

MASS GRADING PLANS FOR HILLSIDE GROVES AT HOWEY IN THE HILLS PUD

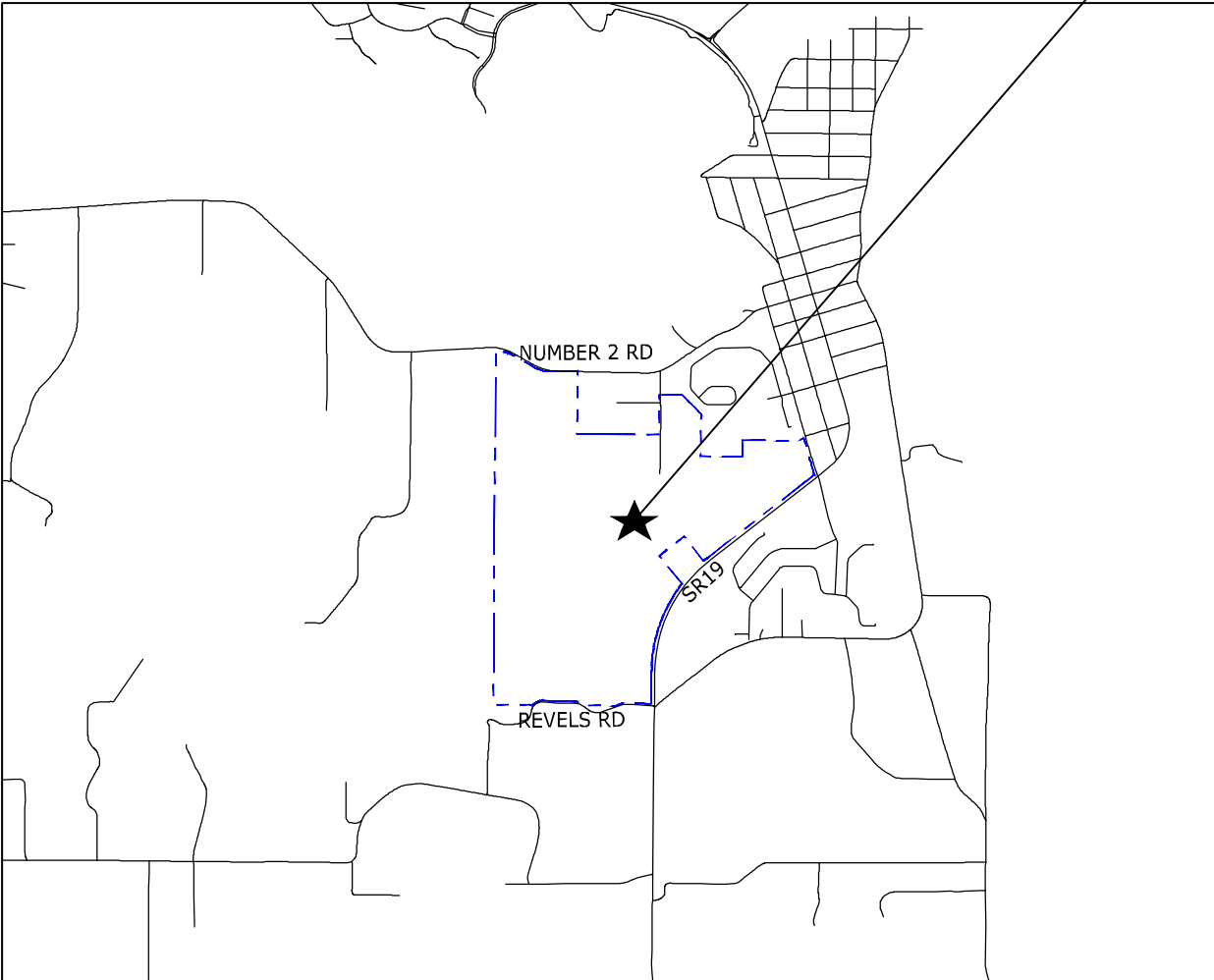
PUD #

PARCEL #: 26-20-25-0100-000-00002, 35-20-25-0003-000-00501,
35-20-25-0002-000-00500, 26-20-25-0100-000-00004, 26-20-25-0100-000-00005,
26-20-25-0100-000-00004, 26-20-25-0100-000-00500, 26-20-25-0100-000-00003 &

26-20-25-0400-D14-00000
HOWEY-IN-THE-HILLS
LAKE COUNTY, FL

PREPARED FOR
LENNAR - ORLANDO
6750 FORUM DRIVE, SUITE 310
ORLANDO, FL 32821

PROJECT LOCATION



LOCATION MAP
1" = 3000'

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture

10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FLORIDA 32246
(904) 265-3030 FAX: (904) 265-3031

1560 NORTH ORANGE AVE., SUITE 210
WINTER PARK, FLORIDA 32789
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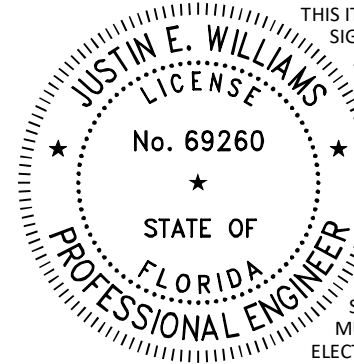
FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311
www.cwieng.com

