTER GRADING PLANS

TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
902 NORTH SINCLAIR AVE.
ANAHEIM, CALIFORNIA 92806
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33390

| REVISION NO. | DATE | DESCRIPTION |
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BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/28/25
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| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |

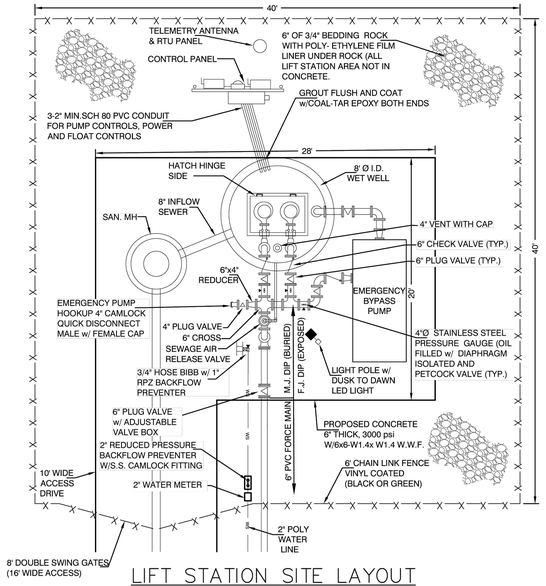
SHEET TITLE:

LIFT STATION SECTION

C-1101



FILE NAME: A:\45500s\45548\003\LDI\CADD\C1100 Lift Station Details.dwg DATE: September 8, 2025, TIME: 11:14 AM, USER: ah512




LIFT STATION SITE LAYOUT

NOT TO SCALE

Howey-in-the-Hills

Standard Details

DATE: AUG 2025

DETAIL WW-10

1. ALL PUMP STATIONS SHALL BE PROVIDED WITH A SUITABLY-SIZED, ENGINE-DRIVEN STANDBY EMERGENCY BYPASS PUMP ASSEMBLY, TO BE SIZED BY THE PROJECT ENGINEER. THE BYPASS PUMP SHALL BE A HORIZONTAL END SUCTION SOLIDS HANDLING CENTRIFUGAL PUMP CAPABLE OF HANDLING THE DESIGN FLOW OF THE PUMP STATION AND BE SELF-PRIMING FROM DRY CONDITIONS.
2. THE BYPASS PUMP SHALL BE FULLY AUTOMATIC, UTILIZING AUTO-START CONTROLS INTEGRATED INTO THE MAIN CONTROL PANEL THAT RESPOND TO VARYING LIQUID LEVELS VIA FLOAT SWITCHES. AUTOMATION SHALL ALLOW FOR PUMP STATION OPERATION IN THE EVENT OF A POWER OUTAGE OR SUBMERSIBLE PUMP FAILURE. THE CONTROLLER SHALL BE EQUIPPED WITH AUTOMATIC AND MANUAL OPERATION MODES.
3. THE SUB-BASE DUAL WALL FUEL TANK SHALL BE THE MANUFACTURER'S STANDARD UNIT, SIZED TO PROVIDE A MINIMUM OF 24-HOURS OF FUEL TO OPERATE THE BYPASS PUMP. HOWEVER, THE FUEL TANK SHALL BE LESS THAN 500 GALLONS IN SIZE.
4. THE MAXIMUM SOUND LEVEL WITH THE COMPLETE BYPASS PUMP ASSEMBLY OPERATING SHALL NOT EXCEED 72 DBA AT 23 FEET. EXHAUST SYSTEM SHALL BE IN COMPLIANCE WITH EPA TIER 2 EXHAUST EMISSION REQUIREMENTS.
5. THE UNIT SHALL BE PROVIDED WITH AN APPROPRIATE BLOCK HEATER FOR COLD STARTS. THE TRANSFORMER FOR PROVIDING POWER TO THE BLOCK HEATER SHALL BE PLACED SEPARATELY FROM THE CONTROL PANEL AND THE BYPASS PUMP UNIT.
6. BYPASS PUMP ASSEMBLY INCLUDING BASE AND VIBRATION ISOLATORS SHALL BE ANCHORED TO A SUITABLY-SIZED CONCRETE PAD IN NEARBY PROXIMITY TO THE PUMP STATION.
7. THE BYPASS PUMP UNIT SHALL BE A GODWIN DRI-PRIME CD SERIES OR APPROVED EQUAL.
8. THE BYPASS PUMP SET SHALL BE SHOP PRIMED AND FINISH COATED IN ACCORDANCE WITH THE MANUFACTURER'S STANDARD PRACTICE. AN ADEQUATE SUPPLY OF TOUCH-UP PAINT SHALL BE PROVIDED.
9. A REPRESENTATIVE OF HOWEY-IN-THE-HILLS SHALL BE PRESENT FOR THE INITIAL START-UP OF THE BYPASS PUMP ASSEMBLY. SPECIAL TOOLS AND SPARE PARTS AS REQUIRED SHALL BE PROVIDED TO THE TOWN.
10. THE FOLLOWING TABLE SHALL BE COMPLETED AND SHOWN ON THE PLANS.

XYLEM / GODWIN PUMP MODEL NO.: _____

MUFFLERS RESIDENTIAL GRADE, BATTERY CHARGER

DUAL WALL SUBBASE FUEL STORAGE TANK _____ GALLONS

SOUND ATTENUATED OUTDOOR ENCLOSURE

RAINHOODS: _____ YES _____ NO

DISTRIBUTION PANEL: _____ FACTORY MOUNTED _____ ADJACENT TO GENERATOR ASSEMBLY

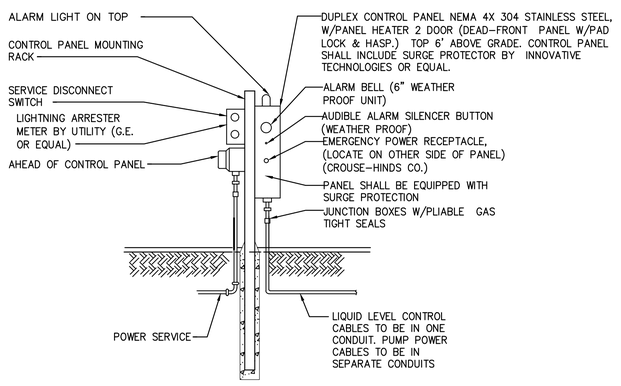
LS BYPASS PUMP NOTES

Howey-in-the-Hills

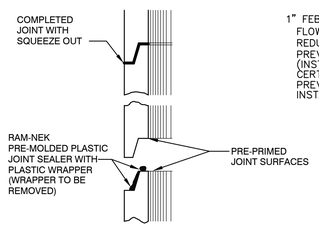
Standard Details

DATE: AUG 2025

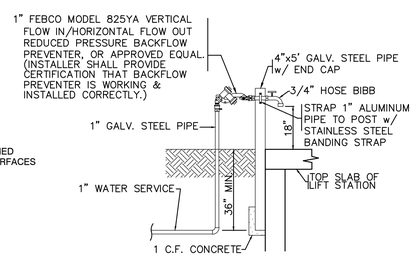
DETAIL WW-11



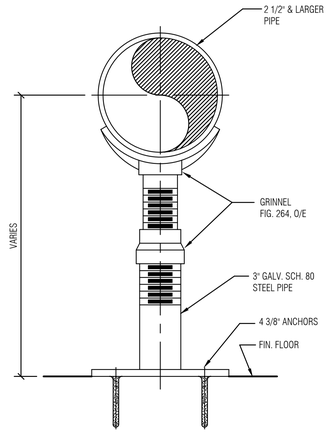

CONTROL PANEL DETAIL




TONGUE AND GROOVE JOINT
TYPICAL DETAIL




HOSE BIBB




BASE TYPE

PIPE SUPPORT

WATERMARK PH.1 & MASTER GRADING PLANS
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

REVELS ROAD INVESTORS, LLC
210 Hangar Rd.
Kissimmee, FL 34741

halff
502 NORTH SINCLAIR AVE.
ANGELS, CALIFORNIA 95222
TEL: (352) 343-8481
FAX: (407) 622-1507
CERTIFICATION OF AUTHORIZATION NUMBER: 33380

| REVISION NO. | DATE | DESCRIPTION |
|---|---|---|

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/29/25
DATE

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FIRM OR BUSINESS NO. — STATE

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|---|---|
| PROJECT NO.: | 45548.003 |
| ISSUED: | JULY 2025 |
| DRAWN BY: | SPH |
| CHECKED BY: | BJT |
| SCALE: | 1" = 1' |

SHEET TITLE:

LIFT STATION DETAILS

C-1102

**Date:** December 08, 2025

**To:** Mayor and Town Council

**From:** Sean O'Keefe, Town Manager

**Re:** Consideration and Recommendation: **Recommendations for Planning and Zoning Board Member Positions**

## Objective:

To consider and ratify applicants for appointment to fill two vacancies on the Planning and Zoning Board.

## Summary:

Five applicants submitted interest in serving on the Planning and Zoning Board:

1. Leslie Broadbent
2. Bruce Formhals
3. Eric Gunesch
4. Alan Hayes (Incumbent)
5. Paul Johns (Incumbent)

The Planning and Zoning Board recommends that the two incumbent members, Alan Hayes and Paul Johns, be reappointed.

Pursuant to Section 9.01.02 of the Town's Land Development Code, all Planning and Zoning Board appointments are made by the Town Council. The applicants listed above are presented for consideration and potential ratification to fill the two open seats. Appointments would commence immediately and extend for a term of three years, consistent with Town code.

## Staff Recommendation:

Staff does not make recommendations on board appointments. This matter is presented to the Town Council for its consideration and action in accordance with the Town's Code of Ordinances.

# TOWN OF HOWEY-IN-THE-HILLS
# APPLICATION FOR BOARDS/COMMITTEES

**Please Print Legibly**

Name: Leslie Broadbent Date: 11/5/25

Home Mailing Address: 201 West Holly St, Howey in the Hills, FL 34737

Home Physical Address: _____

Florida Drivers License or ID: [redacted]

Phone Number: 352-989-3364 E-mail Address: LBroadbent430@Gmail.com

Education: Diploma / some college

Business (Name & Type): CT. Mechanical

Business Address: Orlando

Business Phone: _____ Position: Manager

Training or experience related to activities of boards or committees to which appointment is sought:

Managing construction jobs / managing Labor / Team

Professional Organizations:

ACCA.

Have you served on a Town Board(s)/Committee(s) in the past? ____ Yes __X__ No

**Name of Boards/Committee(s):** **Dates Served:**

_____ _____

_____ _____

_____ _____

**Please check Board(s)/Committee(s) that interest you.**

____ Cemetery Board
____ Historic Preservation Board
____ Library Board
__X__ **Police Pension Board
__X__ **Planning & Zoning Board
__X__ Parks & Recreation Board
____ Other

** Florida Commission on Ethics require board members to complete and submitt Form 1, Statement of Financial Interests

*I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations. References may be secured from the following individuals:*

| | Name | Address | Phone Number |
|---|---|---|---|
| 1 | Jason Grooms | GA | 706-200-2086 |
| 2 | | | |
| 3 | | | |

_____
Signature of Applicant

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

**Additional information may be attached to this form.**

**FOR TOWN HALL USE**

Received by _____ Date _____

Reviewed by Board _____

Appointed by Town Council _____ Date _____

# TOWN OF HOWEY-IN-THE-HILLS
# APPLICATION FOR BOARDS/COMMITTEES

***Please Print Legibly***

Name: BRUCE FORMHALS Date: 10/20/2025

Home Mailing Address: 202 S. PALM Ave

Home Physical Address: 202 S. PALM Ave

Florida Drivers License or ID:

Phone Number: 352-396-3980 E-mail Address: bruceformhalsjr@gmail.com

Education: Univ. of Maryland, USAF, Air Force College

Business (Name & Type):

Business Address:

Business Phone: Position:

Training or experience related to activities of boards or committees to which appointment is sought:

Previous Zoning Member, Retired MTG. Banker, Insurance & Real Estate

Professional Organizations:

Have you served on a Town Board(s)/Committee(s) in the past? X Yes ___ No

| **Name of Boards/Committee(s):** | **Dates Served:** |
|---|---|
| ZONING | |
| | |
| | |

**Please check Board(s)/Committee(s) that interest you.**

___ Events Committee
___ Historic Preservation Committee
___ Library Board
✓ **Police Pension Board
✓ **Planning & Zoning Board
___ Parks & Recreation Board
___ Other

** Florida Commission on Ethics require board members to complete and submitt Form 1, Statement of Financial Interests

*I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations. References may be secured from the following individuals:*

| | Name | Address | Phone Number |
|---|---|---|---|
| 1 | TINA ST. CLAIR | | 352-552-3754 |
| 2 | Lou Wolcott | | 352-551-4289 |
| 3 | Jeff Plummer | | 574-361-6674 |

Signature of Applicant

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

**Additional information may be attached to this form.**

**FOR TOWN HALL USE**

Received by Date

Reviewed by Board

Appointed by Town Council Date

# TOWN OF HOWEY-IN-THE-HILLS
# APPLICATION FOR BOARDS/COMMITTEES

***Please Print Legibly***

Name: Eric Gwesch Date: _____

Home Mailing Address: 448 Avila Pl

Home Physical Address: _____

Florida Drivers License or ID: [redacted]

Phone Number: 303 960 3900 E-mail Address: Eric Gwesch @ Gmail

Education: Bachlors of Science Environmental Science

Business (Name & Type): N/A

Business Address: N/A

Business Phone: N/A Position: _____

Training or experience related to activities of boards or committees to which appointment is sought:

B.S. Environmental Science w Emphasis in Land use

Professional Organizations: _____

Have you served on a Town Board(s)/Committee(s) in the past? ___ Yes X No

**Name of Boards/Committee(s):** **Dates Served:**

_____ _____

_____ _____

_____ _____

**Please check Board(s)/Committee(s) that interest you.**

___ Events Committee
___ Historic Preservation Committee
___ Library Board
___ **Police Pension Board
X **Planning & Zoning Board
___ Parks & Recreation Board
___ Other

** Florida Commission on Ethics require board members to complete and submitt Form 1, Statement of Financial Interests

*I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations. References may be secured from the following individuals:*

| | Name | Address | Phone Number |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |

_____
Signature of Applicant

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

**Additional information may be attached to this form.**

**FOR TOWN HALL USE**

Received by _____ Date _____

Reviewed by Board _____

Appointed by Town Council _____ Date _____

# TOWN OF HOWEY-IN-THE-HILLS
# APPLICATION FOR BOARDS/COMMITTEES

***Please Print Legibly***

Name: ALAN HAYES Date: 10.16.25

Home Mailing Address: 111 ISLAND DR HOWEY-IN-THE-HILLS, FL 34737

Home Physical Address: SAME

Florida Drivers License or ID: ON FILE

Phone Number: 352-324-2000 E-mail Address: hayesinhowey@gmail.com

Education: _____

Business (Name & Type): _____

Business Address: _____

Business Phone: _____ Position: _____

Training or experience related to activities of boards or committees to which appointment is sought:

_____

Professional Organizations: _____

_____

Have you served on a Town Board(s)/Committee(s) in the past? ____ Yes ____ No

| **Name of Boards/Committee(s):** | **Dates Served:** |
|---|---|
| PLANNING + ZONING | 10/22 → PRESENT |
| | |
| | |

**Please check Board(s)/Committee(s) that interest you.**

____ Events Committee
____ Historic Preservation Committee
____ Library Board
____ **Police Pension Board
X **Planning & Zoning Board
____ Parks & Recreation Board
____ Other

** Florida Commission on Ethics require board members to complete and submitt Form 1, Statement of Financial Interests

*I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations. References may be secured from the following individuals:*

| | Name | Address | Phone Number |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |

Signature of Applicant

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

**Additional information may be attached to this form.**

**FOR TOWN HALL USE**

Received by KB Date 10/21/25

Reviewed by Board _____

Appointed by Town Council _____ Date _____

# TOWN OF HOWEY-IN-THE-HILLS
## APPLICATION FOR BOARDS/COMMITTEES

**Please Print Legibly**

Name: Paul M Johns Date: 1/24/25

Home Mailing Address: 448 Bellissimo PL; Howey in the Hills, FL 34737

Home Physical Address: 448 Bellissimo PL; Howey in the Hills, FL 34737

Florida Drivers License or ID: [redacted]

Phone Number: 352-408-0566 E-mail Address: pgjol@comcast.net

Education: MBA

Business (Name & Type): Orlando Health South Lake Hospital

Business Address: 1900 Don Wickham Dr; Clermont, FL 34711

Business Phone: 352-394-4071 ext. 8000 Position: Chief Operating Officer

Training or experience related to activities of boards or committees to which appointment is sought:

I have worked with other City/P&Z Boards as part of the Hospitals growth

Professional Organizations: Governance Committee Health Science Academy; Executive Board Member of Greater Orlando Sports Commission; Vice Chair of Life Stream Board South Lake Chamber Board Member

Have you served on a Town Board(s)/Committee(s) in the past? ___ Yes X No

| **Name of Boards/Committee(s):** | **Dates Served:** |
|---|---|
| N/A | |
| | |
| | |

**Please check Board(s)/Committee(s) that interest you.**

- ___ Cemetery Board
- ___ Historic Preservation Board
- ___ Library Board
- ___ Parks & Recreation Board
- X Planning & Zoning Board
- ___ Police Pension Board
- ___ Utility Advisory Board
- ___ Visioning Committee
- ___ Other
- ___ Other

*I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations. References may be secured from the following individuals:*

| | Name | Address | Phone Number |
|---|---|---|---|
| 1 | Graham Wells | 718 Calabria Way, Howey in the Hills | 407-491-7777 |
| 2 | Jonathon Arnold | 303 Terracotta Ter, Howey in the Hills | 571-243-6790 |
| 3 | Dr. David Lew | 8210 Cherry Lake Rd, Groveland, FL | 352-396-9629 |

Paul M Johns
Signature of Applicant

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

**Additional information may be attached to this form.**

**FOR TOWN HALL USE**

Received by Brock Date 2/4/2025

Reviewed by Board N/A

Appointed by Town Council ___ Date ___

**Date:** December 08, 2025

**To:** Mayor and Town Council

**From:** Sean O'Keefe, Town Manager

**Re:** Consideration and Approval: **Ordinance 2025-011 - Schedule of Fees**

**Objective:**

To present Ordinance 2025-011 for first reading. The ordinance proposes updates to the Town's Schedule of Fees and establishes a process allowing future fee schedule amendments to be adopted by resolution.

**Summary:**

Ordinance 2025-011 makes two primary changes: it updates pricing within the Town's Schedule of Fees to consider current operational needs, and it authorizes future fee schedule amendments to be approved by resolution rather than ordinance.

The current process requires fee adjustments to be enacted through ordinance, which can extend adoption timelines. Allowing future revisions by resolution would provide a more efficient administrative pathway while retaining full Council oversight. Any revisions would continue to be publicly noticed and adopted at a regular meeting of the Town Council.

This item is presented for first reading. If approved, the ordinance will return for second reading and consideration of adoption at a subsequent meeting.

**Fiscal Impact**

The total net fiscal impact will vary depending on actual use of services, though updated fees are expected to modestly increase annual revenue.

**Staff Recommendation:**

Staff recommends approval of the first reading of Ordinance 2025-011.