LEGAL DESCRIPTION:

The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, Lake County, Florida;
AND
The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, Lake County, Florida;
AND
A triangular tract of land described as:
Beginning at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, in Section 35, Township 20 South, Range 25 East, Lake County, Florida; run thence West approximately 330 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; thence run North approximately 330 feet to the Northeast corner of the Two and One-Half Acre Tract last described; thence Southeast to the Point of Beginning;
AND
The Southwest 1/4 of the Northeast 1/4, Less that part lying within Taylor Memorial Cemetery hereinafter particularly described:
The Northwest 1/4 of the Southeast 1/4, lying North and West of State Road 19, now paved. Less and Except such portion of Taylor Memorial Cemetery included therein, which cemetery is more particularly described as follows:
Beginning at the East 1/2 mile corner of Section 35, Township 20 South, Range 25 East, Lake County, Florida; run West 1490 feet to an iron pipe on the North right-of-way line of said State Road now paved; thence Southwesterly along said right-of-way line 445.5 feet to a cement marker and the Point of Beginning of Cemetery property; run thence Southwesterly with the North right-of-way line of said road 505.4 feet; thence North 36°27' West, 57.8 feet; thence North 51°33' East, 500 feet; thence South 38°27' East, 500 feet to the Point of Beginning;
AND
The Southeast 1/4 of the Northeast 1/4, lying North and West of State Road 19, now paved, Less and Except such part thereof as is contained in the plot of Palm Gardens as recorded in the Public Records of Lake County, Florida on February 26, 1951, in Plot Book 12, Page 11;
AND
The West 1/2, Less and Except the North 3/4 of the Northeast 1/4 of the Northwest 1/4, in Section 35, Township 20 South, Range 25 East, Lake County, Florida;
AND
That part of the South 1/4 of the Southwest 1/4 of the Southwest 1/4, lying South of County Clay Road, in Section 26, Township 20 South, Range 25 East, Lake County, Florida. Subject to the rights-of-way for all existing state, county and town road, streets and highways;
AND
A tract of land located in the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, Lake County, Florida, and generally described as lying South of the residence of Don White and West of the Westerly boundary line of Palm Gardens subdivision;
AND
All of Block D-14, according to the plot of Palm Gardens, filed February 26, 1951, and recorded in Plot Book 12, Page 11, of the Public Records of Lake County, Florida.
All of the above Lake County property being more particularly described as follows:
That part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, in the town of Howey in the Hills, Florida, bounded and described as follows:
Begin at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run East along the North line thereof to the Northeast corner of the said Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South along the West line of the said Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run Southwesterly along a straight line to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South along East line thereof, to the Southeast corner of the said Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4; thence run West along the South line thereof to the Southwest corner of the said Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4; thence run North along the West line of the said Southwest 1/4 of the Northeast 1/4 to the Point of Beginning; Less all rights-of-way for streets in Howey in the Hills, Florida.
All of Block D-14 in Palm Gardens, a subdivision in the town of Howey in the Hills, Florida, according to the plot thereof recorded in Plot Book 12, Page 11 of the Public Records of Lake County, Florida.
The South 3/4 of the West 1/2; the Northwest 1/4 of the Northeast 1/4, Less the right-of-way of a County Clay Road; and the South 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 20 South, Range 25 East, Lake County, Florida, in the town of Howey in the Hills, Florida.
That part of the Southwest 1/4 of the Northeast 1/4 and that part of the Northwest 1/4 of the Southwest 1/4 lying North and West of the Westerly line of the right-of-way of State Road No. 19, in Section 35, Township 20 South, Range 25 East, Lake County, Florida, in the town of Howey in the Hills, Florida; Less and Except therefrom that part thereof lying within Taylor Memorial Cemetery, according to the plot thereof recorded in Plot Book 12, Page 5, of the Public Records of Lake County, Florida, and also Less all rights-of-way for streets in Howey in the Hills, Florida.
That part of the East 1/2 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, in the town of Howey in the Hills, Florida, bounded and described as follows:
Begin at the Northwest corner of Lot 1, in Block D-14, in Palm Gardens, according to the plot thereof recorded in Plot Book 12, Page 11, of the Public Records of Lake County, Florida; thence run West to the West line of the Northeast 1/4 of the Northeast 1/4 of the said Section 35; thence run South along the West line of the East 1/2 of the Northeast 1/4 of the said Section 35 to a point on the Northwesterly line of the right-of-way of State Road No. 19; thence run Northwesterly along the Northwesterly line of the said Block D-14, of the said Palm Gardens subdivision; thence run Northwesterly along the Westerly line of the said Block D-14, to the Point of Beginning; Less all rights-of-way for streets in Howey in the Hills, Florida.
That part of the South 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 20 South, Range 25 East, Lake County, Florida, lying South of the Southerly line of the right-of-way of the County Road.
LESS the following described parcel:

Commence at the East 1/4 corner of Section 35, Township 20 South, Range 25 East, Lake County, Florida; thence run North 89°21'35" West along the South line of the Northeast 1/4 of said Section 35, 1487.79 feet to a point on the Northwesterly right-of-way line of State Road No. 19; thence run South 52°07'27" West along said Northwesterly right-of-way line having a central angle of 143°5'56", a radius of 2341.83 feet, an arc length of 596.69 feet, a chord bearing of South 44°49'31" West and a chord distance of 595.08 feet to the Point of Beginning; thence continue along said Northwesterly right-of-way line being a curve concave Southwesterly; thence run Southwesterly along said curve having a central angle of 233°29'27", a radius of 2341.83 feet, an arc length of 838.04 feet, a chord bearing of South 28°02'16" West and a chord distance of 932.76 feet; thence run North 75°26'58" West, 402.66 feet; thence run South 68°12'24" West, 668.73 feet; thence run North 33°42'00" West, 250.16 feet; thence run North 12°38'17" East, 257.60 feet; thence run North 77°21'43" West, 125.00 feet; thence run North 12°58'17" East, 13.01 feet to the point of curvature of a curve concave Easterly; thence run Northwesterly along the arc of said curve having a central angle of 39°28'41", a radius of 75.00 feet, an arc length of 51.68 feet, a chord bearing of North 32°22'37" East and a chord distance of 50.66 feet to the point of tangency; thence run North 52°06'58" East, 476.63 feet; thence run North 54°17'17" East, 150.16 feet; thence run North 52°06'58" East, 206.75 feet to the point of curvature of a curve concave Southerly; thence run Easterly along the arc of said curve having a central angle of 62°53'19", a radius of 24.99 feet, an arc length of 27.43 feet, a chord bearing of North 83°33'05" East and a chord distance of 26.08 feet to the point of reverse curvature of a curve concave Northwesterly; thence run Northwesterly along the arc of said curve having a central angle of 125°43'33", a radius of 99.99 feet, an arc length of 219.47 feet, a chord bearing of North 52°06'58" East and a chord distance of 178.00 feet to the point of reverse curvature of a curve concave Southerly; thence run Northwesterly along the arc of said curve having a central angle of 62°53'19", a radius of 24.99 feet, an arc length of 27.43 feet, a chord bearing of North 20°40'51" East and a chord distance of 26.08 feet to the point of tangency; thence run North 52°06'58" East, 560.88 feet to a point on the Northwesterly extension of the Southwesterly line of Taylor Memorial Cemetery; thence run South 37°58'58" East along said Northwesterly extension line, 613.80 feet to the Point of Beginning.
ALSO LESS the following described parcel:

Commence at the East 1/4 corner of Section 35, Township 20 South, Range 25 East, Lake County, Florida; thence run North 89°21'35" West along the South line of the Northeast 1/4 of said Section 35, 1487.79 feet to a point on the Northwesterly right-of-way line of State Road No. 19; thence run North 52°07'27" West along said Northwesterly right-of-way line, 66.25 feet to the Point of Beginning; thence continue South 52°07'27" West along said Northwesterly right-of-way line, 392.98 feet to the point of curvature of a curve concave Southwesterly; thence run Southwesterly along the arc of said curve having a central angle of 02°12'24", a radius of 2341.83 feet, an arc length of 90.19 feet, a chord bearing of South 51°01'55" West and a chord distance of 90.19 feet to the most Easterly corner of Taylor Memorial Cemetery; thence run North 38°00'31" West, along the Northwesterly line of said Taylor Memorial Cemetery, 547.00 feet; thence run North 52°06'58" East, 484.34 feet to the point of curvature of a curve concave Southerly; thence run Southwesterly along the arc of said curve having a central angle of 80°00'00", a radius of 10.00 feet, an arc length of 15.71 feet, a chord bearing of South 82°53'02" East and a chord distance of 14.14 feet to the point of tangency; thence run South 37°53'02" East, 525.33 feet to the point of curvature of a curve concave Northwesterly; thence run Southwesterly along the arc of said curve having a central angle of 80°00'00", a radius of 10.00 feet, an arc length of 15.71 feet, a chord bearing of South 07°07'12" East and a chord distance of 14.14 feet to the Point of Beginning.
AND, ALSO LESS the following described parcel:
Commence at the East 1/4 corner of Section 35, Township 20 South, Range 25 East, Lake County, Florida; thence run North 89°21'35" West along the South line of the Northeast 1/4 of said Section 35, 1487.79 feet to a point on the Northwesterly right-of-way line of State Road No. 19; thence run North 52°07'27" East along said Northwesterly right-of-way line, 673.75 feet to the Point of Beginning; thence run North 37°53'02" West, 1008.88 feet; thence run North 00°35'58" East, 116.78 feet to a point on the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence run South 89°21'35" East along said North line, 270.08 feet to a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence run North 00°35'58" East along said West line, 256.12 feet to a point on the South line of the residence of Don White; thence run South 89°24'13" East along said South line, 418.17 feet; thence run South 00°35'47" West, 706.10 feet; thence run South 37°52'33" East, 317.47 feet to a point on said Northwesterly right-of-way line of State Road No. 19; thence run South 52°07'27" West along said Northwesterly right-of-way line, 329.54 feet to the Point of Beginning.
ALSO, LESS AND EXCEPT the following described parcel:
That parcel described as the Taylor Memorial Cemetery in that Quitclaim Deed recorded in Official Records Book 1147, Page 1398, of the Public Records of Lake County, Florida.
Parcel 2 (Easement Estate):
Together with those appurtenant easements as set forth and granted by Eagles Landing at Ocoee, Inc., a Florida corporation, to Howey in the Hills, a Florida limited partnership, in that Development Agreement and Grant of Easements, recorded November 10, 2005 in Official Records Book 3003, Page 1377, of the Public Records of Lake County, Florida.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JUSTIN E. WILLIAMS
Justin E
Williams
ON THE DATE ADJACENT
TO THE SEAL PRINTED
COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.
Digitally signed by Justin E. Williams
DN: cn=Justin E. Williams, ou=FL, email=J.WILLIAMS@CWICORP.COM, serial=4140260003112062775000165005, c=US
Date: 2022.09.29 09:30:50 -0400