# ORDINANCE 2025-011

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA; PROVIDING FINDINGS OF TOWN COUNCIL PERTINENT TO TOWN FEES AND CHARGES; REVISING THE TOWN'S FEE SCHEDULE IN ITS ENTIRETY; WAIVING CODIFICATION AND PROVIDING FOR POSTING OF FEES AND CHARGES ON THE TOWN'S WEBSITE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE; PROVIDING AUTHORIZATION FOR THE TOWN COUNCIL TO AMEND, REVISE, ADD, AND DELETE FEES AND CHARGES BY RESOLUTION.**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA:**

**Section 1. Legislative findings.**

a) The Town Council of the Town of Howey-in-the-Hills finds that the various fees charged by the town to recover costs to the Town are no longer sufficient for that purpose. Therefore, the Town Council enacts this ordinance to ensure that the various fees are sufficient to recover the costs to the Town of its regulation.

b) The Town Council finds further that the Town's Code of Ordinances is not an effective medium of public information for the numerous fees and charges imposed for Town services and for use of Town facilities. The Town Council finds, instead, that the Town's website is far more efficient, effective, and timely as a medium for informing the public of the various Town fees and charges. The Town Council has determined that the Town's code can be difficult to update in timely manner and, therefore, can be frequently misleading to members of the public seeking information on Town fees and charges.

**Section 2. Revised building-permit fees and charges.** The following schedule of fees and charges is approved by Town Council:

Administrative ..... 4
Canvassing and soliciting ..... 4
Coin-Operated Devices ..... 4
Collection of unpaid fees ..... 4
Data log special request fee ..... 4
Finance department fees ..... 4
Garage sale permit ..... 4

Lien recording fees ..... 4
Lien and foreclosure research fees ..... 4
Notarization fees ..... 4
Public Records Request fees ..... 4
Returned ~~check~~ payment charge ..... 4
Sign permit ..... 5
Taylor Memorial Cemetery ..... 6
Grave opening permit ..... 6
Monument permit ..... 6
Cost per plot ..... 6
Mausoleum ..... 6
Park and Recreation ..... 7
Griffin Park boat ramp ..... 7
Griffin Park gazebo ..... 7
Blevin's Patriot Park ..... 7
Special Events ..... 7
Library ..... 9
Late items ..... 9
Lost or damaged items ..... 9
Prints ..... 8
Copies ..... 8
Faxes ..... 8
Public Services ..... 9
Water User Charges ..... 9
Town Water Rates ..... 9
Utility Meter Fees and Hydrant Meter Water Deposit ..... 10
Sewer user charges ..... 10
Sanitation charges (solid waste) ..... 10
Planning ..... 12
Zoning and development application fees ..... 12
Annexation ..... 12
Administrative appeals ..... 12
Comprehensive Plan Amendments ..... 12
Development of Regional Impact (DRI) ..... 13

Planned Unit Development ..... 13
Site Plans ..... 13
Subdivision Plans ..... 14

# Administrative

## Canvassing and soliciting

Town of Howey-in-the-Hills Ordinances Chapter 71

Certificate of registration application fee..... ...60.00.... ~~20.00~~

## Coin-Operated Devices

Town of Howey-in-the-Hills Ordinances Chapter 75

License fee ... ..... .... 25.00

## Collection of unpaid fees

Town of Howey-in-the-Hills Ordinances Chapter 171

Fee ..... ..... 35.00

## Data Log Special Request fee

Fee .....25.00

## Finance department fees

Printed copy of annual budget document ..... 20.00

Printed copy of AFR..... 15.00

## Garage sale permit

Town of Howey-in-the-Hills Ordinances Chapter 30

No fee ..... ..... 0.00

## Lien recording fees

Town of Howey-in-the-Hills Ordinances Chapter 8

Fee for first page..... 75.00

Each page thereafter ..... 8.50

## Lien and foreclosure research fees

Town of Howey-in-the-Hills Ordinances Chapter 8

Regular ..... 50.00

Expedited – 24-hour turn-around..... 80.00

## Notarization fees

No charge to Town of Howey-in-the-Hills Residents – By appointment only

Non-Residents only for Town Business – By appointment only

## Public Records Request fees

..... Defined by Florida Statute

## Returned ~~check~~ payment charge *

Town of Howey-in-the-Hills Ordinances Chapter 1

~~Check amount $0.01 to $50.00..... ..... 25.00~~

~~Check amount $51.00 to $300.00..... ..... 30.00~~

~~Check amount greater than $300.00 ..... 40.00 or 5% of check amount, whichever is greater~~

Any returned check, ACH payment, or credit card reversal .....50.00

After 2 returned payments in a 3 months .....100.00

Cash only after 3 returned payments

## Sign permit

Town of Howey-in-the-Hills Land Development Code Chapter 5

..... ..... .. 25.00

* If payment is not received within 30 days, the Town may file a civil action against the check writer for three times the amount of the check, but in no case less than $50.00, in addition to the payment of the check plus any court costs, reasonable attorney fees, and any bank fees incurred by the Town in taking the action.

# Taylor Memorial Cemetery

Town of Howey-in-the-Hills Ordinances Chapter 73

## Grave opening permit

Fee..... 50.00...~~25.00~~

## Monument permit

No Fee ..... 0.00

## Cost per plot

Standard (5' x 10')..... 555.00
Large (5' x 12.5')..... 610.00

## Mausoleum

None available

# Park and Recreation

Town of Howey-in-the-Hills Ordinances Chapter 58

## Griffin Park boat ramp

Annual boat ramp permit ..... 35.00
Lost boat ramp key replacement.....8.00 with proof of current permit tag ~~5.00~~
For each additional vessel owned by permit holder .....35.00... ~~5.00~~

## Griffin Park gazebo

Gazebo rental deposit (refundable if clean upon departure)..... 50.00
Gazebo rental ..... 50.00

## Blevin's Patriot Park

Park rental deposit (refundable if clean upon departure)..... 50.00
Park rental ..... 50.00

Memorial bricks ..... 45.00

## Special Events

..... 25.00

## Library

### Late items

Fee..... $0.10/day per item

### Lost or damaged items

Fee..... Cost of the item plus $5.00 for processing

### Prints

Black and white ..... $0.15/page
Color ..... $0.30/page

### Copies

Black and white ..... $0.15/page
Color ..... $0.30/page

### Faxes

Fee ..... $2.00/phone number plus $1.00/page

# Public Services

## Water User Charges

Town of Howey-in-the-Hills Ordinances Chapter 171

### Non-resident service charge is 1.25 times the established amount

### Connection fee

New Residential, Builder or Commercial (not less than cost) ..... 450.00

Existing Residential, Builder or Commercial .....35.00 ~~30.00~~

### Connection fee and deposit

Residential owner deposit ..... 150.00

Residential tenant deposit ..... 250.00

Builder deposit ..... 150.00

Commercial deposit ..... 250.00

### Delinquent reconnection (Res. 2005-22)

During Public Services (business hours Mon-Fri 7a.m. – 3:30 p.m.).....75.00 ...~~50.00~~

### Penalty for late utility bill payment ..... 10% of bill

### Water scheduled turn-off or turn-on (Res. 2010-012)

Scheduled (business hours Mon-Fri 7a.m. – 3 p.m.) ..... 30.00

### Water plant improvement (each household)

..... 10.00

### Unpaid fee collection charges (Res. 2012-043)

..... 35.00

## Town Water Rates

### Water availability (meter in ground and locked)

Monthly Base Rate ..... 14.23

### Potable

Monthly Base Rate 0-5,000 gallons ..... 34.02

Rate per 1,000 gallons 5,001-9,000 ..... 2.72

Rate per 1,000 gallons 9,001-14,000 ..... 2.98

Rate per 1,000 gallons 14,001-20,000 ..... 3.24

Rate per 1,000 gallons 20,001-30,000 ..... 4.56

Rate per 1,000 gallons 30,001-60,000 ..... 13.15

Rate per 1,000 gallons 60,001 and over ..... 17.20

### Residential irrigation

Monthly Bases Rate 0-5,000 gallons ..... 34.02

Rate per 1,000 gallons 5,001-30,000 ..... 2.72

Rate per 1,000 gallons, 30,001-60,000 ..... 2.98
Rate per 60,001 gallons and above..... 4.56

### Residential irrigation 2-month new landscape with irrigation meters

Monthly Bases Rate 0-5,000 gallons ..... 34.02
Rate per 1,000 gallons 5,001 and above..... 2.72

### Commercial and homeowner associate irrigation rates

Monthly Base Charge per Connection ..... 34.02
Rate per 1,000 gallons 0–30,000 ..... 2.72
Rate per 1,000 gallons 30,001 and over ..... 2.98

## Utility Meter Fees and Hydrant Meter Water Deposit

### Meter tampering fee

Per meter (fee plus costs of all labor and materials for damages incurred 150.00 ~~50.00~~

### Meter installation fee

(minimum fee for standard installations, fee plus time and material for nonstandard installation and materials)
5/8 x 3/4 inch meter standard installation ..... 701.10
1 inch meter standard installation..... 860.93
11/2 inch meter standard installation ..... 1,180.74
2 inch meter standard installation..... 1,405.85
3 inch meter standard installation..... 5,666.12
4 inch meter standard installation..... 8,193.57

2 inch hydrant meter and backflow preventer rental ..... 1,600.00
*The 2 inch hydrant meter and back-flow preventer is used on a temporary basis, usually for construction site. The rental fee and deposit is a minimum of $1,600.00 with 50 percent being refundable upon return of the nondamaged and fully functional meter and back-flow preventer. A 50 percent nonrefundable fee covers the cost of installation and maintenance of the meter and back-flow preventer.*

2 inch hydrant meter deposit ..... 500.00
*They 2 inch hydrant meter water deposit is required, refundable after full payment of all water bills and the account balance of $0.00.*

## Sewer user charges

Residential wastewater processing per ERU to CDD ..... 28.01 ~~24.00~~
Residential wastewater town collection infrastructure ..... 22.00

## Sanitation charges (solid waste)

Residential-monthly (1 set) ..... 31.86
Residential-monthly (2 sets) ..... 60.53
Residential-monthly (3 sets) ..... 89.21
Commercial-monthly ..... 35.67/set

*Any commercial collection requiring mechanical containerized service shall be contracted for on an individual basis with the town's franchised collector. Any commercial collection requiring and receiving mechanical containerized service shall not be required to pay a monthly fee to the town.*

# Planning

## Zoning and development application fees

a) Establishment of administrative procedures. The following administrative procedures shall be utilized when collecting and processing all zoning and development review fees and deposits paid to the Town of Howey-in-the-Hills:

1. Minimum fees. A minimum fee shall be collected from each applicant by the Town Clerk at the time of filing each application for zoning permit issuance, site plan approval, subdivision plat approval, conditional use, variance, special exception, rezoning, planned unit development approval, amendment to the land development regulations, annexation, or comprehensive plan amendment or upon filing an appeal. No application shall be accepted until the fee is paid in full.
2. Processing fees. In additional to the minimum fee collected at the time of application, the applicant shall be billed monthly for all amounts expended by the town in processing the application or appeal which exceed the minimum fee, including, but not limited to, amounts expended for staff time, engineering fees, attorney's fees, publication costs, copy charges, and telephone charges. Failure by the applicant to pay these excess charges within ten days of billing shall result in all work ceasing on the application until such time as the bill is paid. Failure of the applicant to pay these excess charges within 30 days of billing shall cause the application to be void, and a new application and minimum fee must be submitted prior to any further town action.

b) Establishment of minimum fees: The following minimum fees are established for the services indicated:

## Annexation

Fee..... 300.00

## Administrative appeals

Fee..... 200.00

## Comprehensive Plan Amendments

### Comprehensive plan text amendments

Review deposit..... 2,000.00
Fee..... 1,000.00

### Comprehensive plan future land use map amendment

Review deposit..... 2,000.00
10 acres or less ..... 500.00
More than 10 acres..... 1,000.00

### Concurrency letter and certificate

Letter Nonbinding..... 50.00
Certificate..... 100.00

### Conditional use/special exception

Fee..... 400.00

### Developer's agreement

Review Deposit ..... 2,000.00

Fee ..... 400.00

## Development of Regional Impact (DRI)

### DRI town staff review

Review Deposit ..... 2,000.00
Fee ..... 5,000.00

### Development order amendment to the DRI

Review Deposit ..... 2,000.00
Fee ..... 3,000.00

### Infrastructure inspections for new developments

*Minimum of 2 percent – Maximum of 3 percent of the construction costs for site improvements due to construction costs for site improvements due prior to construction.*

### Land clearing permit

Fee ..... 400.00

### Lot grading inspection – per lot

Fee ..... 150.00

## Planned Unit Development

### Zoning to PUD/Conceptual Development Plan/Developer's Agreement

Review Deposit ..... 2,000.00
Fee ..... 1,000.00

### PUD preliminary plan (entire PUD or phase)

Review Deposit ..... 2,000.00
Fee ..... 1,000.00

### PUD final construction plan (entire PUD or phase)

Review Deposit ..... 2,000.00
Fee ..... 500.00

### PUD plat (entire PUD or phase submitted)

Review Deposit ..... 2,000.00
Fee ..... 250.00

### Major amendment to PUD

Review Deposit ..... 2,000.00
Fee ..... 1,000.00

### Minor amendment to PUD

Fee ..... 500.00

### Preapplication conference

Fee ..... 400.00

### Preconstruction meeting

Fee ..... 600.00

### Rezoning

Fee ..... 350.00

## Site Plans

### Minor site plans

Review Deposit ..... 2,000.00

Fee ..... 500.00

### Nonresidential site plans

Review Deposit ..... 2,000.00
Preliminary Fee less than 10,000 sq. ft ..... 500.00
Final Fee less than 10,000 sq. ft ..... 500.00
Preliminary Fee 10,000 sq. ft. or more ..... 1,000.00
Final Fee 10,000 sq. ft. or more ..... 1,000.00

### Residential site plans

Review Deposit ..... 2,000.00
Preliminary Fee up to 6 units ..... 500.00
Final Fee up to 6 units ..... 500.00
Preliminary Fee more than 6 units ..... 1,000.00
Final Fee more than 6 units ..... 1,000.00

## Subdivision Plans

### Minor subdivision plans

Review Deposit ..... 2,000.00
Fee ..... 500.00

### Nonresidential subdivision plans

Review Deposit ..... 2,000.00
Preliminary Fee 4 lots or less ..... 500.00
Final Fee 4 lots of less ..... 500.00
Plat Fee 4 lots of less ..... 250.00
Preliminary Fee more than 4 lots ..... 1,000.00
Final Fee more than 4 lots ..... 500.00
Plat Fee more than 4 lots ..... 250.00

### Residential subdivision plans

Review Deposit ..... 2,000.00
Preliminary Fee up to 20 lots ..... 1,000.00
Final Fee up to 20 lots ..... 500.00
Plat Fee up to 20 lots ..... 250.00
Preliminary Fee 21-99 lots ..... 1,500.00
Final Fee 21-99 lots ..... 1,000.00
Plat Fee 21-99 lots ..... 250.00
Preliminary Fee 100 or more lots ..... 2,000.00
Final Fee 100 or more lots ..... 1,000.00
Plat Fee 100 or more lots ..... 250.00

### Time extension requests on development approvals

..... 450.00

### Vacation (street)

Fee ..... 400.00

### Variance

Review Deposit ..... 1,000.00
Fee ..... 400.00

**Section 3. Authorization for fee-schedule amendments by resolution.** To the extent not inconsistent with general law, the Town Council is authorized hereby to amend, revise, add, and delete from time to time the fees and charges on the schedule in Section 2 by resolution.

**Section 4. Amendments to the Town Code.** Section 30-2 is hereby revised to read: **Sec. 30-2 – Town Fees and charges.** Town fees and charges are located on the Town's website and are available at Town Hall. Section 30-3 is hereby deleted in its entirety.

**Section 5. Website posting; waiver of codification.**

a) The Town Clerk shall post on the Town's website, and from time to time shall update on the website as necessary or useful, the schedule of fees and charges in Section 2.

b) Except for the deletion required in Section 4, no part of this ordinance shall be codified in the Town's Code of Ordinances.

**Section 6. Severability.** If any part of this ordinance is held by a court of competent jurisdiction to be invalid or unconstitutional, the holding shall not affect the validity of the remaining parts of the ordinance. To that end, this ordinance is declared to be severable.

**Section 7. Effective date.** This ordinance shall take effect upon enactment.

**ORDAINED AND ENACTED** this _ day of _, 202_, by the Town Council of the Town of Howey-in-the-Hills, Florida.

**TOWN OF HOWEY-IN-THE-HILLS, FLORIDA**
By: its Town Council

By:_____
Graham Wells, Mayor

**ATTEST:**

_____
John Brock, Town Clerk

**APPROVED AS TO FORM AND LEGALITY**
(for the use and reliance of the Town only)

_____

Heather Ramos, Town Attorney

First Reading
Advertising - Second Reading
Second Reading and Adoption

**Date:** December 8, 2025

**To:** Mayor and Town Council

**From:** Sean O'Keefe, Town Manager

**Re:** Discussion: **The Public/Residents Fundraising the necessary fund to complete the restoration of the Town's antique Fire Truck** *(Mayor Pro Tem Everline's Agenda Item)*

**Objective:**

To discuss volunteer funding of the Howey Fire Truck.

**Summary:**

The Howey Fire Truck Restoration project was discussed at the prior Town Council Meeting (11/24/2025). The council did not approve the agreement to proceed with the repairs at a cost of approximately $20,000. This amount did not include the services of paint and body work that would complete the restoration project.

Councilor Everline asked that there be a discussion at tonight's meeting to discuss having residents fundraise the needed amount. There was also a discussion on how much had been raised in the past and given to the Town.

In double-checking the available financial records on the fire truck donations, the following amounts were confirmed:

FY21 - $2,142.54 (Individually listed donation amounts of $1,831.54, $300, $10, and $1)
FY22 - $2,068.10 (Individually listed donation amounts of $2,033 and $35.10)
FY23 - $482 (raised at Founders Day 2023)

This is a total of **$4,692.64** raised in donations for the fire truck, which had been carried forward in the budget.

The last several years of expenditures related to the fire truck include: towing the truck to Pacquette ($577.50), towing the truck back from Pacquette ($525), and towing the truck to Lake Tech ($250). Of these, the last towing cost ($250) utilized the donated funds, reducing the remaining carry-forward amount to the current amount of **$4,442.64.**

**Fiscal Impact:**

The projected costs of the fire truck restoration were estimated to be approximately $20,000 for the restomod to the vehicle, with additional costs for body work and paint.

**Staff Recommendation:**

There is no staff recommendation.