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SHEET NUMBERS:

IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

INDEX OF SHEETS	
SHEET	TITLE
C100	COVER
C101	GENERAL NOTES
C150	EXISTING CONDITIONS PLAN
C160	CLEARING, SEDIMENT & EROSION CONTROL PLAN
C400	MASTER SITE PLAN
C500-C504	MASS GRADING PLAN
C505	STRUCTURE TABLES
C510	CONTROL STRUCTURE DETAILS
C900	TOWN OF HOWEY-IN-THE-HILLS DETAILS
C950	SWPPP

DEVELOPER
LENNAR - ORLANDO
6750 FORUM DRIVE, SUITE 310
ORLANDO, FL 32821

CIVIL ENGINEER
CONNELLY & WICKER INC
1560 NORTH ORANGE AVENUE, SUITE 210
WINTER PARK, FL 32789
(904) 265-3030
CONTACT: JUSTIN WILLIAMS, P.E.

PLANNER
William (Bill) A. Ray, AICP
Ray and Associates
Planning and Environmental Services
2712 SE 29th Street,
Ocala, FL 34471
Office & Cell: 352-425-8881

OWNER
EASTON & ASSOCIATES
10165 NW 19TH ST
MIAMI, FL 33172

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(407) 261-3100 FAX: (407) 261-3099 www.cwieng.com
FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

RAH	By
8/24/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS
No.	Date
Revision	

COVER

MASS GRADING PLANS
FOR HILLSIDE GROVES
HOWEY IN THE HILLS
LENNAR - ORLANDO
ORLANDO, FL

SEP 23, 2022
JUSTIN WILLIAMS, P.E.
FL P.E. #69260
Reg. Engineer

Project No.:
21-04-0008
Designed:
RRB
Checked:
RRB
Date:
APRIL 2021
Scale:
N/A
Drawn:
RAH
O.C.:
RCW
DATUM:
C100

Sheet C100

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE TOWN OF HOWEY-IN-THE-HILLS, FDOT AND FDEP.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346, AND AS REQUIRED BY THE TOWN OF HOWEY-IN-THE-HILLS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. SHOULD THE CONTRACTOR OBSERVE ANY DEVIATIONS FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DEVIATIONS PRIOR TO COMMENCEMENT OF WORK. ANY WORK THAT MUST BE REDONE DUE TO FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER OF DEVIATIONS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS SOLE EXPENSE.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER OR PLACED AS APPROVED BY OWNER.
5. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
6. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE AS DIRECTED BY ARCHITECT.
7. MAINTAIN MINIMUM 3' COVER OVER PROPOSED LINES, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF HOWEY-IN-THE-HILLS AND THE UTILITY OWNER CONSTRUCTION DEPARTMENTS 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
9. THE LIMITS OF THE SWALES SHALL BE SODDED AS INDICATED ON THE PLANS.
10. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO UTILITY SYSTEMS SHALL CONFORM TO STANDARDS AND CONSTRUCTION SPECIFICATIONS OF THE UTILITY OWNER.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
12. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING (OR OTHER STABILIZATION) OF STORMWATER DETENTION AREAS SHOULD BE ACCOMPLISHED WITH IN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH THE TOWN OF HOWEY-IN-THE-HILLS EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
5. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO THE TOWN OF HOWEY-IN-THE-HILLS FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
6. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.