# Utility Report - November 2025

10/15/25 to 11/15/25 Bill Cycle

**Receivables**

| Account | Last Payment Amount | Last Payment Date | Comments | Address | Current Balance | Past Due Amount |
|---|---|---|---|---|---|---|
| 0285-00 | $310.31 | 8/2/23 | Disconnected for non-payment. Water meter is locked. House is empty. **Liened**. Estate - owner deceased. | 504 Mission Ln | $1,661.06 | $1,603.55 |
| 0310-00 | $100.00 | 11/20/25 | Disconnected for non-payment. Water meter is locked. Home is empty **Liened**. Estate - owner deceased. | 307 E Orchid Way | $1,342.97 | $1,285.46 |
| 0541-00 | $50.00 | 11/20/25 | Disconnected for non-payment. Partial payments being made. Water meter is locked. House is empty. **Liened**. Estate - owner deceased. | 503 Camino Real Blvd | $971.31 | $913.80 |
| 1466-00 | $200.17 | 9/8/25 | Disonnected for non-payment. Water meter is locked. Home is empty. **Liened**. | 1227 Lido Dr | $883.29 | $564.23 |
| 0388-00 | $97.81 | 9/16/25 | Disonnected for non-payment. Water meter is locked. Home is empty. **Liened**. | 105 N Florida | $430.12 | $258.95 |
| 0226-00 | $79.50 | 10/28/25 | Disconnected for non-payment. | 118 E Magnolia Ave | $316.39 | $85.65 |
| 1555-00 | 130.00 | 10/27/25 | Disconnected for non-payment. | 1006 Lido Dr | $309.16 | $127.67 |
| 0091-00 | 79.28 | 10/30/25 | Disconnected for non-payment. | 502 S Dixie Dr | $302.68 | $164.23 |
| 1492-00 | 108.08 | 8/28/25 | Disconnected for non-payment since October and remains locked. | 566 Via Bella Ct - Irri | $302.31 | $253.05 |
| 0749-00 | 108.08 | 8/28/25 | Disconnected for non-payment since October and remains locked. | 473 Bellissimo Pl - Irri | $222.60 | $175.33 |

**Disconnections: 25**

**NSF Payments: 2**

**Past Due Accts: 208**

**New Min Deposits: 7**

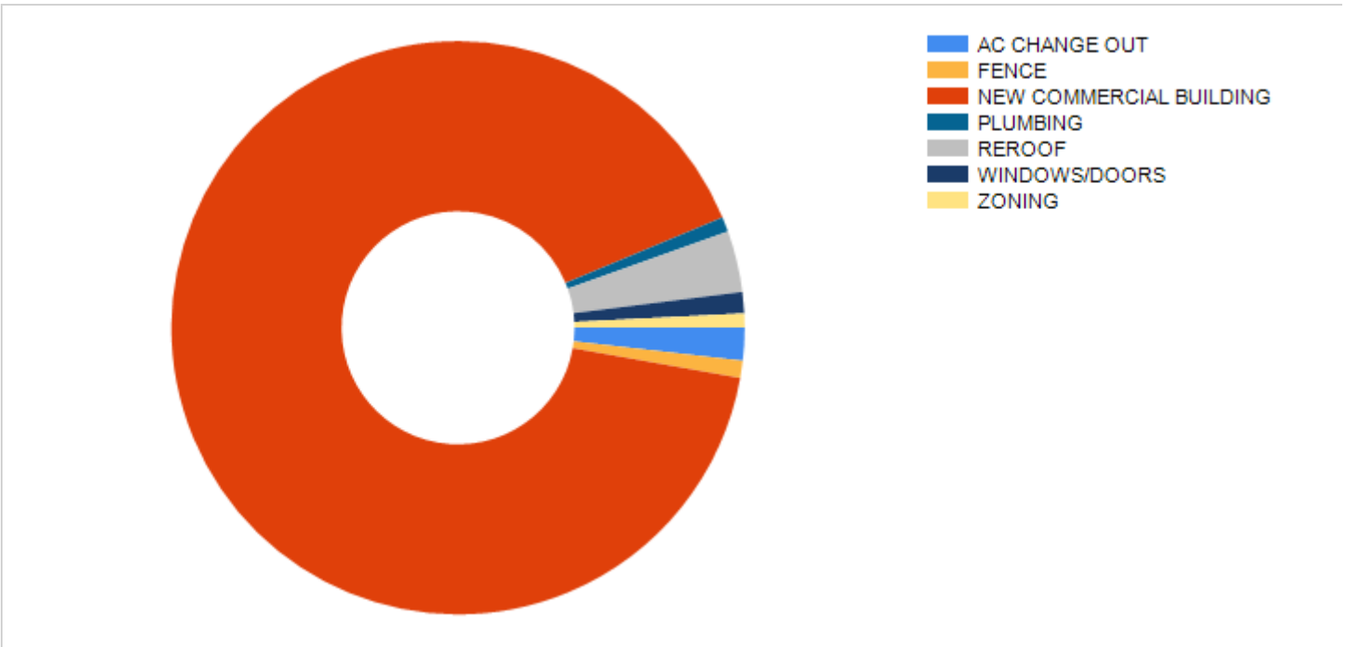
| WATER ACCOUNT BY TYPE | |
|---|---|
| COMMERCIAL | 29 |
| COMMERCIAL & HOA IRRIGATION | 25 |
| COMMERCIAL RENTER | 7 |
| COUNTY RESIDENTIAL | 2 |
| IRRIGATION | 311 |
| RESIDENTIAL | 926 |
| RESIDENTIAL RENTER | 70 |
| | **1370** |

# Permit Type Report – November 2025

**Permit Date**
11/01/2025 to 11/30/2025

| Description | Fees | Project Cost | Permits |
|---|---|---|---|
| AC CHANGE OUT | $512.91 | 29,018.00 | 2 |
| FENCE | $270.00 | 15,140.00 | 2 |
| NEW COMMERCIAL BUILDING | $25,371.77 | 600,000.00 | 1 |
| PLUMBING | $234.24 | 2,000.00 | 1 |
| REROOF | $965.29 | 33,856.00 | 2 |
| WINDOWS/DOORS | $332.13 | 7,500.00 | 1 |
| ZONING | $225.00 | 2,900.00 | 1 |
| Total | $27,911.34 | 690,414.00 | 10 |

Fees Breakdown



# Activity Log Event Summary (Cumulative Totals)

## Howey-in-the-Hills PD

## (11/01/2025 - 11/30/2025)

| | |
|---|---|
| <No Event Type Specified> | 1 |
| Alarm Activation | 2 |
| Anti-Social Behavior | 17 |
| Assist other Agency- Back-up | 5 |
| Assist other Agency- In Progress calls | 4 |
| Assist other Agency- Other | 8 |
| Attempt to Contact | 1 |
| Baker Act-Juvenile | 3 |
| Case Follow-Up | 1 |
| Civil Complaint-Legal Advice | 5 |
| Disabled Vehicle (DAV) | 9 |
| Disturbance - Domestic | 1 |
| Fraud Investigation | 1 |
| Hit and Run Crash | 1 |
| Juvenile Complaint | 1 |
| Noise Complaint | 1 |
| Patrol-School | 52 |
| Property Check-Boat Ramp | 12 |
| Property Check-Residence | 7 |
| Property Check-Town Property | 143 |
| Public Relations | 11 |
| Road Hazard | 1 |
| Sick/Injured Person | 2 |
| Special Detail | 2 |
| Suspicious Incident | 5 |
| Suspicious Vehicle | 1 |
| Traffic Crash | 5 |
| Traffic Stop-Criminal Citation | 3 |
| Traffic Watch | 70 |
| Well Being Check | 4 |
| Abandoned 911 | 7 |
| Animal Complaint | 5 |
| Assist other Agency- Alarms | 3 |
| Assist other Agency- Child Services | 2 |
| Assist other Agency- Medical Call | 2 |
| Assist other Agency- Traffic | 2 |
| Baker Act | 2 |
| Be on the look-out- BOLO | 5 |
| Citizen Assist | 7 |
| Death Investigation | 1 |
| Disturbance | 4 |
| Found / Lost Property | 2 |
| Golf Cart Registration | 2 |
| Intell Report | 2 |
| Narcotics Investigation | 1 |
| Patrol | 209 |
| Property Check SRO | 76 |
| Property Check-Business | 57 |
| Property Check-Schools/Govt. Bldg. | 13 |
| Property Damage | 1 |
| Reckless Driver | 1 |
| Security Check Request | 2 |
| Solicitor Complaint | 1 |
| SRO School Meeting | 1 |
| Suspicious Person | 3 |
| Traffic Complaint | 2 |
| Traffic Stop-Civil Citation | 73 |
| Traffic Stop-warning | 79 |
| Warrant | 2 |

**Total Number Of Events: 946**

# Town Council Open Monthly Case Report

**11/01/2025 - 11/30/2025**

| Case Date | Parcel Address | Violation Type | Violation Type | Main Status | Date Closed |
|---|---|---|---|---|---|
| 11/26/2025 | 510 E REVELS RD | No Permits | Permits | Open | |
| 11/25/2025 | 118 E MAGNOLIA AVE | PROPERTY MAINTENANCE | Property Maintenance | Open | |
| 11/20/2025 | 1106 N TANGERINE AVE | Boat Parking | Parking | Open | |
| 11/18/2025 | 320 TERRACOTTA TER | Vehicle Repairs | Parking | Closed | 11/20/2025 |
| 11/14/2025 | 1223 LIDO DR | Junk Vehicle No Tag | Property Maintenance | Closed | 11/20/2025 |
| 11/7/2025 | 312 W DUPONT CIR | Junk Vehicle | Property Maintenance | Closed | 11/13/2025 |
| 11/5/2025 | 654 AVILA PL | Junk Vehicle | Property Maintenance | Closed | 11/14/2025 |
| 11/4/2025 | 601 S FLORIDA AVE | Junk Vehicle | Property Maintenance | Open | |
| | | | | | |

**Total Records: 8**

**12/1/2025**

# Town Council Closed Monthly Case Report

**11/01/2025 - 11/30/2025**

| Main Status | Parcel Address | Violation Type | Violation Type | Case Date | Date Closed |
|---|---|---|---|---|---|
| Closed | 320 TERRACOTTA TER | Vehicle Repairs | Parking | 11/18/2025 | 11/20/2025 |
| Closed | 1223 LIDO DR | Junk Vehicle No Tag | Property Maintenance | 11/14/2025 | 11/20/2025 |
| Closed | 312 W DUPONT CIR | Junk Vehicle | Property Maintenance | 11/7/2025 | 11/13/2025 |
| Closed | 654 AVILA PL | Junk Vehicle | Property Maintenance | 11/5/2025 | 11/14/2025 |
| Closed | 1022 LIDO DR | Junk | Property Maintenance | 10/28/2025 | 11/4/2025 |
| Closed | 800 N CITRUS AVE | Junk Vehicle | Property Maintenance | 10/24/2025 | 11/3/2025 |
| Closed | 105 N FLORIDA AVE | Overgrowth | Property Maintenance | 10/8/2025 | 11/6/2025 |
| Closed | 1113 N LAKESHORE BLVD | Tree Permit | Permits | 6/20/2025 | 11/5/2025 |

**Total Records: 8**

**12/1/2025**

# Public Works

## November 2025 – Monthly Report

| Activity | Location/ Address | Notes |
|---|---|---|
| Road Maintenance / Potholes | N. Citrus Ave<br><br>W. Holly St & S. Palm Ave | Paving scheduled for Thursday, December 4th.<br><br>Filled pothole. |
| Stormwater/Drainage | N. Lakeshore Blvd | Stormwater Project was completed. |
| Street Signs | W. Cypress Ave & Pam Ave/SR 19 | Repaired Stop Sign |
| Sidewalk Maintenance/Repair | | |
| Building Maintenance | Town Hall<br><br>Police Station | Windows replacement project was completed by RoMac Building Supply.<br>PW Staff cleaned up landscaping by the front of the Police Station. |
| Grounds Maintenance | Blevins Park<br>Central Park<br>Griffin Park<br><br>Town Hall<br>Town Hall/Library/PD<br>Sara Maude Mason Nature Preserve | Ground Maintenance<br>Swing set area and Playground area maintenance<br>Swing set area and Playground area maintenance; removed playground equipment<br>Water Fountain maintenance<br>Landscape maintenance – weeding<br>Weekly cleanup maintenance (leaves and litter) |
| Tree Trimming/Tree Removal/Stump Removal | | |
| Mowing/Weed Eating | Main Water Plant<br>Well # 3<br>Lakeshore Blvd<br>Cemetery<br>Blevins Park | Monthly Maintenance mowing, weed eating and edging.<br>Monthly Mowing of Town Right of Way<br>9 Acre – Town Owned Parcel |
| Pre-Grade Inspections<br>Landscape/Irrigation Inspections<br>Sidewalk Inspections<br>Final Grade Inspections | In Field Lots | 1 – Pre-Slab Inspections<br><br>1 – Final Lot Grade Inspections |
| Lot Grading Plan Reviews<br>Landscape/Irrigation Plan Reviews | In Field Lots | 0 – Lot Grading Plan/Landscape/Irrigation Reviews<br>0 – Lot Grading Plan Reviews |
| Pool Inspections | In Field Lots | 0 – Pre Grade Inspections<br>1 – Final Lot Grade Inspections |
| Driveway Inspections | In Field Lots | 0 – Driveway Inspection |
| Infrastructure Inspections | Hillside Groves<br>Howey Storage<br>Lake Hills | Stringline Subbase Inspections, Erosion Control Inspection<br>Erosion Control Inspection<br>Erosion Control Inspection |

**Additional Updates:**

- LCWA Stormwater Grant Update:
  - Dale Beasley Construction completed the Project on October 30, 2025.
  - Town staff applied for LCWA Grant reimbursement on November 26, 2025.
  - Streetlight replacement is scheduled for Thursday, December 4th, 2025.

- FDEM Lift Station #1 and Lift Station #2 Bypass Pump Grant Update:
  - RCM Utilities has ordered both bypass pumps, and the expected delivery date January 21, 2026.

- N. Citrus Avenue Update:
  - PaqCo Paving will start the paving on Thursday December 4, 2025.

- Talichet Lift Station Update:
  - U.R.E. started the panel box replacement on Monday November 24, 2025.

- WTP #3 Update:
  - RCM Utilities started the site grading on Monday December 4, 2025.

# Public Utilities

## November 2025– Monthly Report

| Activity | Location/ Address | Notes |
|---|---|---|
| Locates | Throughout Town | 51 Utility Locates |
| Data log | Throughout Town | 38 data logs for high usage after meter reading |
| Service Orders | Throughout town | 36 Service orders, re-reads leak checks and register head replacements |
| Repairs | Mission Lane | Main line repair on Mission lane. |
| | | |
| | | |
| | | |
| | | |
| | | |

# November Library Report

As the holiday season approaches, November traditionally brings a gentle slowdown in library activity. Patrons spend more time traveling and gathering with family, resulting in quieter halls and a cozy, reflective atmosphere within the library. Even with this seasonal shift, community members continue to rely on library resources for entertainment, connection, and information during the festive months.

## Monthly Statistics Overview

| Statistic | Value |
|---|---|
| Total Circulated Items | 1619 |
| Public Computer Usage | 90 hours |
| Copies & Prints Revenue | $161.25 |
| Late Fees Collected | $64.80 |
| Fax Revenue | $6.00 |
| Door Count | 1602 |

Thank you for supporting your library!

# Town of Howey-in-the-Hills
# Financial Report for Period October 2025

**GENERAL FUND REVENUES**

| Account Description | Account | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | YTD % | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Ad Valorem Taxes | 311100 | 15,972.00 | 19,366.96 | 3,394.96 | 15,972.00 | 19,366.96 | 3,394.96 | 1% | 1,696,875.00 |
| U.S.T. - Electricity | 314100 | 15,188.00 | 19,897.36 | 4,709.36 | 15,188.00 | 19,897.36 | 4,709.36 | 10% | 208,000.00 |
| U.S.T. - Water | 314300 | 7,053.54 | 6,751.29 | (302.25) | 7,053.54 | 6,751.29 | (302.25) | 7% | 90,242.00 |
| U.S.T. - Gas | 314400 | 0.00 | 245.41 | 0.00 | 0.00 | 245.41 | 245.41 | | 0.00 |
| U.S.T. - Propane | 314800 | 250.00 | 84.76 | (165.24) | 250.00 | 84.76 | (165.24) | 3% | 3,000.00 |
| CST - Communications Services Tax | 315100 | 6,683.00 | 6,841.74 | 158.74 | 6,683.00 | 6,841.74 | 158.74 | 8% | 82,000.00 |
| Town Business Tax Receipt | 321100 | 291.00 | 868.00 | 577.00 | 291.00 | 868.00 | 577.00 | 25% | 3,500.00 |
| Developer Fees Pd to Town | 322201 | 158,993.00 | 366,863.47 | 207,870.47 | 158,993.00 | 366,863.47 | 207,870.47 | 231% | 158,993.00 |
| Franchise Fee - Electric | 323100 | 12,663.00 | 16,394.89 | 3,731.89 | 12,663.00 | 16,394.89 | 3,731.89 | 11% | 152,000.00 |
| Franchise Fee - Sprint Tower Lease | 323202 | 3,500.00 | 3,487.57 | (12.43) | 3,500.00 | 3,487.57 | (12.43) | 8% | 42,000.00 |
| Franchise Fee - Gas | 323400 | 413.00 | 198.00 | (215.00) | 413.00 | 198.00 | (215.00) | 4% | 5,000.00 |
| Franchise Fee - Solid Waste | 323700 | 163.00 | 190.23 | 27.23 | 163.00 | 190.23 | 27.23 | 10% | 2,000.00 |
| Cemetery Fees-Permits | 329500 | 9.00 | 0.00 | (9.00) | 9.00 | 0.00 | (9.00) | 0% | 100.00 |
| Marianne Beck Library, E-Rate | 331750 | 1,350.00 | 0.00 | (1,350.00) | 1,350.00 | 0.00 | (1,350.00) | 0% | 16,200.00 |
| State Revenue Sharing Proceeds | 335125 | 4,385.00 | 4,643.27 | 258.27 | 4,385.00 | 4,643.27 | 258.27 | 8% | 57,398.00 |
| SRS - Alcoholic Beverage License | 335150 | 1,419.00 | 0.00 | (1,419.00) | 1,419.00 | 0.00 | (1,419.00) | 0% | 1,419.00 |
| SRS- Local Govt. 1/2 Cent Sales Tax | 335180 | 10,561.00 | 10,171.52 | (389.48) | 10,561.00 | 10,171.52 | (389.48) | 8% | 126,754.00 |
| Library Interlocal Agreement | 337710 | 4,581.00 | 4,580.83 | (0.17) | 4,581.00 | 4,580.83 | (0.17) | 8% | 54,970.00 |
| Library Expansion - Impact Fees Funds | 337720 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 200,000.00 |
| Public Record Requests | 341901 | 9.00 | 0.00 | (9.00) | 9.00 | 0.00 | (9.00) | 0% | 100.00 |
| Smoker Rental - non refundable | 341903 | 17.00 | 0.00 | (17.00) | 17.00 | 0.00 | (17.00) | 0% | 200.00 |
| Lien Search Charges | 341920 | 334.00 | 150.00 | (184.00) | 334.00 | 150.00 | (184.00) | 4% | 4,000.00 |
| School Resource Officer Services | 342910 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 217,837.00 |
| Outside Security Services | 342960 | 5,070.25 | 4,696.25 | (374.00) | 5,070.25 | 4,696.25 | (374.00) | 39% | 12,000.00 |
| Sanitation Revenue | 343500 | 32,334.00 | 32,478.54 | 144.54 | 32,334.00 | 32,478.54 | 144.54 | 8% | 388,000.00 |
| Boat Ramp Decals | 343920 | 334.00 | 35.00 | (299.00) | 334.00 | 35.00 | (299.00) | 1% | 4,000.00 |
| Golf Cart Permits | 343930 | 42.00 | 0.00 | (42.00) | 42.00 | 0.00 | (42.00) | 0% | 500.00 |
| Library copies/Faxes | 347101 | 84.00 | 137.70 | 53.70 | 84.00 | 137.70 | 53.70 | 14% | 1,000.00 |
| Service Charge - Special Events | 347400 | 265.38 | 245.00 | (20.38) | 265.38 | 245.00 | (20.38) | 61% | 400.00 |
| Traffic Court Fines | 351500 | 834.00 | 724.18 | (109.82) | 834.00 | 724.18 | (109.82) | 7% | 10,000.00 |
| Library - Fines | 352100 | 67.00 | 26.55 | (40.45) | 67.00 | 26.55 | (40.45) | 3% | 800.00 |
| Interest Earnings | 361100 | 2,667.00 | 1,941.22 | (725.78) | 2,667.00 | 1,941.22 | (725.78) | 6% | 32,000.00 |
| Pd Vest Grant | 363400 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 1,750.00 |
| Sale - Cemetery Lots | 364100 | 84.00 | 555.00 | 471.00 | 84.00 | 555.00 | 471.00 | 56% | 1,000.00 |
| Donation Historic Board | 366930 | 42.00 | 0.00 | (42.00) | 42.00 | 0.00 | (42.00) | 0% | 500.00 |
| Donations - Special Events | 366990 | 464.76 | 0.00 | (464.76) | 464.76 | 0.00 | (464.76) | 0% | 10,000.00 |
| SETTLEMENTS | 369300 | 42.00 | 0.00 | 0.00 | 42.00 | 0.00 | (42.00) | 0% | 500.00 |
| Miscellaneous Revenue | 369900 | 0.00 | 420.02 | 0.00 | 0.00 | 420.02 | 420.02 | | 0.00 |
| Police Fees Collected | 369910 | 84.00 | 15.00 | (69.00) | 84.00 | 15.00 | (69.00) | 2% | 1,000.00 |
| Due From Other Funds | 381131 | 22,426.00 | 21,948.51 | (477.49) | 22,426.00 | 21,948.51 | (477.49) | 8% | 291,532.00 |
| Use Of Fund Balance | 389900 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 19,820.00 |
| Total General Fund Revenues | | 308,674.93 | 523,958.27 | 214,659.91 | 308,674.93 | 523,958.27 | 215,283.34 | 13% | 3,897,390.00 |