MAINTAINENCE OF TRAFFIC:

1. *FDOT INDEX 102-602 & 102-603 TO BE USED.*

UTILITY NOTES:

1. ALL PIPE, MATERIALS, AND WASTEWATER CONSTRUCTION SHALL COMPLY WITH CHAPTER 9 OF THE TOWN OF HOWEY-IN-THE-HILLS ENGINEERING STANDARDS MANUAL (ESM).
2. PER SECTION 9.03.05 OF THE ESM THE CONTRACTOR SHALL PROVIDE A DVD RECORDING OF VIDEO INSPECTION OF THE PRIVATE GRAVITY SANITARY SEWER SYSTEM TO THE CITY FOR WASTEWATER DIVISION REVIEW PRIOR TO ACCEPTANCE.
3. SEWER PIPE SHALL COMPLY WITH ASTM D3034 FOR GRAVITY SEWER.
4. SEWER JOINTS SHALL COMPLY WITH SECTION 9.03.01.B ASTM D3212 PUSH-ON ELASTOMERIC COMPRESSION GASKET TYPE.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.
6. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.

AS-BUILT NOTE:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE TOWN OF HOWEY-IN-THE-HILLS REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
- A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
- B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
- C. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AT UTILITY CROSSINGS.
- D. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
- E. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
- F. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED BY STATE PLANE COORDINATES.
- G. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND THE INVERTS, AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
- H. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN SHOWN ON THE DESIGN PLANS.
- I. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".
- J. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.

2. CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE.
3. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.
4. AS-BUILTS SHALL REFERENCE THE REQUIREMENTS OF CHAPTER 5 OF THE CITY'S ENGINEERING STANDARDS MANUAL.

ENGINEER'S CERTIFICATION NOTE:

"I, RYAN BLAIDA, P.E. HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED AND THE LOCATION AND ELEVATION DEPICTED ON THESE PLANS IS BASED ON ACTUAL SURVEY, GROUND PENETRATING RADAR, SOFT DIG EXCAVATIONS, AND OTHER INDUSTRY METHODS. I FURTHER CERTIFY THAT ALL MEASURES HAVE BEEN TAKEN WITH REGARD TO UTILITY PROVIDERS' NOTIFICATION TO MARK UTILITIES IN ACCORDANCE WITH CHAPTER 556 F.S., SUNSHINE STATE ONE CALL."

△ I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT KNOWN AS: MASS GRADING RALEIGH STREET MEETS ALL OF THE REQUIREMENTS AND HAS BEEN DESIGNED SUBSTANTIALLY IN ACCORDANCE WITH THE TOWN OF HOWEY-IN-THE-HILLS STORMWATER MANAGEMENT CRITERIA."

GENERAL NOTES

MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS

Sep 23, 2022
JUSTIN WILLIAMS, P.E.
FL P.E. #69260
Reg. Engineer

Project No.:
21-04-0008

Designed: RRB	Drawn: RAH
Checked: RRB	O.C.: RCW

Date: APRIL 2021

Scale: N/A	DATUM
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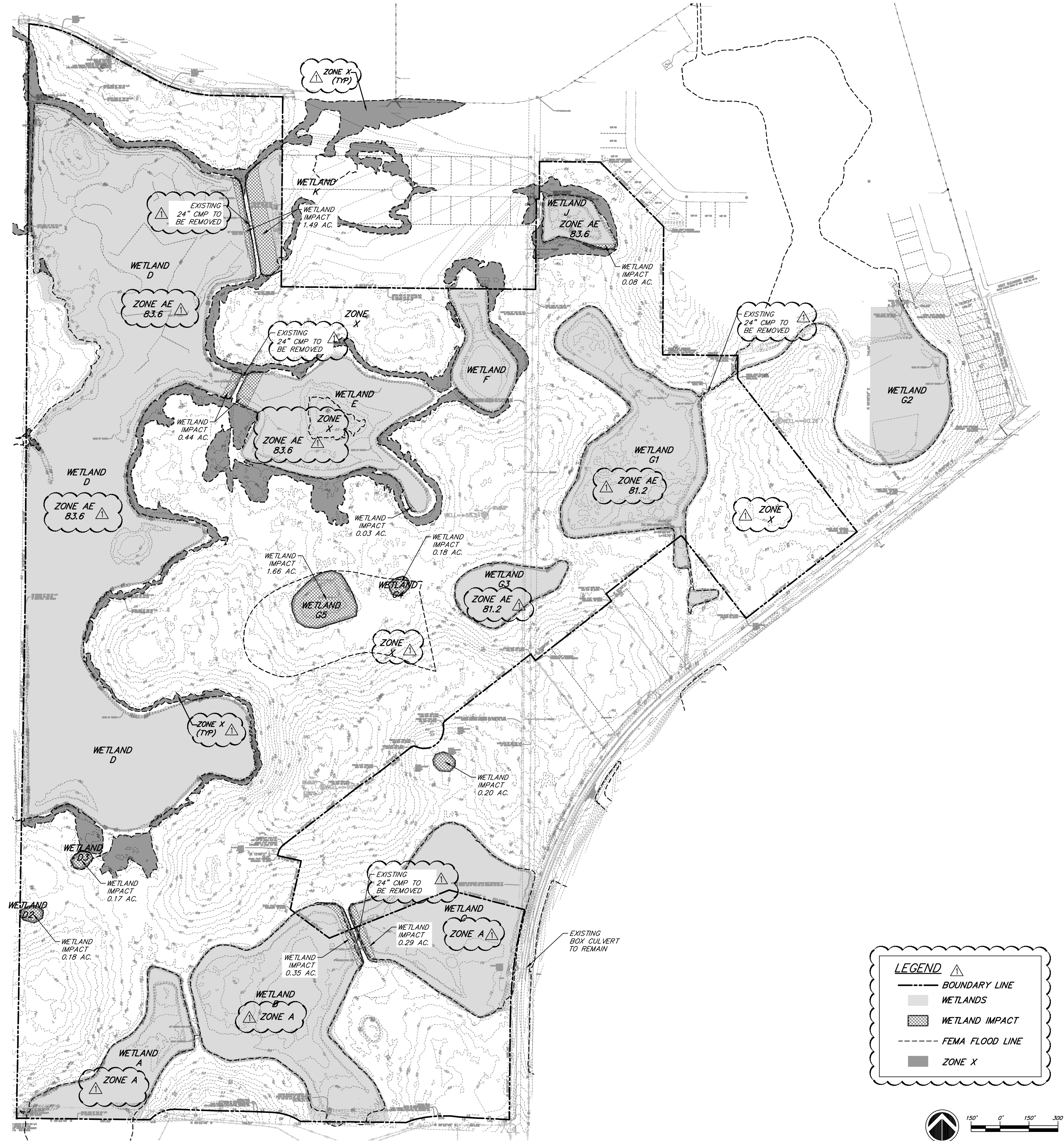
Sheet C101