NOTE; THE FIGURES IN THIS REPORT ARE CORRECT AT THE DATE SHOWN BUT ARE NOT AUDITED — 12/2/2025

*Estimated figures for funds not received at the date of this report are marked in:

*Pending budget amendment

# Town of Howey-in-the-Hills
# Financial Report for Period October 2025

| GENERAL FUND EXPENDITURE SUMMARY | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | Var % | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Legislative | 511000 | 3,196.00 | 2,941.71 | 254.29 | 3,196.00 | 2,941.71 | 254.29 | 8% | 38,298.00 |
| Executive | 512000 | 19,848.00 | 18,479.27 | 1,368.73 | 19,848.00 | 18,479.27 | 1,368.73 | 10% | 184,900.00 |
| Financial And Administrative | 513000 | 91,772.00 | 84,940.07 | 6,831.93 | 91,772.00 | 84,940.07 | 6,831.93 | 13% | 654,855.00 |
| Legal Counsel | 514000 | 8,918.00 | 15,352.00 | (6,434.00) | 8,918.00 | 15,352.00 | (6,434.00) | 14% | 107,000.00 |
| Comprehensive Planning | 515000 | 9,584.00 | 15,985.00 | (6,401.00) | 9,584.00 | 15,985.00 | (6,401.00) | 14% | 115,000.00 |
| Public Works | 519000 | 41,761.00 | 26,559.22 | 15,201.78 | 41,761.00 | 26,559.22 | 15,201.78 | 5% | 524,830.00 |
| Law Enforcement | 521000 | 144,265.00 | 130,824.37 | 13,440.63 | 144,265.00 | 130,824.37 | 13,440.63 | 10% | 1,294,009.00 |
| Other Public Safety-Code Enforcement | 529000 | 6,536.00 | 5,710.60 | 825.40 | 6,536.00 | 5,710.60 | 825.40 | 7% | 82,020.00 |
| Garbage/Solid Waste Control Services | 534000 | 29,482.00 | 27,961.77 | 1,520.23 | 29,482.00 | 27,961.77 | 1,520.23 | 8% | 353,782.00 |
| Other Physical Environment-Cemetery | 539000 | 145.00 | 84.21 | 60.79 | 145.00 | 84.21 | 60.79 | 3% | 2,600.00 |
| Library | 571000 | 15,611.00 | 11,154.76 | 4,456.24 | 15,611.00 | 11,154.76 | 4,456.24 | 3% | 390,500.00 |
| Parks & Recreation | 572000 | 3,460.00 | 280.75 | 3,179.25 | 3,460.00 | 280.75 | 3,179.25 | 1% | 41,500.00 |
| Historical Preservation | 573000 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 24,443.00 |
| Special Events | 574000 | 2,800.00 | 2,713.89 | 86.11 | 2,800.00 | 2,713.89 | 86.11 | 7% | 39,515.00 |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 44,138.00 |
| Total General Fund Expenditure | | 377,378.00 | 342,987.62 | 34,390.38 | 377,378.00 | 342,987.62 | 34,390.38 | 9% | 3,897,390.00 |
| | | - | - | - - | - | - | - | | - |
| Current Increase (Decrease) to Reserves: | | | 180,971 | | | 180,970.65 | | | |

**BANK BALANCES**

| Bank Balances- Per Balance Sheet | | Opening Balance | Debit/Credit | Closing Balance | Opening Balance | YTD Debit/Credit | Closing Balance | |
|---|---|---|---|---|---|---|---|---|
| General Fund | 1 | 1,180,845.74 | 276,528.76 | 1,457,374.50 | 1,180,845.74 | 276,528.76 | 1,457,374.50 | 23% |
| Police Advanced Training Fund | 120 | 1,125.77 | 93.05 | 1,218.82 | 1,125.77 | 93.05 | 1,218.82 | 8% |
| Automation/Telecommunication Fund | 125 | 62.00 | 0.00 | 62.00 | 62.00 | 0.00 | 62.00 | 0% |
| Special Law Enforcement Trust Fund | 126 | 2,433.56 | 0.00 | 2,433.56 | 2,433.56 | 0.00 | 2,433.56 | 0% |
| Tree Fund | 130 | 1,815.00 | 0.00 | 1,815.00 | 1,815.00 | 0.00 | 1,815.00 | 0% |
| Water Impact Fee Fund | 140 | 337,863.17 | 938.54 | 338,801.71 | 337,863.17 | 938.54 | 338,801.71 | 0% |
| Parks & Rec Impact Fee Fund | 141 | (202,358.64) | 0.00 | (202,358.64) | (202,358.64) | 0.00 | (202,358.64) | 0% |
| Police Impact Fee Fund | 142 | 252,968.54 | 700.38 | 253,668.92 | 252,968.54 | 700.38 | 253,668.92 | 0% |
| Infrastructure Fund | 150 | 322,362.90 | 7,912.95 | 330,275.85 | 322,362.90 | 7,912.95 | 330,275.85 | 2% |
| Transportation Fund | 152 | 17,056.10 | 2,218.89 | 19,274.99 | 17,056.10 | 2,218.89 | 19,274.99 | 13% |
| Building Services Fund | 155 | 428,117.77 | 15,582.24 | 443,700.01 | 428,117.77 | 15,582.24 | 443,700.01 | 4% |
| Water Fund | 401 | 86,687.22 | (31,333.09) | 55,354.13 | 86,687.22 | (31,333.09) | 55,354.13 | -36% |
| Wastewater Fund | 402 | 43,095.87 | 7,348.64 | 50,444.51 | 43,095.87 | 7,348.64 | 50,444.51 | 17% |
| Stormwater Fund | 405 | 11,896.41 | 0.00 | 11,896.41 | 11,896.41 | 0.00 | 11,896.41 | 0% |
| Cash in Drawer | | 300.00 | 0.00 | 300.00 | 300.00 | 0.00 | 300.00 | 0% |
| *Total Amount in Money Market Account (These funds are included in the amounts above) | | 2,046,904.22 | (144,511.91) | 1,902,392.31 | 2,046,904.22 | (144,511.91) | 1,902,392.31 | -7% |

# Town of Howey-in-the-Hills
# Financial Report for Period October 2025

**GENERAL FUND EXPENDITURE BREAKDOWN BY DEPARTMENT**

| Legislative | 511000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 1,850.00 | 1,650.00 | 200.00 | 1,850.00 | 1,650.00 | 200.00 | | 22,200.00 |
| Fica | 210 | 115.00 | 102.30 | 12.70 | 115.00 | 102.30 | 12.70 | | 1,376.00 |
| Medicare | 211 | 27.00 | 23.93 | 3.07 | 27.00 | 23.93 | 3.07 | | 322.00 |
| Software & Annual Maintenance | 342 | 167.00 | 115.98 | 51.02 | 167.00 | 115.98 | 51.02 | | 2,000.00 |
| Travel & Per Diem | 400 | 334.00 | 75.00 | 259.00 | 334.00 | 75.00 | 259.00 | | 4,000.00 |
| Telephone & Communications | 410 | 184.00 | 160.50 | 23.50 | 184.00 | 160.50 | 23.50 | | 2,200.00 |
| Printing - General | 470 | 17.00 | 0.00 | 17.00 | 17.00 | 0.00 | 17.00 | | 200.00 |
| Employee Appreciation | 493 | 209.00 | 0.00 | 209.00 | 209.00 | 0.00 | 209.00 | | 2,500.00 |
| Dues, Subscriptions, Licenses | 540 | 109.00 | 814.00 | (705.00) | 109.00 | 814.00 | (705.00) | | 1,300.00 |
| Training/Education/Tuition | 550 | 184.00 | 0.00 | 184.00 | 184.00 | 0.00 | 184.00 | | 2,200.00 |
| Total Legislative Expenditures | | 3,196.00 | 2,941.71 | 254.29 | 3,196.00 | 2,941.71 | 254.29 | 8% | 38,298.00 |

| Executive | 512000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 14,097.00 | 14,096.97 | 0.03 | 14,097.00 | 14,096.97 | 0.03 | | 126,873.00 |
| Fica | 210 | 876.00 | 854.95 | 21.05 | 876.00 | 854.95 | 21.05 | | 7,866.00 |
| Medicare | 211 | 206.00 | 199.96 | 6.04 | 206.00 | 199.96 | 6.04 | | 1,840.00 |
| ICMA Retirement Contribution | 225 | 976.00 | 939.80 | 36.20 | 976.00 | 939.80 | 36.20 | | 12,687.00 |
| Life & Health Ins. | 230 | 2,270.00 | 1,134.75 | 1,135.25 | 2,270.00 | 1,134.75 | 1,135.25 | | 27,234.00 |
| Workers' Compensation | 240 | 500.00 | 724.52 | (224.52) | 500.00 | 724.52 | (224.52) | | 500.00 |
| Travel & Per Diem | 400 | 530.00 | 528.32 | 1.68 | 530.00 | 528.32 | 1.68 | | 3,200.00 |
| Dues, Subscription, Licenses | 540 | 209.00 | 0.00 | 209.00 | 209.00 | 0.00 | 209.00 | | 2,500.00 |
| Training/Education/Tuition | 550 | 184.00 | 0.00 | 184.00 | 184.00 | 0.00 | 184.00 | | 2,200.00 |
| Total Executive Expenditures | | 19,848.00 | 18,479.27 | 1,368.73 | 19,848.00 | 18,479.27 | 1,368.73 | 10% | 184,900.00 |

| Financial And Administrative | 513000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 6,901.00 | 6,901.52 | (0.52) | 6,901.00 | 6,901.52 | (0.52) | | 89,720.00 |
| Salaries | 120 | 15,142.00 | 13,133.39 | 2,008.61 | 15,142.00 | 13,133.39 | 2,008.61 | | 196,854.00 |
| Overtime Wages | 140 | 440.00 | 435.69 | 4.31 | 440.00 | 435.69 | 4.31 | | 500.00 |
| Fica | 210 | 1,369.00 | 1,255.81 | 113.19 | 1,369.00 | 1,255.81 | 113.19 | | 17,799.00 |
| Medicare | 211 | 320.00 | 293.70 | 26.30 | 320.00 | 293.70 | 26.30 | | 4,163.00 |
| ICMA Retirement Contribution | 225 | 2,008.00 | 1,677.46 | 330.54 | 2,008.00 | 1,677.46 | 330.54 | | 26,101.00 |
| Life & Health Ins. | 230 | 3,183.00 | 1,580.69 | 1,602.31 | 3,183.00 | 1,580.69 | 1,602.31 | | 38,196.00 |
| Workers' Compensation | 240 | 1,050.00 | 1,161.24 | (111.24) | 1,050.00 | 1,161.24 | (111.24) | | 2,100.00 |
| Accounting & Auditing | 320 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 34,000.00 |
| Bank Fees | 321 | 365.00 | 361.92 | 3.08 | 365.00 | 361.92 | 3.08 | | 3,200.00 |
| Other Contractual Services | 340 | 5,200.00 | 5,151.13 | 48.87 | 5,200.00 | 5,151.13 | 48.87 | | 16,000.00 |
| Software & Annual Maintenance | 342 | 500.00 | 497.92 | 2.08 | 500.00 | 497.92 | 2.08 | | 19,300.00 |
| Codification | 347 | 1,700.00 | 1,655.00 | 45.00 | 1,700.00 | 1,655.00 | 45.00 | | 5,000.00 |
| Pre Employment Screening | 350 | 63.00 | 0.00 | 63.00 | 63.00 | 0.00 | 63.00 | | 750.00 |
| Travel & Per Diem | 400 | 167.00 | 0.00 | 167.00 | 167.00 | 0.00 | 167.00 | | 2,000.00 |
| Telephone & Communications | 410 | 891.00 | 573.79 | 317.21 | 891.00 | 573.79 | 317.21 | | 10,688.00 |
| Website | 415 | 406.00 | 0.00 | 406.00 | 406.00 | 0.00 | 406.00 | | 4,863.00 |
| Freight/Postage/Shipping | 420 | 167.00 | 162.08 | 4.92 | 167.00 | 162.08 | 4.92 | | 2,000.00 |
| Utility Services | 430 | 509.00 | 535.09 | (26.09) | 509.00 | 535.09 | (26.09) | | 6,100.00 |
| Rentals & Leases | 440 | 334.00 | 336.50 | (2.50) | 334.00 | 336.50 | (2.50) | | 4,000.00 |
| Insurance | 451 | 46,000.00 | 45,895.90 | 104.10 | 46,000.00 | 45,895.90 | 104.10 | | 142,659.00 |
| R & M - Computer Maint | 461 | 2,300.00 | 2,229.90 | 70.10 | 2,300.00 | 2,229.90 | 70.10 | | 3,000.00 |
| Printing - General | 470 | 50.00 | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 | | 600.00 |
| Advertising | 492 | 1,100.00 | 1,046.39 | 53.61 | 1,100.00 | 1,046.39 | 53.61 | | 6,000.00 |
| Office Supplies | 510 | 167.00 | 54.95 | 112.05 | 167.00 | 54.95 | 112.05 | | 2,000.00 |
| Operating Supplies | 520 | 1,084.00 | 0.00 | 1,084.00 | 1,084.00 | 0.00 | 1,084.00 | | 13,000.00 |
| Dues, Subscriptions, Licenses | 540 | 81.00 | 0.00 | 81.00 | 81.00 | 0.00 | 81.00 | | 962.00 |
| Training/Education/Tuition | 550 | 275.00 | 0.00 | 275.00 | 275.00 | 0.00 | 275.00 | | 3,300.00 |
| Total Financial And Administrative Expenditures | | 91,772.00 | 84,940.07 | 6,831.93 | 91,772.00 | 84,940.07 | 6,831.93 | 13% | 654,855.00 |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| Legal Counsel | 514000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Legal Fees | 316 | 8,334.00 | 15,352.00 | (7,018.00) | 8,334.00 | 15,352.00 | (7,018.00) | | 100,000.00 |
| Legal Fees-Code Enforcement | 319 | 584.00 | 0.00 | 584.00 | 584.00 | 0.00 | 584.00 | | 7,000.00 |
| Total Legal Counsel Expenditures | | 8,918.00 | 15,352.00 | (6,434.00) | 8,918.00 | 15,352.00 | (6,434.00) | 14% | 107,000.00 |

| Comprehesive Planning | 515000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Town Engineering | 316 | 4,584.00 | 11,325.00 | (6,741.00) | 4,584.00 | 11,325.00 | (6,741.00) | | 55,000.00 |
| Town Planning | 318 | 5,000.00 | 4,660.00 | 340.00 | 5,000.00 | 4,660.00 | 340.00 | | 60,000.00 |
| Total Comprehesive Planning Expenditures | | 9,584.00 | 15,985.00 | (6,401.00) | 9,584.00 | 15,985.00 | (6,401.00) | 14% | 115,000.00 |

| Public Works | 519000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 6,966.00 | 6,965.68 | 0.32 | 6,966.00 | 6,965.68 | 0.32 | | 90,554.00 |
| Salaries | 120 | 12,169.00 | 12,168.64 | 0.36 | 12,169.00 | 12,168.64 | 0.36 | | 158,192.00 |
| Overtime Wages | 140 | 384.00 | 0.00 | 384.00 | 384.00 | 0.00 | 384.00 | | 5,000.00 |
| Fica | 210 | 1,210.00 | 1,165.93 | 44.07 | 1,210.00 | 1,165.93 | 44.07 | | 15,732.00 |
| Medicare | 211 | 283.00 | 272.67 | 10.33 | 283.00 | 272.67 | 10.33 | | 3,679.00 |
| ICMA Retirement Contribution | 225 | 1,913.00 | 348.28 | 1,564.72 | 1,913.00 | 348.28 | 1,564.72 | | 24,875.00 |
| Life & Health Ins. | 230 | 5,169.00 | 2,547.94 | 2,621.06 | 5,169.00 | 2,547.94 | 2,621.06 | | 62,025.00 |
| Workers' Compensation | 240 | 0.00 | 1,285.73 | (1,285.73) | 0.00 | 1,285.73 | (1,285.73) | | 823.00 |
| Other Contractual Services | 340 | 7,500.00 | 133.46 | 7,366.54 | 7,500.00 | 133.46 | 7,366.54 | | 90,000.00 |
| Travel & Per Diem | 400 | 42.00 | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | | 500.00 |
| Telephone & Communications | 410 | 184.00 | 136.10 | 47.90 | 184.00 | 136.10 | 47.90 | | 2,200.00 |
| Utility Services | 430 | 150.00 | 94.03 | 55.97 | 150.00 | 94.03 | 55.97 | | 1,800.00 |
| Rentals & Leases | 440 | 209.00 | 0.00 | 209.00 | 209.00 | 0.00 | 209.00 | | 2,500.00 |
| R & M - Equipment | 460 | 417.00 | 0.00 | 417.00 | 417.00 | 0.00 | 417.00 | | 5,000.00 |
| R & M - Computer Maint | 461 | 42.00 | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | | 500.00 |
| R & M - Building | 462 | 2,084.00 | 13.00 | 2,071.00 | 2,084.00 | 13.00 | 2,071.00 | | 25,000.00 |
| R & M - Vehicles | 463 | 459.00 | 0.00 | 459.00 | 459.00 | 0.00 | 459.00 | | 5,500.00 |
| Operating Supplies | 520 | 1,250.00 | 198.51 | 1,051.49 | 1,250.00 | 198.51 | 1,051.49 | | 15,000.00 |
| Gas & Oil | 522 | 1,000.00 | 784.32 | 215.68 | 1,000.00 | 784.32 | 215.68 | | 12,000.00 |
| Uniforms | 523 | 125.00 | 0.00 | 125.00 | 125.00 | 0.00 | 125.00 | | 1,500.00 |
| Safety Equipment | 524 | 125.00 | 444.93 | (319.93) | 125.00 | 444.93 | (319.93) | | 1,500.00 |
| Dues, Subscriptions, Licenses | 540 | 25.00 | 0.00 | 25.00 | 25.00 | 0.00 | 25.00 | | 300.00 |
| Training/Education/Tuition | 550 | 55.00 | 0.00 | 55.00 | 55.00 | 0.00 | 55.00 | | 650.00 |
| Total Public Services Expenditures | | 41,761.00 | 26,559.22 | 15,201.78 | 41,761.00 | 26,559.22 | 15,201.78 | 5% | 524,830.00 |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| Law Enforcement | 521000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 12,857.00 | 6,884.62 | 5,972.38 | 12,857.00 | 6,884.62 | 5,972.38 | | 167,150.00 |
| Salaries | 120 | 33,784.00 | 31,464.40 | 2,319.60 | 33,784.00 | 31,464.40 | 2,319.60 | | 439,204.00 |
| Police - Reserve Salaries | 130 | 530.00 | 530.00 | 0.00 | 530.00 | 530.00 | 0.00 | | 11,700.00 |
| Events Payroll | 131 | 4,236.00 | 4,236.25 | (0.25) | 4,236.00 | 4,236.25 | (0.25) | | 12,000.00 |
| Overtime Wages | 140 | 9,500.00 | 9,323.23 | 176.77 | 9,500.00 | 9,323.23 | 176.77 | | 61,046.00 |
| Police - Incentive Pay | 150 | 660.00 | 610.00 | 50.00 | 660.00 | 610.00 | 50.00 | | 7,920.00 |
| Fica | 210 | 3,333.00 | 3,194.52 | 138.48 | 3,333.00 | 3,194.52 | 138.48 | | 43,339.00 |
| Medicare | 211 | 779.00 | 747.11 | 31.89 | 779.00 | 747.11 | 31.89 | | 10,136.00 |
| Police Retirement Contribution | 220 | 7,567.00 | 13,289.44 | (5,722.44) | 7,567.00 | 13,289.44 | (5,722.44) | | 98,375.00 |
| Life & Health Ins. | 230 | 11,764.00 | 5,175.00 | 6,589.00 | 11,764.00 | 5,175.00 | 6,589.00 | | 141,162.00 |
| Workers' Compensation | 240 | 5,750.00 | 5,823.28 | (73.28) | 5,750.00 | 5,823.28 | (73.28) | | 23,000.00 |
| Other Contractual Services | 340 | 92.00 | 0.00 | 92.00 | 92.00 | 0.00 | 92.00 | | 1,100.00 |
| Software & Annual Maintenance | 342 | 8,500.00 | 8,334.84 | 165.16 | 8,500.00 | 8,334.84 | 165.16 | | 13,907.00 |
| Pre Employment Screening | 350 | 292.00 | 0.00 | 292.00 | 292.00 | 0.00 | 292.00 | | 3,500.00 |
| Travel & Per Diem | 400 | 375.00 | 85.59 | 289.41 | 375.00 | 85.59 | 289.41 | | 4,500.00 |
| Telephone & Communications | 410 | 1,917.00 | 1,046.30 | 870.70 | 1,917.00 | 1,046.30 | 870.70 | | 23,000.00 |
| Freight/Postage/Shipping | 420 | 25.00 | 15.76 | 9.24 | 25.00 | 15.76 | 9.24 | | 300.00 |
| Utility Services | 430 | 500.00 | 413.05 | 86.95 | 500.00 | 413.05 | 86.95 | | 6,000.00 |
| Rentals & Leases | 440 | 29,500.00 | 29,044.91 | 455.09 | 29,500.00 | 29,044.91 | 455.09 | | 46,925.00 |
| Insurance | 451 | 2,465.00 | 3,224.05 | (759.05) | 2,465.00 | 3,224.05 | (759.05) | | 7,745.00 |
| R & M - Equipment | 460 | 417.00 | 0.00 | 417.00 | 417.00 | 0.00 | 417.00 | | 5,000.00 |
| R & M - Computer Maint | 461 | 125.00 | 0.00 | 125.00 | 125.00 | 0.00 | 125.00 | | 1,500.00 |
| R & M - Building | 462 | 209.00 | 0.00 | 209.00 | 209.00 | 0.00 | 209.00 | | 2,500.00 |
| R & M - Vehicles | 463 | 2,500.00 | 3,461.06 | (961.06) | 2,500.00 | 3,461.06 | (961.06) | | 30,000.00 |
| Office Supplies | 510 | 209.00 | 179.04 | 29.96 | 209.00 | 179.04 | 29.96 | | 2,500.00 |
| Operating Supplies | 520 | 2,084.00 | 163.81 | 1,920.19 | 2,084.00 | 163.81 | 1,920.19 | | 25,000.00 |
| Gas & Oil | 522 | 2,667.00 | 2,787.11 | (120.11) | 2,667.00 | 2,787.11 | (120.11) | | 32,000.00 |
| Uniforms | 523 | 417.00 | 31.00 | 386.00 | 417.00 | 31.00 | 386.00 | | 5,000.00 |
| Weapons | 525 | 417.00 | 0.00 | 417.00 | 417.00 | 0.00 | 417.00 | | 5,000.00 |
| Dues, Subscriptions, Licenses | 540 | 210.00 | 210.00 | 0.00 | 210.00 | 210.00 | 0.00 | | 1,500.00 |
| Training/Education/Tuition | 550 | 584.00 | 550.00 | 34.00 | 584.00 | 550.00 | 34.00 | | 7,000.00 |
| Cap Outlay - Equipment | 640 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 55,000.00 |
| Total Police Expenditures | | 144,265.00 | 130,824.37 | 13,440.63 | 144,265.00 | 130,824.37 | 13,440.63 | 10% | 1,294,009.00 |

| Other Public Safety-Code Enforcement | 529000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Salaries | 120 | 3,806.00 | 3,806.88 | (0.88) | 3,806.00 | 3,806.88 | (0.88) | | 49,489.00 |
| Overtime Wages | 140 | 138.00 | 0.00 | 138.00 | 138.00 | 0.00 | 138.00 | | 1,800.00 |
| Fica | 210 | 244.00 | 229.30 | 14.70 | 244.00 | 229.30 | 14.70 | | 3,180.00 |
| Medicare | 211 | 57.00 | 53.62 | 3.38 | 57.00 | 53.62 | 3.38 | | 743.00 |
| ICMA Retirement Contribution | 225 | 395.00 | 380.68 | 14.32 | 395.00 | 380.68 | 14.32 | | 5,129.00 |
| Life & Health Ins. | 230 | 875.00 | 437.25 | 437.75 | 875.00 | 437.25 | 437.75 | | 10,494.00 |
| Workers' Compensation | 240 | 199.00 | 304.68 | (105.68) | 199.00 | 304.68 | (105.68) | | 795.00 |
| Software & Annual Maintenance | 342 | 60.00 | 57.99 | 2.01 | 60.00 | 57.99 | 2.01 | | 2,500.00 |
| Travel & Per Diem | 400 | 84.00 | 0.00 | 84.00 | 84.00 | 0.00 | 84.00 | | 1,000.00 |
| Telephone & Communications | 410 | 125.00 | 18.50 | 106.50 | 125.00 | 18.50 | 106.50 | | 1,500.00 |
| Freight/Postage/Shipping | 420 | 34.00 | 0.00 | 34.00 | 34.00 | 0.00 | 34.00 | | 400.00 |
| Insurance | 451 | 150.00 | 179.79 | (29.79) | 150.00 | 179.79 | (29.79) | | 600.00 |
| R & M - Vehicles | 463 | 167.00 | 19.48 | 147.52 | 167.00 | 19.48 | 147.52 | | 2,000.00 |
| Printing - General | 470 | 13.00 | 0.00 | 13.00 | 13.00 | 0.00 | 13.00 | | 150.00 |
| Operating Supplies | 520 | 13.00 | 0.00 | 13.00 | 13.00 | 0.00 | 13.00 | | 150.00 |
| Gas & Oil | 522 | 84.00 | 117.43 | (33.43) | 84.00 | 117.43 | (33.43) | | 1,000.00 |
| Uniforms | 523 | 15.00 | 0.00 | 15.00 | 15.00 | 0.00 | 15.00 | | 180.00 |
| Dues, Subscriptions, Licenses | 540 | 14.00 | 105.00 | (91.00) | 14.00 | 105.00 | (91.00) | | 160.00 |
| Training/Education/Tuition | 550 | 63.00 | 0.00 | 63.00 | 63.00 | 0.00 | 63.00 | | 750.00 |
| Total Other Public Safety-Code Enforcement Expenditures | | 6,536.00 | 5,710.60 | 825.40 | 6,536.00 | 5,710.60 | 825 | 7% | 82,020.00 |

| Garbage/Solid Waste Control Services | 534000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 29,482.00 | 27,961.77 | 1,520.23 | 29,482.00 | 27,961.77 | 1,520.23 | | 353,782.00 |
| Total Garbage/Solid Waste Control Services Expenditures | | 29,482.00 | 27,961.77 | 1,520.23 | 29,482.00 | 27,961.77 | 1,520.23 | 8% | 353,782.00 |

| Other Physical Environment (Cemetery) | 539000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Software & Annual Maintenance | 342 | 20.00 | 18.00 | 2.00 | 20.00 | 18.00 | 2.00 | | 1,100.00 |
| Utility Services | 430 | 125.00 | 66.21 | 58.79 | 125.00 | 66.21 | 58.79 | | 1,500.00 |
| Total Other Physical Environment (Cemetery) Expenditures | | 145.00 | 84.21 | 60.79 | 145.00 | 84.21 | 60.79 | 3% | 2,600.00 |

| Library | 571000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 4,436.00 | 4,436.94 | (0.94) | 4,436.00 | 4,436.94 | (0.94) | | 57,680.00 |
| Salaries | 120 | 2,512.00 | 2,504.70 | 7.30 | 2,512.00 | 2,504.70 | 7.30 | | 32,663.00 |
| Overtime Wages | 140 | 152.00 | 70.66 | 81.34 | 152.00 | 70.66 | 81.34 | | 2,000.00 |
| Fica | 210 | 440.00 | 428.77 | 11.23 | 440.00 | 428.77 | 11.23 | | 5,725.00 |
| Medicare | 211 | 102.00 | 100.28 | 1.72 | 102.00 | 100.28 | 1.72 | | 1,338.00 |
| ICMA Retirement Contribution | 225 | 710.00 | 479.37 | 230.63 | 710.00 | 479.37 | 230.63 | | 9,234.00 |
| Life & Health Ins. | 230 | 1,749.00 | 874.50 | 874.50 | 1,749.00 | 874.50 | 874.50 | | 20,988.00 |
| Workers' Compensation | 240 | 550.00 | 547.61 | 2.39 | 550.00 | 547.61 | 2.39 | | 1,427.00 |
| Other Contractual Services | 340 | 688.00 | 667.33 | 20.67 | 688.00 | 667.33 | 20.67 | | 208,247.00 |
| Software & Annual Maintenance | 342 | 116.00 | 115.98 | 0.02 | 116.00 | 115.98 | 0.02 | | 1,392.00 |
| Pre Employment Screening | 350 | 13.00 | 0.00 | 13.00 | 13.00 | 0.00 | 13.00 | | 150.00 |
| Travel & Per Diem | 400 | 221.00 | 0.00 | 221.00 | 221.00 | 0.00 | 221.00 | | 2,650.00 |
| Telephone & Communications | 410 | 1,263.00 | 89.31 | 1,173.69 | 1,263.00 | 89.31 | 1,173.69 | | 15,156.00 |
| Freight/Postage/Shipping | 420 | 9.00 | 0.00 | 9.00 | 9.00 | 0.00 | 9.00 | | 100.00 |
| Utility Services | 430 | 917.00 | 548.01 | 368.99 | 917.00 | 548.01 | 368.99 | | 11,000.00 |
| Promotional Activities | 480 | 84.00 | 0.00 | 84.00 | 84.00 | 0.00 | 84.00 | | 1,000.00 |
| Employee Appreciation | 493 | 63.00 | 0.00 | 63.00 | 63.00 | 0.00 | 63.00 | | 750.00 |
| Office Supplies | 510 | 63.00 | 0.00 | 63.00 | 63.00 | 0.00 | 63.00 | | 750.00 |
| Operating Supplies | 520 | 500.00 | 272.10 | 227.90 | 500.00 | 272.10 | 227.90 | | 6,000.00 |
| Dues, Subscriptions, Licenses | 540 | 30.00 | 0.00 | 30.00 | 30.00 | 0.00 | 30.00 | | 350.00 |
| Training/Education/Tuition | 550 | 125.00 | 0.00 | 125.00 | 125.00 | 0.00 | 125.00 | | 1,500.00 |
| Cap Outlay - Books & Publications LIBRARY ONLY | 660 | 834.00 | 19.20 | 814.80 | 834.00 | 19.20 | 814.80 | | 10,000.00 |
| Cap Outlay - Books/Publ - EBooks (LIBRARY ONLY) | 662 | 34.00 | 0.00 | 34.00 | 34.00 | 0.00 | 34.00 | | 400.00 |
| Total Library Expenditures | | 15,611.00 | 11,154.76 | 4,456.24 | 15,611.00 | 11,154.76 | 4,456.24 | 3% | 390,500.00 |

| Parks And Recreation | 572000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 2,667.00 | 0.00 | 2,667.00 | 2,667.00 | 0.00 | 2,667.00 | | 32,000.00 |
| Utility Services | 430 | 292.00 | 280.75 | 11.25 | 292.00 | 280.75 | 11.25 | | 3,500.00 |
| R & M - Recreation Equip | 468 | 84.00 | 0.00 | 84.00 | 84.00 | 0.00 | 84.00 | | 1,000.00 |
| Operating Supplies | 520 | 417.00 | 0.00 | 417.00 | 417.00 | 0.00 | 417.00 | | 5,000.00 |
| Total Parks & Recreation Expenditures | | 3,460.00 | 280.75 | 3,179.25 | 3,460.00 | 280.75 | 3,179.25 | 1% | 41,500.00 |

| Historical Preservation | 573000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Operating Supplies | 520 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 20,000.00 |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 4,443.00 |
| Total Historical Preservation Expenditures | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 24,443.00 |

| Special Events | 574000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 2,600.00 | 2,513.89 | 86.11 | 2,600.00 | 2,513.89 | 86.11 | | 9,500.00 |
| Special Events | 343 | 200.00 | 200.00 | 0.00 | 200.00 | 200.00 | 0.00 | | 30,015.00 |
| Total Special Events Expenditures | | 2,800.00 | 2,713.89 | 86.11 | 2,800.00 | 2,713.89 | 86.11 | 7% | 39,515.00 |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| POLICE ADVANCED TRAINING FUND | 120 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Police Advanced Training Fund Revenues | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
| Local Law Enforcement Education | 351130 | 125.00 | 93.05 | (31.95) | 125.00 | 93.05 | (31.95) | | 1,500.00 |
| Total Police Advanced Training Fund Revenues | | 125.00 | 93.05 | (31.95) | 125.00 | 93.05 | (31.95) | 6% | 1,500.00 |
| | | | | | | | | | |
| Police Advanced Training Fund Expenditures | 521000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
| Travel & Per Diem | 400 | 63.00 | 0.00 | 63.00 | 63.00 | 0.00 | 63.00 | | 750.00 |
| Training/Education/Tuition | 550 | 63.00 | 0.00 | 63.00 | 63.00 | 0.00 | 63.00 | | 750.00 |
| Total Police Advanced Training Fund Expenditures | | 126.00 | 0.00 | 126.00 | 126.00 | 0.00 | 126.00 | 0% | 1,500.00 |
| | | | | | | | | | |
| TREE FUND | 130 | | | | | | | | |
| Tree Fund Revenues | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
| Code Enforcement Tree Fine | 354300 | 84.00 | 0.00 | 84.00 | 84.00 | 0.00 | 0.00 | | 1,000.00 |
| Total Tree Fund Revenues | | 84 | 0.00 | 84 | 84.00 | 0.00 | 0.00 | 0% | 1,000.00 |
| | | | | | | | | | |
| Tree Fund Expenditures | 572000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
| Other Non Operating Uses Proprietary Funds | 950 | 84.00 | 0.00 | 84.00 | 384.00 | 0.00 | 384.00 | | 1,000.00 |
| Total Tree Fund Expenditures | | 84.00 | 0.00 | 84.00 | 384.00 | 0.00 | 384.00 | 0% | 1,000.00 |
| | | | | | | | | | |
| WATER IMPACT FEE FUND | 140 | | | | | | | | |
| Water Impact Fee Fund Revenues | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
| Water Impact Fees | 322306 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 1.00 |
| Interest Earnings | 361100 | 0.00 | 938.54 | 938.54 | 0.00 | 938.54 | 938.54 | | 0.00 |
| Total Water Impact Fee Fund Revenues | | 0.00 | 938.54 | 938.54 | 0.00 | 938.54 | 938.54 | 93854% | 1.00 |
| | | | | | | | | | |
| Water Impact Fee Fund Expenditures | 533000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 1.00 |
| Total Water Impact Fee Fund Expenditures | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 1.00 |
| | | | | | | | | | |
| PARKS & REC IMPACT FEE FUND | 141 | | | | | | | | |
| Parks & Rec Impact Fee Fund Revenues | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
| Parks & Rec Impact Fees | 322303 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 1.00 |
| Total Parks & Rec Impact Fee Fund Revenues | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 1.00 |
| | | | | | | | | | |
| Parks & Rec Impact Fee Fund Expenditures | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 1.00 |
| Total Parks & Rec Impact Fee Fund Expenditures | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 1.00 |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| POLICE IMPACT FEE FUND | 142 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Police Impact Fee Fund Revenues | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | Annual Budget |
| Interest Earnings | 361100 | 364.00 | 700.38 | 336.38 | 364.00 | 700.38 | 336.38 | 4,368.00 |
| Total Police Impact Fee Fund Revenues | | 364.00 | 700.38 | 336.38 | 364.00 | 700.38 | 336.38 | 16% 4,368.00 |

| Police Impact Fee Fund Expenditures | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,368.00 |
| Total Police Impact Fee Fund Expenditures | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0% 4,368.00 |

| INFRASTRUCTURE FUND | 150 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Infrastructure Fund Revenues | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | Annual Budget |
| Discretionary Sales Surtax - Infrastructure Surtax | 312630 | 12,213.00 | 13,762.11 | 1,549.11 | 12,213.00 | 13,762.11 | 1,549.11 | 218,473.00 |
| Interest Earnings | 361100 | 0.00 | 827.94 | 827.94 | 0.00 | 827.94 | 827.94 | 0.00 |
| Use of Fund Balance | 389900 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 40,727.00 |
| Infrastructure Fund Revenues Total | | 12,213.00 | 14,590.05 | 2,377.05 | 12,213.00 | 14,590.05 | 2,377.05 | 6% 259,200.00 |

| Infrastructure Fund Expenditures | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| Cap Outlay - Improvements | 630 | 24,000.00 | 23,823.35 | 176.65 | 24,000.00 | 23,823.35 | 176.65 | 259,200.00 |
| Total Infrastructure Fund Expenditures | | 24,000.00 | 23,823.35 | 176.65 | 24,000.00 | 23,823.35 | 176.65 | 9% 259,200.00 |

| TRANSPORTATION FUND | 152 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Transportation Fund Revenues | | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | Annual Budget |
| County Ninth-Cent Gas Tax | 312300 | 917.00 | 900.00 | (17.00) | 917.00 | 900.00 | (17.00) | 11,000.00 |
| L.F.T. - First (1 to 6 Cents) | 312410 | 3,700.00 | 3,771.99 | 71.99 | 3,700.00 | 3,771.99 | 71.99 | 46,000.00 |
| State Revenue Sharing Proceeds | 335125 | 929.00 | 984.94 | 55.94 | 929.00 | 984.94 | 55.94 | 12,175.00 |
| State Reimbursement, Street Lighting | 344990 | 608.00 | 0.00 | (608.00) | 608.00 | 0.00 | (608.00) | 7,290.00 |
| Transporation Fund Revenue Total | | 6,154.00 | 5,656.93 | (497.07) | 6,154.00 | 5,656.93 | (497.07) | 7% 76,465.00 |

| Transportation Fund Expenditures | 541000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 3,323.00 | 0.00 | 3,323.00 | 3,323.00 | 0.00 | 3,323.00 | 39,865.00 |
| Street Lighting | 431 | 2,342.00 | 2,537.92 | (195.92) | 2,342.00 | 2,537.92 | (195.92) | 28,100.00 |
| Operating Supplies | 520 | 417.00 | 0.00 | 417.00 | 417.00 | 0.00 | 417.00 | 5,000.00 |
| Safety Equipment | 524 | 84.00 | 0.00 | 84.00 | 84.00 | 0.00 | 84.00 | 1,000.00 |
| Road Materials & Supplies | 530 | 209.00 | 0.00 | 209.00 | 209.00 | 0.00 | 209.00 | 2,500.00 |
| Total Transportation Expenditures | | 6,375.00 | 2,537.92 | 3,837.08 | 6,375.00 | 2,537.92 | 3,837.08 | 76,465.00 |