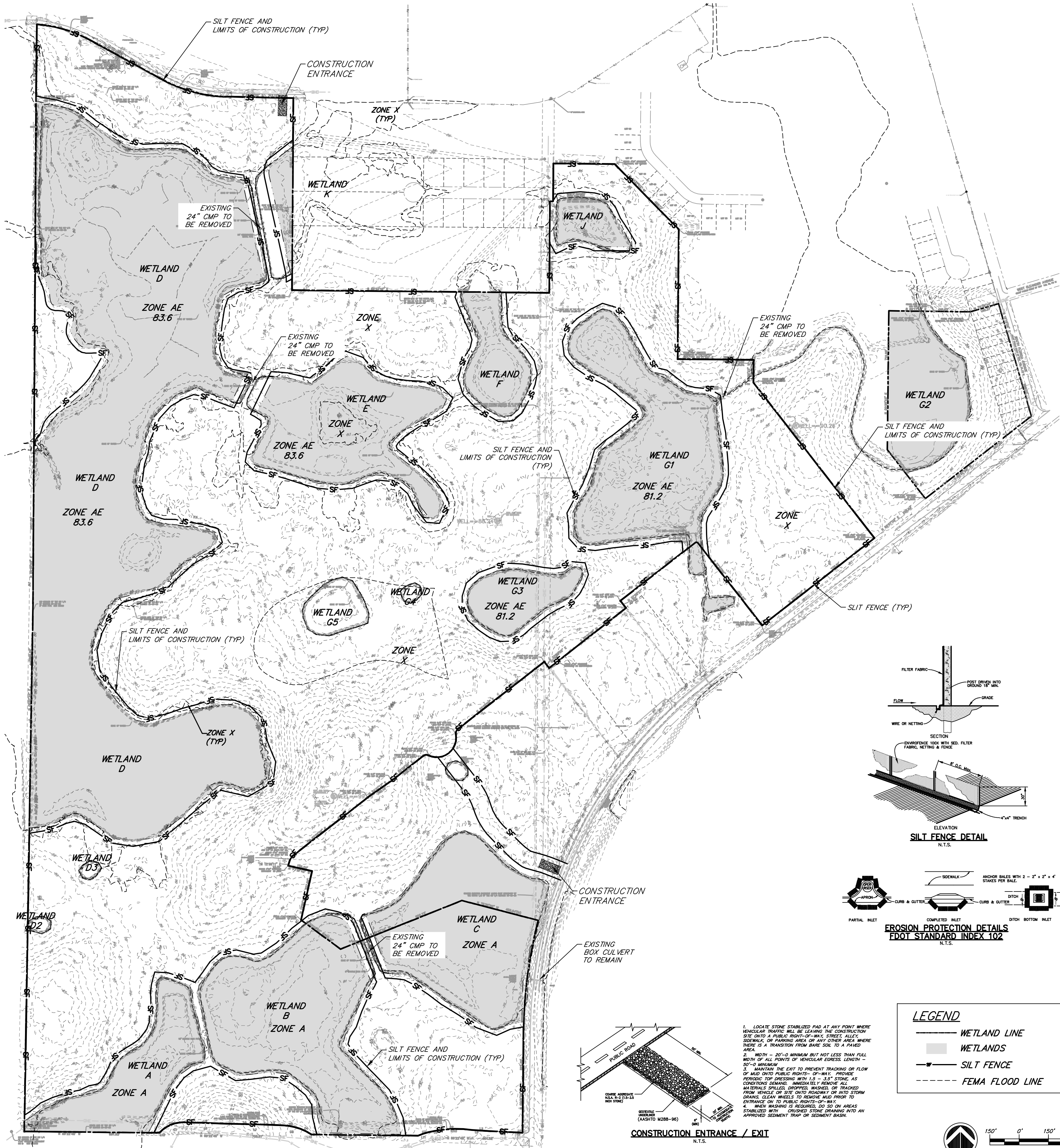
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CW **Connelly & Wicker Inc.**
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1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
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FLORIDA REGIST. 3650 L.A. NUMBER: LC2600311