# Town of Howey-in-the-Hills
# Financial Report for Period October 2025

| BUILDING SERVICES FUND | 155 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Building Services Fund Revenues** | **524000** | **Budget** | **Actual** | **Remaining** | **YTD Budget** | **YTD Actual** | **YTD Remaining** | | **Annual Budget** |
| Zoning Permit Application Fees | 322100 | 417.00 | 0.00 | (417.00) | 417.00 | 0.00 | (417.00) | | 5,000.00 |
| Plan Review (Bldg Inspector - 100%) | 322101 | 417.00 | 0.00 | (417.00) | 417.00 | 0.00 | (417.00) | | 5,000.00 |
| Admin Fee (Town - 100%) | 322102 | 375.00 | 0.00 | (375.00) | 375.00 | 0.00 | (375.00) | | 4,500.00 |
| Inspection Fees Collected Due Contractor | 322304 | 5,000.00 | 30,819.61 | 25,819.61 | 5,000.00 | 30,819.61 | 25,819.61 | | 60,000.00 |
| Permits Town % | 322305 | 2,500.00 | 150.00 | (2,350.00) | 2,500.00 | 150.00 | (2,350.00) | | 30,000.00 |
| Fees Income - DCA/DBPR | 322307 | 167.00 | 657.68 | 490.68 | 167.00 | 657.68 | 490.68 | | 2,000.00 |
| Interest Earnings | 361100 | 819.00 | 1,080.03 | 261.03 | 819.00 | 1,080.03 | 261.03 | | 9,828.00 |
| Use Of Fund Balance | 389900 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 39,685.00 |
| **Building Services Fund Revenues Total** | | **9,695.00** | **32,707.32** | **23,012.32** | **9,695.00** | **32,707.32** | **23,012.32** | **21%** | **156,013.00** |

| **Building Services Fund Expenditures** | **524000** | **Budget** | **Actual** | **Remaining** | **YTD Budget** | **YTD Actual** | **YTD Remaining** | | **Annual Budget** |
|---|---|---|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 52.00 | 0.00 | 52.00 | 52.00 | 0.00 | 52.00 | | 623.00 |
| Contractor - (Bldg Inspector - Progressive) | 341 | 5,000.00 | 19,333.83 | (14,333.83) | 5,000.00 | 19,333.83 | (14,333.83) | | 60,000.00 |
| Software & Annual Maintenance | 342 | 92.00 | 57.99 | 34.01 | 92.00 | 57.99 | 34.01 | | 1,100.00 |
| Telephone & Communications | 410 | 30.00 | 28.00 | 2.00 | 30.00 | 28.00 | 2.00 | | 350.00 |
| DBPR/DCA Impact Fees | 495 | 167.00 | 0.00 | 167.00 | 167.00 | 0.00 | 167.00 | | 2,000.00 |
| Office Supplies | 510 | 42.00 | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | | 500.00 |
| Operating Supplies | 520 | 84.00 | 0.00 | 84.00 | 84.00 | 0.00 | 84.00 | | 1,000.00 |
| Transfer Out | 915 | 6,956.00 | 6,876.70 | 79.30 | 6,956.00 | 6,876.70 | 79.30 | | 90,440.00 |
| **Building Services Fund Expenditures Total** | | **12,423.00** | **26,296.52** | **(13,873.52)** | **12,423.00** | **26,296.52** | **(13,873.52)** | **17%** | **156,013.00** |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| WATER FUND | 401 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Water Fund Revenues** | **533000** | **Budget** | **Actual** | **Remaining** | **YTD Budget** | **YTD Actual** | **YTD Remaining** | **Annual Budget** |
| State Grant - Water Supply System | 334310 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,735,875.00 |
| Water Sales | 343310 | 70,042.00 | 69,072.77 | (969.23) | 70,042.00 | 69,072.77 | (969.23) | 902,421.00 |
| FEES- NEW CON | 343350 | 84.00 | 0.00 | (84.00) | 84.00 | 0.00 | (84.00) | 1,000.00 |
| Water Sys Improvement Fee | 343410 | 10,520.00 | 10,472.03 | (47.97) | 10,520.00 | 10,472.03 | (47.97) | 126,240.00 |
| Penalty Charges | 343600 | 1,667.00 | 2,188.53 | 521.53 | 1,667.00 | 2,188.53 | 521.53 | 20,000.00 |
| Miscellaneous Revenue | 369900 | 1,250.00 | 1,290.00 | 40.00 | 1,250.00 | 1,290.00 | 40.00 | 15,000.00 |
| Due From Other Funds | 381131 | 472.00 | 485.02 | 13.02 | 472.00 | 485.02 | 13.02 | 5,661.00 |
| Water Fund Revenues Total | | 84,035.00 | 83,508.35 | (539.67) | 83,563.00 | 83,023.33 | (539.67) | 1% 6,806,197.00 |

| Water Fund Expenditures | 533000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| Salaries | 120 | 11,016.00 | 11,016.92 | (0.92) | 11,016.00 | 11,016.92 | (0.92) | 143,220.00 |
| Overtime Wages | 140 | 2,500.00 | 2,500.17 | (0.17) | 2,500.00 | 2,500.17 | (0.17) | 27,000.00 |
| Fica | 210 | 792.00 | 812.79 | (20.79) | 792.00 | 812.79 | (20.79) | 10,312.00 |
| Medicare | 211 | 184.00 | 190.09 | (6.09) | 184.00 | 190.09 | (6.09) | 2,412.00 |
| ICMA Retirement Contribution | 225 | 872.00 | 682.29 | 189.71 | 872.00 | 682.29 | 189.71 | 11,361.00 |
| Life & Health Ins. | 230 | 3,997.00 | 1,998.44 | 1,998.56 | 3,997.00 | 1,998.44 | 1,998.56 | 47,962.00 |
| Workers' Compensation | 240 | 2,363.75 | 1,894.95 | 468.80 | 2,363.75 | 1,894.95 | 468.80 | 9,455.00 |
| Legal Fees | 310 | 1,250.00 | 7,068.00 | (5,818.00) | 1,250.00 | 7,068.00 | (5,818.00) | 15,000.00 |
| Town Engineering | 316 | 834.00 | 400.00 | 434.00 | 834.00 | 400.00 | 434.00 | 10,000.00 |
| Other Contractual Services | 340 | 5,834.00 | 26,370.71 | (20,536.71) | 5,834.00 | 26,370.71 | (20,536.71) | 70,000.00 |
| Software & Annual Maintenance | 342 | 1,000.00 | 231.96 | 768.04 | 1,000.00 | 231.96 | 768.04 | 12,000.00 |
| Travel & Per Diem | 400 | 42.00 | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 500.00 |
| Telephone & Communications | 410 | 459.00 | 204.29 | 254.71 | 459.00 | 204.29 | 254.71 | 5,500.00 |
| Freight/Postage/Shipping | 420 | 17.00 | 0.00 | 17.00 | 17.00 | 0.00 | 17.00 | 200.00 |
| Utility Services | 430 | 4,167.00 | 5,482.42 | (1,315.42) | 4,167.00 | 5,482.42 | (1,315.42) | 50,000.00 |
| Rentals & Leases | 440 | 125.00 | 72.07 | 52.93 | 125.00 | 72.07 | 52.93 | 1,500.00 |
| R & M - Equipment | 460 | 14,834.00 | 0.00 | 14,834.00 | 14,834.00 | 0.00 | 14,834.00 | 178,000.00 |
| R & M - Computer Maint | 461 | 42.00 | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 500.00 |
| R & M - Building | 462 | 417.00 | 0.00 | 417.00 | 417.00 | 0.00 | 417.00 | 5,000.00 |
| R & M - Vehicles | 463 | 500.00 | 0.00 | 500.00 | 500.00 | 0.00 | 500.00 | 6,000.00 |
| Printing - General | 470 | 9.00 | 0.00 | 9.00 | 9.00 | 0.00 | 9.00 | 100.00 |
| Miscellaneous Expenses | 490 | 559.00 | 0.00 | 559.00 | 559.00 | 0.00 | 559.00 | 6,700.00 |
| Office Supplies | 510 | 42.00 | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 500.00 |
| Operating Supplies | 520 | 4,667.00 | 5,822.18 | (1,155.18) | 4,667.00 | 5,822.18 | (1,155.18) | 56,000.00 |
| Uniforms | 523 | 25.00 | 0.00 | 25.00 | 25.00 | 0.00 | 25.00 | 300.00 |
| Safety Equipment | 524 | 42.00 | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 500.00 |
| Dues, Subscriptions, Licenses | 540 | 484.00 | 2,000.00 | (1,516.00) | 484.00 | 2,000.00 | (1,516.00) | 5,800.00 |
| Training/Education/Tuition | 550 | 50.00 | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 | 600.00 |
| Cap Outlay - Wetland Monitoring | 613 | 671.00 | 0.00 | 671.00 | 671.00 | 0.00 | 671.00 | 8,050.00 |
| Cap Outlay - Water Expansion/System Impr. | 633 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,735,875.00 |
| Cap Outlay - Vehicle | 650 | 459.00 | 0.00 | 459.00 | 459.00 | 0.00 | 459.00 | 5,500.00 |
| Debt Principal/loan | 710 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 120,085.00 |
| Debt Interest/loan | 720 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24,545.00 |
| Transfer Out | 915 | 12,099.00 | 11,780.17 | 318.83 | 12,099.00 | 11,780.17 | 318.83 | 157,291.00 |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 78,429.00 |
| Water Fund Expenditures Total | | 70,352.75 | 78,527.45 | (8,174.70) | 70,352.75 | 78,527.45 | (8,174.70) | 1% 6,806,197.00 |

# Town of Howey-in-the-Hills
# Financial Report for Period October 2025



| WASTEWATER FUND | 402 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Wastewater Fund Revenues** | **535000** | **Budget** | **Actual** | **Remaining** | **YTD Budget** | **YTD Actual** | **YTD Remaining** | | **Annual Budget** |
| State Grant - Sewer | 334351 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 254,501.00 |
| Waste Water, CDD | 343515 | 12,676.00 | 14,515.22 | 1,839.22 | 12,676.00 | 14,515.22 | 1,839.22 | | 173,000.00 |
| Waste Water, Town | 343525 | 11,584.00 | 11,143.60 | (440.40) | 11,584.00 | 11,143.60 | (440.40) | | 146,623.00 |
| Total Wastewater Fund Revenues | | 24,260.00 | 25,658.82 | 1,398.82 | 24,260.00 | 25,658.82 | 1,398.82 | 4% | 574,124.00 |

| Wastewater Fund Expenditures | 535000 | Budget | Actual | Remaining | YTD Budget | YTD Actual | YTD Remaining | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Utility Services | 430 | 14,417.00 | 29,771.56 | (15,354.56) | 14,417.00 | 29,771.56 | (15,354.56) | | 173,000.00 |
| R & M - Equipment | 460 | 28,388.00 | 0.00 | 28,388.00 | 28,388.00 | 0.00 | 28,388.00 | | 340,653.00 |
| Cap Outlay - Vehicle | 650 | 459.00 | 0.00 | 459.00 | 459.00 | 0.00 | 459.00 | | 5,500.00 |
| Transfer Out | 915 | 3,804.00 | 3,776.62 | 27.38 | 3,804.00 | 3,776.62 | 27.38 | | 49,462.00 |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 5,509.00 |
| Wastewater Fund Expenditures Total | | 47,068.00 | 33,548.18 | 13,519.82 | 47,068.00 | 33,548.18 | 13,519.82 | 6% | 574,124.00 |

# Town of Howey-in-the-Hills
# Financial Report for Period October 2025

**GENERAL FUND REVENUES**

| Account Description | Account | Actual | Annual Budget | YTD Actual | YTD Remaining | YTD % |
|---|---|---|---|---|---|---|
| Ad Valorem Taxes | 311100 | 19,366.96 | 1,696,875.00 | 19,366.96 | (1,677,508.04) | 1% |
| U.S.T. - Electricity | 314100 | 19,897.36 | 208,000.00 | 19,897.36 | (188,102.64) | 10% |
| U.S.T. - Water | 314300 | 6,751.29 | 90,242.00 | 6,751.29 | (83,490.71) | 7% |
| U.S.T. - Gas | 314400 | 245.41 | 0.00 | 245.41 | 245.41 | |
| U.S.T. - Propane | 314800 | 84.76 | 3,000.00 | 84.76 | (2,915.24) | 3% |
| CST - Communications Services Tax | 315100 | 6,841.74 | 82,000.00 | 6,841.74 | (75,158.26) | 8% |
| Town Business Tax Receipt | 321100 | 868.00 | 3,500.00 | 868.00 | (2,632.00) | 25% |
| Developer Fees Pd to Town | 322201 | 366,863.47 | 158,993.00 | 366,863.47 | 207,870.47 | 231% |
| Franchise Fee - Electric | 323100 | 16,394.89 | 152,000.00 | 16,394.89 | (135,605.11) | 11% |
| Franchise Fee - Sprint Tower Lease | 323202 | 3,487.57 | 42,000.00 | 3,487.57 | (38,512.43) | 8% |
| Franchise Fee - Gas | 323400 | 198.00 | 5,000.00 | 198.00 | (4,802.00) | 4% |
| Franchise Fee - Solid Waste | 323700 | 190.23 | 2,000.00 | 190.23 | (1,809.77) | 10% |
| Cemetery Fees-Permits | 329500 | 0.00 | 100.00 | 0.00 | (100.00) | 0% |
| Marianne Beck Library, E-Rate | 331750 | 0.00 | 16,200.00 | 0.00 | (16,200.00) | 0% |
| State Revenue Sharing Proceeds | 335125 | 4,643.27 | 57,398.00 | 4,643.27 | (52,754.73) | 8% |
| SRS - Alcoholic Beverage License | 335150 | 0.00 | 1,419.00 | 0.00 | (1,419.00) | 0% |
| SRS- Local Govt. 1/2 Cent Sales Tax | 335180 | 10,171.52 | 126,754.00 | 10,171.52 | (116,582.48) | 8% |
| Library Interlocal Agreement | 337710 | 4,580.83 | 54,970.00 | 4,580.83 | (50,389.17) | 8% |
| Library Expansion - Impact Fees Funds | 337720 | 0.00 | 200,000.00 | 0.00 | (200,000.00) | 0% |
| Public Record Requests | 341901 | 0.00 | 100.00 | 0.00 | (100.00) | 0% |
| Smoker Rental - non refundable | 341903 | 0.00 | 200.00 | 0.00 | (200.00) | 0% |
| Lien Search Charges | 341920 | 150.00 | 4,000.00 | 150.00 | (3,850.00) | 4% |
| School Resource Officer Services | 342910 | 0.00 | 217,837.00 | 0.00 | (217,837.00) | 0% |
| Outside Security Services | 342960 | 4,696.25 | 12,000.00 | 4,696.25 | (7,303.75) | 39% |
| Sanitation Revenue | 343500 | 32,478.54 | 388,000.00 | 32,478.54 | (355,521.46) | 8% |
| Boat Ramp Decals | 343920 | 35.00 | 4,000.00 | 35.00 | (3,965.00) | 1% |
| Golf Cart Permits | 343930 | 0.00 | 500.00 | 0.00 | (500.00) | 0% |
| Library copies/Faxes | 347101 | 137.70 | 1,000.00 | 137.70 | (862.30) | 14% |
| Service Charge - Special Events | 347400 | 245.00 | 400.00 | 245.00 | (155.00) | 61% |
| Traffic Court Fines | 351500 | 724.18 | 10,000.00 | 724.18 | (9,275.82) | 7% |
| Library - Fines | 352100 | 26.55 | 800.00 | 26.55 | (773.45) | 3% |
| Interest Earnings | 361100 | 1,941.22 | 32,000.00 | 1,941.22 | (30,058.78) | 6% |
| Pd Vest Grant | 363400 | 0.00 | 1,750.00 | 0.00 | (1,750.00) | 0% |
| Sale - Cemetery Lots | 364100 | 555.00 | 1,000.00 | 555.00 | (445.00) | 56% |
| Donation Historic Board | 366930 | 0.00 | 500.00 | 0.00 | (500.00) | 0% |
| Donations - Special Events | 366990 | 0.00 | 10,000.00 | 0.00 | (10,000.00) | 0% |
| SETTLEMENTS | 369300 | 0.00 | 500.00 | 0.00 | (500.00) | 0% |
| Miscellaneous Revenue | 369900 | 420.02 | 0.00 | 420.02 | 420.02 | |
| Police Fees Collected | 369910 | 15.00 | 1,000.00 | 15.00 | (985.00) | 2% |
| Due From Other Funds | 381131 | 21,948.51 | 291,532.00 | 21,948.51 | (269,583.49) | 8% |
| Use Of Fund Balance | 389900 | 0.00 | 19,820.00 | 0.00 | (19,820.00) | 0% |
| Total General Fund Revenues | | 523,958.27 | 3,897,390.00 | 523,958.27 | (3,373,431.73) | 13% |

NOTE; THE FIGURES IN THIS REPORT ARE CORRECT AT THE DATE SHOWN BUT ARE NOT AUDITED

*Estimated figures for funds not received at the date of this report are marked in: 523,958.27

*Pending budget amendment

# Town of Howey-in-the-Hills
# Financial Report for Period October 2025

| GENERAL FUND EXPENDITURE SUMMARY | | Actual | Annual Budget | YTD Actual | YTD Remaining | Var % |
|---|---|---|---|---|---|---|
| Legislative | 511000 | 2,941.71 | 38,298.00 | 2,941.71 | 35,356.29 | 8% |
| Executive | 512000 | 18,479.27 | 184,900.00 | 18,479.27 | 166,420.73 | 10% |
| Financial And Administrative | 513000 | 84,940.07 | 654,855.00 | 84,940.07 | 569,914.93 | 13% |
| Legal Counsel | 514000 | 15,352.00 | 107,000.00 | 15,352.00 | 91,648.00 | 14% |
| Comprehensive Planning | 515000 | 15,985.00 | 115,000.00 | 15,985.00 | 99,015.00 | 14% |
| Public Works | 519000 | 26,559.22 | 524,830.00 | 26,559.22 | 498,270.78 | 5% |
| Law Enforcement | 521000 | 130,824.37 | 1,294,009.00 | 130,824.37 | 1,163,184.63 | 10% |
| Other Public Safety-Code Enforcement | 529000 | 5,710.60 | 82,020.00 | 5,710.60 | 76,309.40 | 7% |
| Garbage/Solid Waste Control Services | 534000 | 27,961.77 | 353,782.00 | 27,961.77 | 325,820.23 | 8% |
| Other Physical Environment-Cemetery | 539000 | 84.21 | 2,600.00 | 84.21 | 2,515.79 | 3% |
| Library | 571000 | 11,154.76 | 390,500.00 | 11,154.76 | 379,345.24 | 3% |
| Parks & Recreation | 572000 | 280.75 | 41,500.00 | 280.75 | 41,219.25 | 1% |
| Historical Preservation | 573000 | 0.00 | 24,443.00 | 0.00 | 24,443.00 | 0% |
| Special Events | 574000 | 2,713.89 | 39,515.00 | 2,713.89 | 36,801.11 | 7% |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 44,138.00 | 0.00 | 44,138.00 | 0% |
| Total General Fund Expenditure | | 342,987.62 | 3,897,390.00 | 342,987.62 | 3,554,402.38 | 9% |
| | | - | - | - | | |
| Current Increase (Decrease) to Reserves: | | 180,971 | | 180,970.65 | | |

**BANK BALANCES**

| Bank Balances- Per Balance Sheet | | Opening Balance | Debit/Credit | Closing Balance | Opening Balance | YTD Debit/Credit | Closing Balance | |
|---|---|---|---|---|---|---|---|---|
| General Fund | 1 | 1,180,845.74 | 276,528.76 | 1,457,374.50 | 1,180,845.74 | 276,528.76 | 1,457,374.50 | 23% |
| Police Advanced Training Fund | 120 | 1,125.77 | 93.05 | 1,218.82 | 1,125.77 | 93.05 | 1,218.82 | 8% |
| Automation/Telecommunication Fund | 125 | 62.00 | 0.00 | 62.00 | 62.00 | 0.00 | 62.00 | 0% |
| Special Law Enforcement Trust Fund | 126 | 2,433.56 | 0.00 | 2,433.56 | 2,433.56 | 0.00 | 2,433.56 | 0% |
| Tree Fund | 130 | 1,815.00 | 0.00 | 1,815.00 | 1,815.00 | 0.00 | 1,815.00 | 0% |
| Water Impact Fee Fund | 140 | 337,863.17 | 938.54 | 338,801.71 | 337,863.17 | 938.54 | 338,801.71 | 0% |
| Parks & Rec Impact Fee Fund | 141 | (202,358.64) | 0.00 | (202,358.64) | (202,358.64) | 0.00 | (202,358.64) | 0% |
| Police Impact Fee Fund | 142 | 252,968.54 | 700.38 | 253,668.92 | 252,968.54 | 700.38 | 253,668.92 | 0% |
| Infrastructure Fund | 150 | 322,362.90 | 7,912.95 | 330,275.85 | 322,362.90 | 7,912.95 | 330,275.85 | 2% |
| Transportation Fund | 152 | 17,056.10 | 2,218.89 | 19,274.99 | 17,056.10 | 2,218.89 | 19,274.99 | 13% |
| Building Services Fund | 155 | 428,117.77 | 15,582.24 | 443,700.01 | 428,117.77 | 15,582.24 | 443,700.01 | 4% |
| Water Fund | 401 | 86,687.22 | (31,333.09) | 55,354.13 | 86,687.22 | (31,333.09) | 55,354.13 | -36% |
| Wastewater Fund | 402 | 43,095.87 | 7,348.64 | 50,444.51 | 43,095.87 | 7,348.64 | 50,444.51 | 17% |
| Stormwater Fund | 405 | 11,896.41 | 0.00 | 11,896.41 | 11,896.41 | 0.00 | 11,896.41 | 0% |
| Cash in Drawer | | 300.00 | 0.00 | 300.00 | 300.00 | 0.00 | 300.00 | 0% |
| *Total Amount in Money Market Account (These funds are included in the amounts above) | | 2,046,904.22 | (144,511.91) | 1,902,392.31 | 2,046,904.22 | (144,511.91) | 1,902,392.31 | -7% |

# Town of Howey-in-the-Hills
# Financial Report for Period October 2025

**GENERAL FUND EXPENDITURE BREAKDOWN BY DEPARTMENT**

| Legislative | 511000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 1,650.00 | 22,200.00 | 1,650.00 | 20,550.00 | |
| Fica | 210 | 102.30 | 1,376.00 | 102.30 | 1,273.70 | |
| Medicare | 211 | 23.93 | 322.00 | 23.93 | 298.07 | |
| Software & Annual Maintenance | 342 | 115.98 | 2,000.00 | 115.98 | 1,884.02 | |
| Travel & Per Diem | 400 | 75.00 | 4,000.00 | 75.00 | 3,925.00 | |
| Telephone & Communications | 410 | 160.50 | 2,200.00 | 160.50 | 2,039.50 | |
| Printing - General | 470 | 0.00 | 200.00 | 0.00 | 200.00 | |
| Employee Appreciation | 493 | 0.00 | 2,500.00 | 0.00 | 2,500.00 | |
| Dues, Subscriptions, Licenses | 540 | 814.00 | 1,300.00 | 814.00 | 486.00 | |
| Training/Education/Tuition | 550 | 0.00 | 2,200.00 | 0.00 | 2,200.00 | |
| Total Legislative Expenditures | | 2,941.71 | 38,298.00 | 2,941.71 | 35,356.29 | 8% |

| Executive | 512000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 14,096.97 | 126,873.00 | 14,096.97 | 112,776.03 | |
| Fica | 210 | 854.95 | 7,866.00 | 854.95 | 7,011.05 | |
| Medicare | 211 | 199.96 | 1,840.00 | 199.96 | 1,640.04 | |
| ICMA Retirement Contribution | 225 | 939.80 | 12,687.00 | 939.80 | 11,747.20 | |
| Life & Health Ins. | 230 | 1,134.75 | 27,234.00 | 1,134.75 | 26,099.25 | |
| Workers' Compensation | 240 | 724.52 | 500.00 | 724.52 | (224.52) | |
| Travel & Per Diem | 400 | 528.32 | 3,200.00 | 528.32 | 2,671.68 | |
| Dues, Subscription, Licenses | 540 | 0.00 | 2,500.00 | 0.00 | 2,500.00 | |
| Training/Education/Tuition | 550 | 0.00 | 2,200.00 | 0.00 | 2,200.00 | |
| Total Executive Expenditures | | 18,479.27 | 184,900.00 | 18,479.27 | 166,420.73 | 10% |

| Financial And Administrative | 513000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 6,901.52 | 89,720.00 | 6,901.52 | 82,818.48 | |
| Salaries | 120 | 13,133.39 | 196,854.00 | 13,133.39 | 183,720.61 | |
| Overtime Wages | 140 | 435.69 | 500.00 | 435.69 | 64.31 | |
| Fica | 210 | 1,255.81 | 17,799.00 | 1,255.81 | 16,543.19 | |
| Medicare | 211 | 293.70 | 4,163.00 | 293.70 | 3,869.30 | |
| ICMA Retirement Contribution | 225 | 1,677.46 | 26,101.00 | 1,677.46 | 24,423.54 | |
| Life & Health Ins. | 230 | 1,580.69 | 38,196.00 | 1,580.69 | 36,615.31 | |
| Workers' Compensation | 240 | 1,161.24 | 2,100.00 | 1,161.24 | 938.76 | |
| Accounting & Auditing | 320 | 0.00 | 34,000.00 | 0.00 | 34,000.00 | |
| Bank Fees | 321 | 361.92 | 3,200.00 | 361.92 | 2,838.08 | |
| Other Contractual Services | 340 | 5,151.13 | 16,000.00 | 5,151.13 | 10,848.87 | |
| Software & Annual Maintenance | 342 | 497.92 | 19,300.00 | 497.92 | 18,802.08 | |
| Codification | 347 | 1,655.00 | 5,000.00 | 1,655.00 | 3,345.00 | |
| Pre Employment Screening | 350 | 0.00 | 750.00 | 0.00 | 750.00 | |
| Travel & Per Diem | 400 | 0.00 | 2,000.00 | 0.00 | 2,000.00 | |
| Telephone & Communications | 410 | 573.79 | 10,688.00 | 573.79 | 10,114.21 | |
| Website | 415 | 0.00 | 4,863.00 | 0.00 | 4,863.00 | |
| Freight/Postage/Shipping | 420 | 162.08 | 2,000.00 | 162.08 | 1,837.92 | |
| Utility Services | 430 | 535.09 | 6,100.00 | 535.09 | 5,564.91 | |
| Rentals & Leases | 440 | 336.50 | 4,000.00 | 336.50 | 3,663.50 | |
| Insurance | 451 | 45,895.90 | 142,659.00 | 45,895.90 | 96,763.10 | |
| R & M - Computer Maint | 461 | 2,229.90 | 3,000.00 | 2,229.90 | 770.10 | |
| Printing - General | 470 | 0.00 | 600.00 | 0.00 | 600.00 | |
| Advertising | 492 | 1,046.39 | 6,000.00 | 1,046.39 | 4,953.61 | |
| Office Supplies | 510 | 54.95 | 2,000.00 | 54.95 | 1,945.05 | |
| Operating Supplies | 520 | 0.00 | 13,000.00 | 0.00 | 13,000.00 | |
| Dues, Subscriptions, Licenses | 540 | 0.00 | 962.00 | 0.00 | 962.00 | |
| Training/Education/Tuition | 550 | 0.00 | 3,300.00 | 0.00 | 3,300.00 | |
| Total Financial And Administrative Expenditures | | 84,940.07 | 654,855.00 | 84,940.07 | 569,914.93 | 13% |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| Legal Counsel | 514000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Legal Fees | 316 | 15,352.00 | 100,000.00 | 15,352.00 | 84,648.00 | |
| Legal Fees-Code Enforcement | 319 | 0.00 | 7,000.00 | 0.00 | 7,000.00 | |
| Total Legal Counsel Expenditures | | 15,352.00 | 107,000.00 | 15,352.00 | 91,648.00 | 14% |

| Comprehesive Planning | 515000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Town Engineering | 316 | 11,325.00 | 55,000.00 | 11,325.00 | 43,675.00 | |
| Town Planning | 318 | 4,660.00 | 60,000.00 | 4,660.00 | 55,340.00 | |
| Total Comprehesive Planning Expenditures | | 15,985.00 | 115,000.00 | 15,985.00 | 99,015.00 | 14% |

| Public Works | 519000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 6,965.68 | 90,554.00 | 6,965.68 | 83,588.32 | |
| Salaries | 120 | 12,168.64 | 158,192.00 | 12,168.64 | 146,023.36 | |
| Overtime Wages | 140 | 0.00 | 5,000.00 | 0.00 | 5,000.00 | |
| Fica | 210 | 1,165.93 | 15,732.00 | 1,165.93 | 14,566.07 | |
| Medicare | 211 | 272.67 | 3,679.00 | 272.67 | 3,406.33 | |
| ICMA Retirement Contribution | 225 | 348.28 | 24,875.00 | 348.28 | 24,526.72 | |
| Life & Health Ins. | 230 | 2,547.94 | 62,025.00 | 2,547.94 | 59,477.06 | |
| Workers' Compensation | 240 | 1,285.73 | 823.00 | 1,285.73 | (462.73) | |
| Other Contractual Services | 340 | 133.46 | 90,000.00 | 133.46 | 89,866.54 | |
| Travel & Per Diem | 400 | 0.00 | 500.00 | 0.00 | 500.00 | |
| Telephone & Communications | 410 | 136.10 | 2,200.00 | 136.10 | 2,063.90 | |
| Utility Services | 430 | 94.03 | 1,800.00 | 94.03 | 1,705.97 | |
| Rentals & Leases | 440 | 0.00 | 2,500.00 | 0.00 | 2,500.00 | |
| R & M - Equipment | 460 | 0.00 | 5,000.00 | 0.00 | 5,000.00 | |
| R & M - Computer Maint | 461 | 0.00 | 500.00 | 0.00 | 500.00 | |
| R & M - Building | 462 | 13.00 | 25,000.00 | 13.00 | 24,987.00 | |
| R & M - Vehicles | 463 | 0.00 | 5,500.00 | 0.00 | 5,500.00 | |
| Operating Supplies | 520 | 198.51 | 15,000.00 | 198.51 | 14,801.49 | |
| Gas & Oil | 522 | 784.32 | 12,000.00 | 784.32 | 11,215.68 | |
| Uniforms | 523 | 0.00 | 1,500.00 | 0.00 | 1,500.00 | |
| Safety Equipment | 524 | 444.93 | 1,500.00 | 444.93 | 1,055.07 | |
| Dues, Subscriptions, Licenses | 540 | 0.00 | 300.00 | 0.00 | 300.00 | |
| Training/Education/Tuition | 550 | 0.00 | 650.00 | 0.00 | 650.00 | |
| Total Public Services Expenditures | | 26,559.22 | 524,830.00 | 26,559.22 | 498,270.78 | 5% |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| Law Enforcement | 521000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 6,884.62 | 167,150.00 | 6,884.62 | 160,265.38 | |
| Salaries | 120 | 31,464.40 | 439,204.00 | 31,464.40 | 407,739.60 | |
| Police - Reserve Salaries | 130 | 530.00 | 11,700.00 | 530.00 | 11,170.00 | |
| Events Payroll | 131 | 4,236.25 | 12,000.00 | 4,236.25 | 7,763.75 | |
| Overtime Wages | 140 | 9,323.23 | 61,046.00 | 9,323.23 | 51,722.77 | |
| Police - Incentive Pay | 150 | 610.00 | 7,920.00 | 610.00 | 7,310.00 | |
| Fica | 210 | 3,194.52 | 43,339.00 | 3,194.52 | 40,144.48 | |
| Medicare | 211 | 747.11 | 10,136.00 | 747.11 | 9,388.89 | |
| Police Retirement Contribution | 220 | 13,289.44 | 98,375.00 | 13,289.44 | 85,085.56 | |
| Life & Health Ins. | 230 | 5,175.00 | 141,162.00 | 5,175.00 | 135,987.00 | |
| Workers' Compensation | 240 | 5,823.28 | 23,000.00 | 5,823.28 | 17,176.72 | |
| Other Contractual Services | 340 | 0.00 | 1,100.00 | 0.00 | 1,100.00 | |
| Software & Annual Maintenance | 342 | 8,334.84 | 13,907.00 | 8,334.84 | 5,572.16 | |
| Pre Employment Screening | 350 | 0.00 | 3,500.00 | 0.00 | 3,500.00 | |
| Travel & Per Diem | 400 | 85.59 | 4,500.00 | 85.59 | 4,414.41 | |
| Telephone & Communications | 410 | 1,046.30 | 23,000.00 | 1,046.30 | 21,953.70 | |
| Freight/Postage/Shipping | 420 | 15.76 | 300.00 | 15.76 | 284.24 | |
| Utility Services | 430 | 413.05 | 6,000.00 | 413.05 | 5,586.95 | |
| Rentals & Leases | 440 | 29,044.91 | 46,925.00 | 29,044.91 | 17,880.09 | |
| Insurance | 451 | 3,224.05 | 7,745.00 | 3,224.05 | 4,520.95 | |
| R & M - Equipment | 460 | 0.00 | 5,000.00 | 0.00 | 5,000.00 | |
| R & M - Computer Maint | 461 | 0.00 | 1,500.00 | 0.00 | 1,500.00 | |
| R & M - Building | 462 | 0.00 | 2,500.00 | 0.00 | 2,500.00 | |
| R & M - Vehicles | 463 | 3,461.06 | 30,000.00 | 3,461.06 | 26,538.94 | |
| Office Supplies | 510 | 179.04 | 2,500.00 | 179.04 | 2,320.96 | |
| Operating Supplies | 520 | 163.81 | 25,000.00 | 163.81 | 24,836.19 | |
| Gas & Oil | 522 | 2,787.11 | 32,000.00 | 2,787.11 | 29,212.89 | |
| Uniforms | 523 | 31.00 | 5,000.00 | 31.00 | 4,969.00 | |
| Weapons | 525 | 0.00 | 5,000.00 | 0.00 | 5,000.00 | |
| Dues, Subscriptions, Licenses | 540 | 210.00 | 1,500.00 | 210.00 | 1,290.00 | |
| Training/Education/Tuition | 550 | 550.00 | 7,000.00 | 550.00 | 6,450.00 | |
| Cap Outlay - Equipment | 640 | 0.00 | 55,000.00 | 0.00 | 55,000.00 | |
| Total Police Expenditures | | 130,824.37 | 1,294,009.00 | 130,824.37 | 1,163,184.63 | 10% |

| Other Public Safety-Code Enforcement | 529000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Salaries | 120 | 3,806.88 | 49,489.00 | 3,806.88 | 45,682.12 | |
| Overtime Wages | 140 | 0.00 | 1,800.00 | 0.00 | 1,800.00 | |
| Fica | 210 | 229.30 | 3,180.00 | 229.30 | 2,950.70 | |
| Medicare | 211 | 53.62 | 743.00 | 53.62 | 689.38 | |
| ICMA Retirement Contribution | 225 | 380.68 | 5,129.00 | 380.68 | 4,748.32 | |
| Life & Health Ins. | 230 | 437.25 | 10,494.00 | 437.25 | 10,056.75 | |
| Workers' Compensation | 240 | 304.68 | 795.00 | 304.68 | 490.32 | |
| Software & Annual Maintenance | 342 | 57.99 | 2,500.00 | 57.99 | 2,442.01 | |
| Travel & Per Diem | 400 | 0.00 | 1,000.00 | 0.00 | 1,000.00 | |
| Telephone & Communications | 410 | 18.50 | 1,500.00 | 18.50 | 1,481.50 | |
| Freight/Postage/Shipping | 420 | 0.00 | 400.00 | 0.00 | 400.00 | |
| Insurance | 451 | 179.79 | 600.00 | 179.79 | 420.21 | |
| R & M - Vehicles | 463 | 19.48 | 2,000.00 | 19.48 | 1,980.52 | |
| Printing - General | 470 | 0.00 | 150.00 | 0.00 | 150.00 | |
| Operating Supplies | 520 | 0.00 | 150.00 | 0.00 | 150.00 | |
| Gas & Oil | 522 | 117.43 | 1,000.00 | 117.43 | 882.57 | |
| Uniforms | 523 | 0.00 | 180.00 | 0.00 | 180.00 | |
| Dues, Subscriptions, Licenses | 540 | 105.00 | 160.00 | 105.00 | 55.00 | |
| Training/Education/Tuition | 550 | 0.00 | 750.00 | 0.00 | 750.00 | |
| Total Other Public Safety-Code Enforcement Expenditures | | 5,710.60 | 82,020.00 | 5,710.60 | 76,309.40 | 7% |