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WETLAND	ACRE
A	6.59
B	14.31
C	7.94
D	62.25
E	10.19
F	3.39
G1	13.22
G2	6.31
G3	3.16
G4	0.18
G5	1.66
J	1.76
K	1.03
D2	0.19
D3	0.17





No.	Date	Revision	By
1	8/3/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH

CLEARING, SEDIMENT & EROSION CONTROL PLAN

MASS GRADING PLANS
FOR HILLSIDE GROVES
HOWEY IN THE HILLS
PREPARED FOR
LENNAR - ORLANDO
ORLANDO, FL

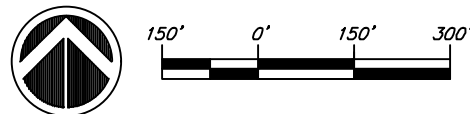
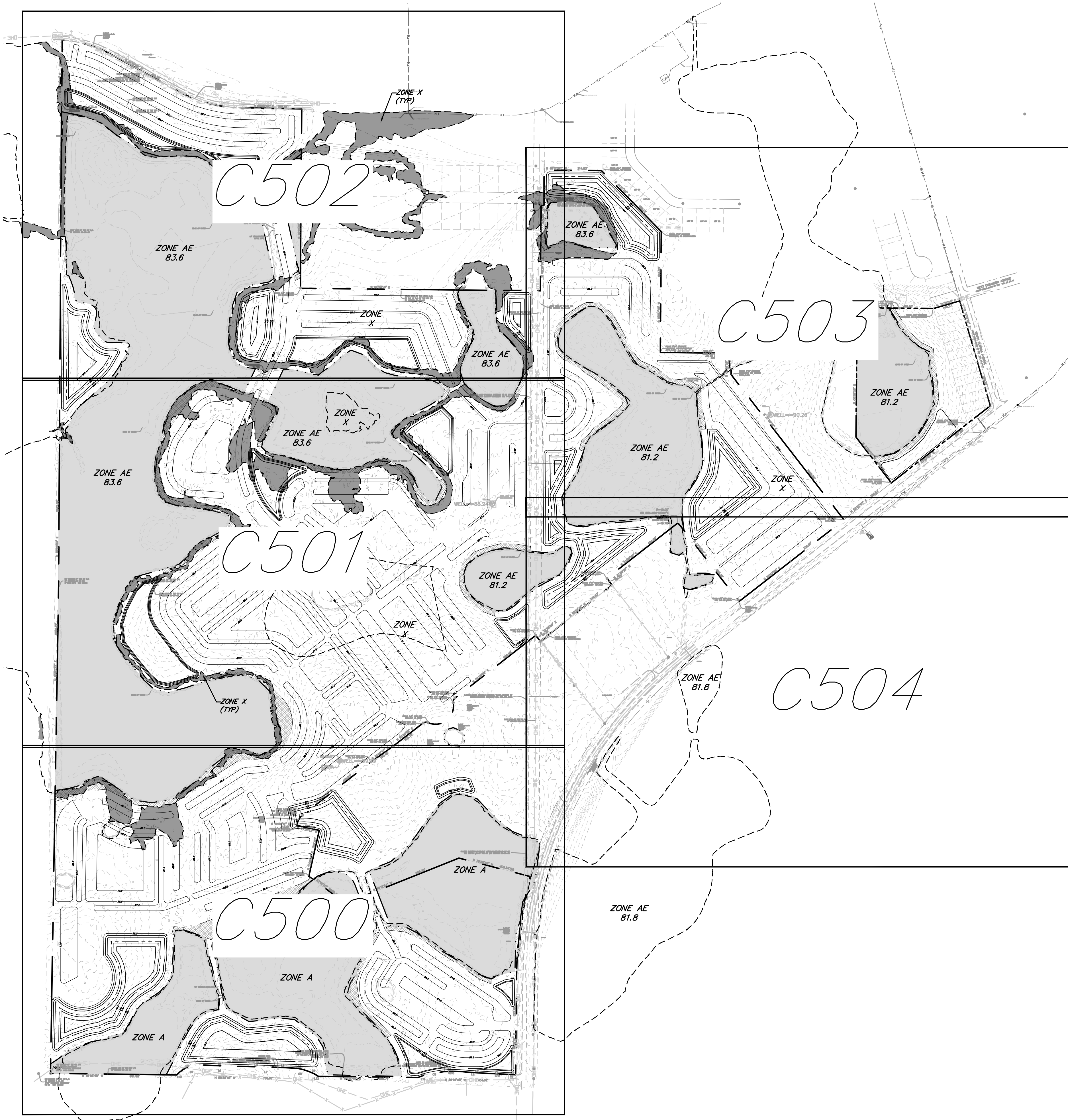
Project No.: 21-04-0008
Designed: RRB
Checked: RRB
Date: APRIL 2021
Scale: 1" = 300'