| Garbage/Solid Waste Control Services | 534000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 27,961.77 | 353,782.00 | 27,961.77 | 325,820.23 | |
| Total Garbage/Solid Waste Control Services Expenditures | | 27,961.77 | 353,782.00 | 27,961.77 | 325,820.23 | 8% |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| Other Physical Environment (Cemetery) | 539000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Software & Annual Maintenance | 342 | 18.00 | 1,100.00 | 18.00 | 1,082.00 | |
| Utility Services | 430 | 66.21 | 1,500.00 | 66.21 | 1,433.79 | |
| Total Other Physical Environment (Cemetery) Expenditures | | 84.21 | 2,600.00 | 84.21 | 2,515.79 | 3% |

| Library | 571000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Executive Salaries | 110 | 4,436.94 | 57,680.00 | 4,436.94 | 53,243.06 | |
| Salaries | 120 | 2,504.70 | 32,663.00 | 2,504.70 | 30,158.30 | |
| Overtime Wages | 140 | 70.66 | 2,000.00 | 70.66 | 1,929.34 | |
| Fica | 210 | 428.77 | 5,725.00 | 428.77 | 5,296.23 | |
| Medicare | 211 | 100.28 | 1,338.00 | 100.28 | 1,237.72 | |
| ICMA Retirement Contribution | 225 | 479.37 | 9,234.00 | 479.37 | 8,754.63 | |
| Life & Health Ins. | 230 | 874.50 | 20,988.00 | 874.50 | 20,113.50 | |
| Workers' Compensation | 240 | 547.61 | 1,427.00 | 547.61 | 879.39 | |
| Other Contractual Services | 340 | 667.33 | 208,247.00 | 667.33 | 207,579.67 | |
| Software & Annual Maintenance | 342 | 115.98 | 1,392.00 | 115.98 | 1,276.02 | |
| Pre Employment Screening | 350 | 0.00 | 150.00 | 0.00 | 150.00 | |
| Travel & Per Diem | 400 | 0.00 | 2,650.00 | 0.00 | 2,650.00 | |
| Telephone & Communications | 410 | 89.31 | 15,156.00 | 89.31 | 15,066.69 | |
| Freight/Postage/Shipping | 420 | 0.00 | 100.00 | 0.00 | 100.00 | |
| Utility Services | 430 | 548.01 | 11,000.00 | 548.01 | 10,451.99 | |
| Promotional Activities | 480 | 0.00 | 1,000.00 | 0.00 | 1,000.00 | |
| Employee Appreciation | 493 | 0.00 | 750.00 | 0.00 | 750.00 | |
| Office Supplies | 510 | 0.00 | 750.00 | 0.00 | 750.00 | |
| Operating Supplies | 520 | 272.10 | 6,000.00 | 272.10 | 5,727.90 | |
| Dues, Subscriptions, Licenses | 540 | 0.00 | 350.00 | 0.00 | 350.00 | |
| Training/Education/Tuition | 550 | 0.00 | 1,500.00 | 0.00 | 1,500.00 | |
| Cap Outlay - Books & Publications LIBRARY ONLY | 660 | 19.20 | 10,000.00 | 19.20 | 9,980.80 | |
| Cap Outlay - Books/Publ - EBooks (LIBRARY ONLY) | 662 | 0.00 | 400.00 | 0.00 | 400.00 | |
| Total Library Expenditures | | 11,154.76 | 390,500.00 | 11,154.76 | 379,345.24 | 3% |

| Parks And Recreation | 572000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 0.00 | 32,000.00 | 0.00 | 32,000.00 | |
| Utility Services | 430 | 280.75 | 3,500.00 | 280.75 | 3,219.25 | |
| R & M - Recreation Equip | 468 | 0.00 | 1,000.00 | 0.00 | 1,000.00 | |
| Operating Supplies | 520 | 0.00 | 5,000.00 | 0.00 | 5,000.00 | |
| Total Parks & Recreation Expenditures | | 280.75 | 41,500.00 | 280.75 | 41,219.25 | 1% |

| Historical Preservation | 573000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Operating Supplies | 520 | 0.00 | 20,000.00 | 0.00 | 20,000.00 | |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 4,443.00 | 0.00 | 4,443.00 | |
| Total Historical Preservation Expenditures | | 0.00 | 24,443.00 | 0.00 | 24,443.00 | 0% |

| Special Events | 574000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 2,513.89 | 9,500.00 | 2,513.89 | 6,986.11 | |
| Special Events | 343 | 200.00 | 30,015.00 | 200.00 | 29,815.00 | |
| Total Special Events Expenditures | | 2,713.89 | 39,515.00 | 2,713.89 | 36,801.11 | 7% |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| POLICE ADVANCED TRAINING FUND | 120 | | | | | |
|---|---|---|---|---|---|---|
| Police Advanced Training Fund Revenues | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Local Law Enforcement Education | 351130 | 93.05 | 1,500.00 | 93.05 | (1,406.95) | |
| Total Police Advanced Training Fund Revenues | | 93.05 | 1,500.00 | 93.05 | (1,406.95) | 6% |
| | | | | | | |
| Police Advanced Training Fund Expenditures | 521000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Travel & Per Diem | 400 | 0.00 | 750.00 | 0.00 | 750.00 | |
| Training/Education/Tuition | 550 | 0.00 | 750.00 | 0.00 | 750.00 | |
| Total Police Advanced Training Fund Expenditures | | 0.00 | 1,500.00 | 0.00 | 1,500.00 | 0% |
| | | | | | | |
| TREE FUND | 130 | | | | | |
| Tree Fund Revenues | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Code Enforcement Tree Fine | 354300 | 0.00 | 1,000.00 | 0.00 | (1,000.00) | |
| Total Tree Fund Revenues | | 0.00 | 1,000.00 | 0.00 | (1,000.00) | 0% |
| | | | | | | |
| Tree Fund Expenditures | 572000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 1,000.00 | 0.00 | 1,000.00 | |
| Total Tree Fund Expenditures | | 0.00 | 1,000.00 | 0.00 | 1,000.00 | 0% |
| | | | | | | |
| WATER IMPACT FEE FUND | 140 | | | | | |
| Water Impact Fee Fund Revenues | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Water Impact Fees | 322306 | 0.00 | 1.00 | 0.00 | (1.00) | |
| Interest Earnings | 361100 | 938.54 | 0.00 | 938.54 | 938.54 | |
| Total Water Impact Fee Fund Revenues | | 938.54 | 1.00 | 938.54 | 937.54 | 93854% |
| | | | | | | |
| Water Impact Fee Fund Expenditures | 533000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 1.00 | 0.00 | 1.00 | |
| Total Water Impact Fee Fund Expenditures | | 0.00 | 1.00 | 0.00 | 1.00 | 0% |
| | | | | | | |
| PARKS & REC IMPACT FEE FUND | 141 | | | | | |
| Parks & Rec Impact Fee Fund Revenues | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Parks & Rec Impact Fees | 322303 | 0.00 | 1.00 | 0.00 | (1.00) | |
| Total Parks & Rec Impact Fee Fund Revenues | | 0.00 | 1.00 | 0.00 | (1.00) | 0% |
| | | | | | | |
| Parks & Rec Impact Fee Fund Expenditures | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 1.00 | 0.00 | 1.00 | |
| Total Parks & Rec Impact Fee Fund Expenditures | | 0.00 | 1.00 | 0.00 | 1.00 | 0% |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| POLICE IMPACT FEE FUND | 142 | | | | | |
|---|---|---|---|---|---|---|
| Police Impact Fee Fund Revenues | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Interest Earnings | 361100 | 700.38 | 4,368.00 | 700.38 | (3,667.62) | |
| Total Police Impact Fee Fund Revenues | | 700.38 | 4,368.00 | 700.38 | (3,667.62) | 16% |
| | | | | | | |
| Police Impact Fee Fund Expenditures | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 4,368.00 | 0.00 | 4,368.00 | |
| Total Police Impact Fee Fund Expenditures | | 0.00 | 4,368.00 | 0.00 | 4,368.00 | 0% |
| | | | | | | |
| INFRASTRUCTURE FUND | 150 | | | | | |
| Infrastructure Fund Revenues | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Discretionary Sales Surtax - Infrastructure Surtax | 312630 | 13,762.11 | 218,473.00 | 13,762.11 | (204,710.89) | |
| Interest Earnings | 361100 | 827.94 | 0.00 | 827.94 | 827.94 | |
| Use of Fund Balance | 389900 | 0.00 | 40,727.00 | 0.00 | (40,727.00) | |
| Infrastructure Fund Revenues Total | | 14,590.05 | 259,200.00 | 14,590.05 | (244,609.95) | 6% |
| | | | | | | |
| Infrastructure Fund Expenditures | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Cap Outlay - Improvements | 630 | 23,823.35 | 259,200.00 | 23,823.35 | 235,376.65 | |
| Total Infrastructure Fund Expenditures | | 23,823.35 | 259,200.00 | 23,823.35 | 235,376.65 | 9% |
| | | | | | | |
| TRANSPORTATION FUND | 152 | | | | | |
| Transportation Fund Revenues | | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| County Ninth-Cent Gas Tax | 312300 | 900.00 | 11,000.00 | 900.00 | (10,100) | |
| L.F.T. - First (1 to 6 Cents) | 312410 | 3,771.99 | 46,000.00 | 3,771.99 | (42,228) | |
| State Revenue Sharing Proceeds | 335125 | 984.94 | 12,175.00 | 984.94 | (11,190) | |
| State Reimbursement, Street Lighting | 344990 | 0.00 | 7,290.00 | 0.00 | (7,290) | |
| Transporation Fund Revenue Total | | 5,656.93 | 76,465.00 | 5,656.93 | (70,808.07) | 7% |
| | | | | | | |
| Transportation Fund Expenditures | 541000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
| Other Contractual Services | 340 | 0.00 | 39,865.00 | 0.00 | 39,865.00 | |
| Street Lighting | 431 | 2,537.92 | 28,100.00 | 2,537.92 | 25,562.08 | |
| Operating Supplies | 520 | 0.00 | 5,000.00 | 0.00 | 5,000.00 | |
| Safety Equipment | 524 | 0.00 | 1,000.00 | 0.00 | 1,000.00 | |
| Road Materials & Supplies | 530 | 0.00 | 2,500.00 | 0.00 | 2,500.00 | |
| Total Transportation Expenditures | | 2,537.92 | 76,465.00 | 2,537.92 | 73,927.08 | |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| BUILDING SERVICES FUND | 155 | | | | | |
|---|---|---|---|---|---|---|
| **Building Services Fund Revenues** | **524000** | **Actual** | **Annual Budget** | **YTD Actual** | **YTD Remaining** | |
| Zoning Permit Application Fees | 322100 | 0.00 | 5,000.00 | 0.00 | (5,000.00) | |
| Plan Review (Bldg Inspector - 100%) | 322101 | 0.00 | 5,000.00 | 0.00 | (5,000.00) | |
| Admin Fee (Town - 100%) | 322102 | 0.00 | 4,500.00 | 0.00 | (4,500.00) | |
| Inspection Fees Collected Due Contractor | 322304 | 30,819.61 | 60,000.00 | 30,819.61 | (29,180.39) | |
| Permits Town % | 322305 | 150.00 | 30,000.00 | 150.00 | (29,850.00) | |
| Fees Income - DCA/DBPR | 322307 | 657.68 | 2,000.00 | 657.68 | (1,342.32) | |
| Interest Earnings | 361100 | 1,080.03 | 9,828.00 | 1,080.03 | (8,747.97) | |
| Use Of Fund Balance | 389900 | 0.00 | 39,685.00 | 0.00 | (39,685.00) | |
| **Building Services Fund Revenues Total** | | **32,707.32** | **156,013.00** | **32,707.32** | **(83,620.68)** | **21%** |

| **Building Services Fund Expenditures** | **524000** | **Actual** | **Annual Budget** | **YTD Actual** | **YTD Remaining** | |
|---|---|---|---|---|---|---|
| Other Contractual Services | 340 | 0.00 | 623.00 | 0.00 | 623.00 | |
| Contractor - (Bldg Inspector - Progressive) | 341 | 19,333.83 | 60,000.00 | 19,333.83 | 40,666.17 | |
| Software & Annual Maintenance | 342 | 57.99 | 1,100.00 | 57.99 | 1,042.01 | |
| Telephone & Communications | 410 | 28.00 | 350.00 | 28.00 | 322.00 | |
| DBPR/DCA Impact Fees | 495 | 0.00 | 2,000.00 | 0.00 | 2,000.00 | |
| Office Supplies | 510 | 0.00 | 500.00 | 0.00 | 500.00 | |
| Operating Supplies | 520 | 0.00 | 1,000.00 | 0.00 | 1,000.00 | |
| Transfer Out | 915 | 6,876.70 | 90,440.00 | 6,876.70 | 83,563.30 | |
| **Building Services Fund Expenditures Total** | | **26,296.52** | **156,013.00** | **26,296.52** | **129,716.48** | **17%** |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| WATER FUND | 401 | | | | | |
|---|---|---|---|---|---|---|
| **Water Fund Revenues** | **533000** | **Actual** | **Annual Budget** | **YTD Actual** | **YTD Remaining** | |
| State Grant - Water Supply System | 334310 | 0.00 | 5,735,875.00 | 0.00 | (5,735,875.00) | |
| Water Sales | 343310 | 69,072.77 | 902,421.00 | 69,072.77 | (833,348.23) | |
| FEES- NEW CON | 343350 | 0.00 | 1,000.00 | 0.00 | (1,000.00) | |
| Water Sys Improvement Fee | 343410 | 10,472.03 | 126,240.00 | 10,472.03 | (115,767.97) | |
| Penalty Charges | 343600 | 2,188.53 | 20,000.00 | 2,188.53 | (17,811.47) | |
| Miscellaneous Revenue | 369900 | 1,290.00 | 15,000.00 | 1,290.00 | (13,710.00) | |
| Due From Other Funds | 381131 | 485.02 | 5,661.00 | 485.02 | (5,175.98) | |
| Water Fund Revenues Total | | 83,508.35 | 6,806,197.00 | 83,023.33 | (6,717,512.67) | 1% |

| Water Fund Expenditures | 533000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Salaries | 120 | 11,016.92 | 143,220.00 | 11,016.92 | 132,203.08 | |
| Overtime Wages | 140 | 2,500.17 | 27,000.00 | 2,500.17 | 24,499.83 | |
| Fica | 210 | 812.79 | 10,312.00 | 812.79 | 9,499.21 | |
| Medicare | 211 | 190.09 | 2,412.00 | 190.09 | 2,221.91 | |
| ICMA Retirement Contribution | 225 | 682.29 | 11,361.00 | 682.29 | 10,678.71 | |
| Life & Health Ins. | 230 | 1,998.44 | 47,962.00 | 1,998.44 | 45,963.56 | |
| Workers' Compensation | 240 | 1,894.95 | 9,455.00 | 1,894.95 | 7,560.05 | |
| Legal Fees | 310 | 7,068.00 | 15,000.00 | 7,068.00 | 7,932.00 | |
| Town Engineering | 316 | 400.00 | 10,000.00 | 400.00 | 9,600.00 | |
| Other Contractual Services | 340 | 26,370.71 | 70,000.00 | 26,370.71 | 43,629.29 | |
| Software & Annual Maintenance | 342 | 231.96 | 12,000.00 | 231.96 | 11,768.04 | |
| Travel & Per Diem | 400 | 0.00 | 500.00 | 0.00 | 500.00 | |
| Telephone & Communications | 410 | 204.29 | 5,500.00 | 204.29 | 5,295.71 | |
| Freight/Postage/Shipping | 420 | 0.00 | 200.00 | 0.00 | 200.00 | |
| Utility Services | 430 | 5,482.42 | 50,000.00 | 5,482.42 | 44,517.58 | |
| Rentals & Leases | 440 | 72.07 | 1,500.00 | 72.07 | 1,427.93 | |
| R & M - Equipment | 460 | 0.00 | 178,000.00 | 0.00 | 178,000.00 | |
| R & M - Computer Maint | 461 | 0.00 | 500.00 | 0.00 | 500.00 | |
| R & M - Building | 462 | 0.00 | 5,000.00 | 0.00 | 5,000.00 | |
| R & M - Vehicles | 463 | 0.00 | 6,000.00 | 0.00 | 6,000.00 | |
| Printing - General | 470 | 0.00 | 100.00 | 0.00 | 100.00 | |
| Miscellaneous Expenses | 490 | 0.00 | 6,700.00 | 0.00 | 6,700.00 | |
| Office Supplies | 510 | 0.00 | 500.00 | 0.00 | 500.00 | |
| Operating Supplies | 520 | 5,822.18 | 56,000.00 | 5,822.18 | 50,177.82 | |
| Uniforms | 523 | 0.00 | 300.00 | 0.00 | 300.00 | |
| Safety Equipment | 524 | 0.00 | 500.00 | 0.00 | 500.00 | |
| Dues, Subscriptions, Licenses | 540 | 2,000.00 | 5,800.00 | 2,000.00 | 3,800.00 | |
| Training/Education/Tuition | 550 | 0.00 | 600.00 | 0.00 | 600.00 | |
| Cap Outlay - Wetland Monitoring | 613 | 0.00 | 8,050.00 | 0.00 | 8,050.00 | |
| Cap Outlay - Water Expansion/System Impr. | 633 | 0.00 | 5,735,875.00 | 0.00 | 5,735,875.00 | |
| Cap Outlay - Vehicle | 650 | 0.00 | 5,500.00 | 0.00 | 5,500.00 | |
| Debt Principal/loan | 710 | 0.00 | 120,085.00 | 0.00 | 120,085.00 | |
| Debt Interest/loan | 720 | 0.00 | 24,545.00 | 0.00 | 24,545.00 | |
| Transfer Out | 915 | 11,780.17 | 157,291.00 | 11,780.17 | 145,510.83 | |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 78,429.00 | 0.00 | 78,429.00 | |
| Water Fund Expenditures Total | | 78,527.45 | 6,806,197.00 | 78,527.45 | 6,727,669.55 | 1% |

# Town of Howey-in-the-Hills
## Financial Report for Period October 2025

| WASTEWATER FUND | 402 | | | | | |
|---|---|---|---|---|---|---|
| **Wastewater Fund Revenues** | **535000** | **Actual** | **Annual Budget** | **YTD Actual** | **YTD Remaining** | |
| State Grant - Sewer | 334351 | 0.00 | 254,501.00 | 0.00 | (254,501.00) | |
| Waste Water, CDD | 343515 | 14,515.22 | 173,000.00 | 14,515.22 | (158,484.78) | |
| Waste Water, Town | 343525 | 11,143.60 | 146,623.00 | 11,143.60 | (135,479.40) | |
| Total Wastewater Fund Revenues | | 25,658.82 | 574,124.00 | 25,658.82 | (548,465.18) | 4% |

| Wastewater Fund Expenditures | 535000 | Actual | Annual Budget | YTD Actual | YTD Remaining | |
|---|---|---|---|---|---|---|
| Utility Services | 430 | 29,771.56 | 173,000.00 | 29,771.56 | 143,228.44 | |
| R & M - Equipment | 460 | 0.00 | 340,653.00 | 0.00 | 340,653.00 | |
| Cap Outlay - Vehicle | 650 | 0.00 | 5,500.00 | 0.00 | 5,500.00 | |
| Transfer Out | 915 | 3,776.62 | 49,462.00 | 3,776.62 | 45,685.38 | |
| Other Non Operating Uses Proprietary Funds | 950 | 0.00 | 5,509.00 | 0.00 | 5,509.00 | |
| Wastewater Fund Expenditures Total | | 33,548.18 | 574,124.00 | 33,548.18 | 540,575.82 | 6% |