Drawn: RAH
O.C.: RCW
Datum:

Sheet **C160**

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Project No.:
21-04-0008

Designed:

RRB

Checked:

RRB

Date:

APRIL 2021

Scale:

1" = 300'

Drawn:

RAH

O.C.:

RCW

DATUM:

Sheet

C400

MASS GRADING PLANS
FOR HILLSIDE GROVES
HOWEY IN THE HILLS
ORLANDO, FL

PREPARED FOR
LENNAR - ORLANDO
ORLANDO, FL

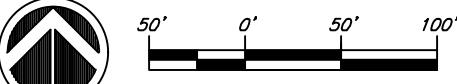
Sep 23, 2022
JUSTIN WILLIAMS, P.E.
FL P.E. #69260
Reg. Engineer

MASTER SITE PLAN

No.	Date	Revision	By
1	8/3/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH


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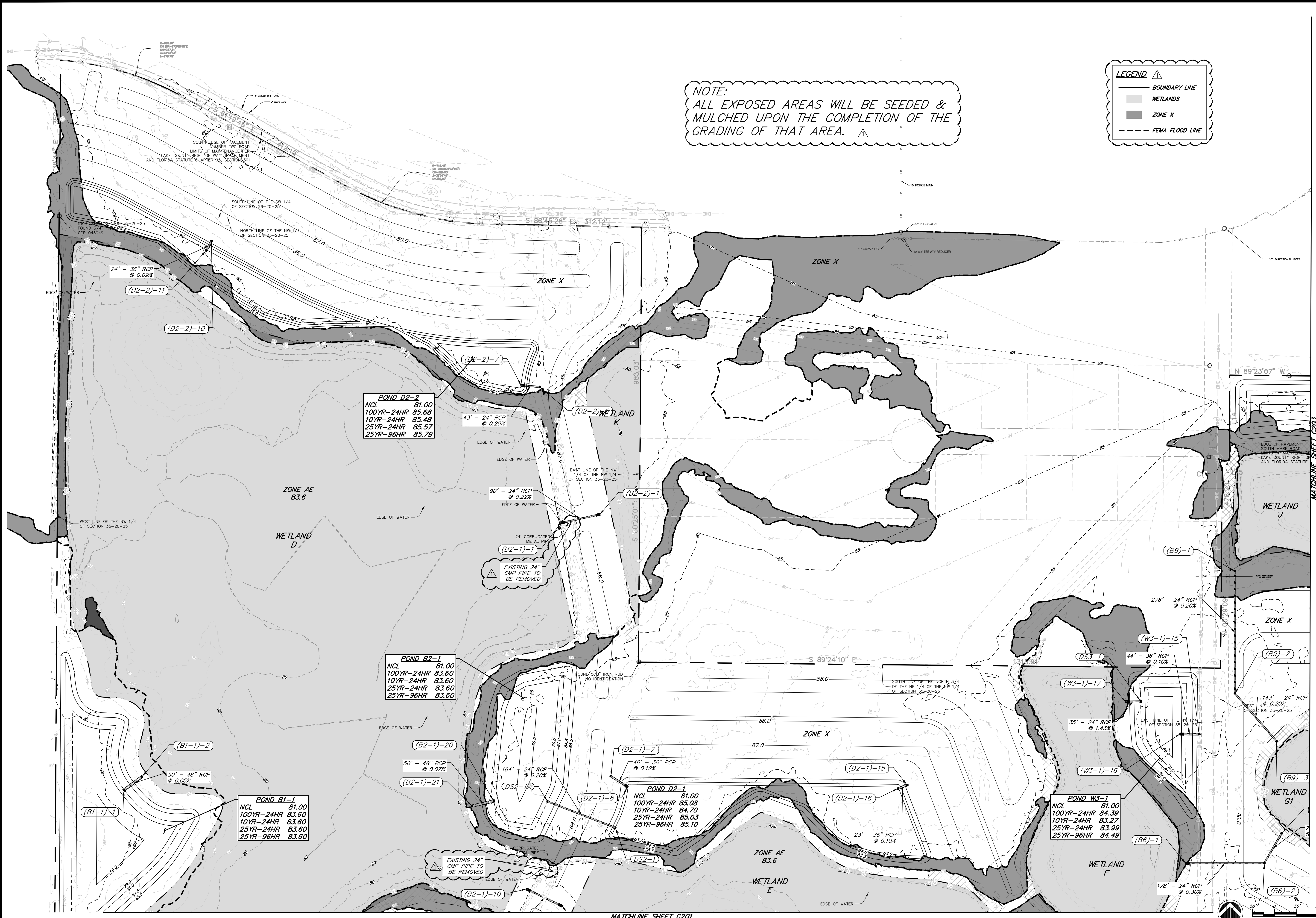


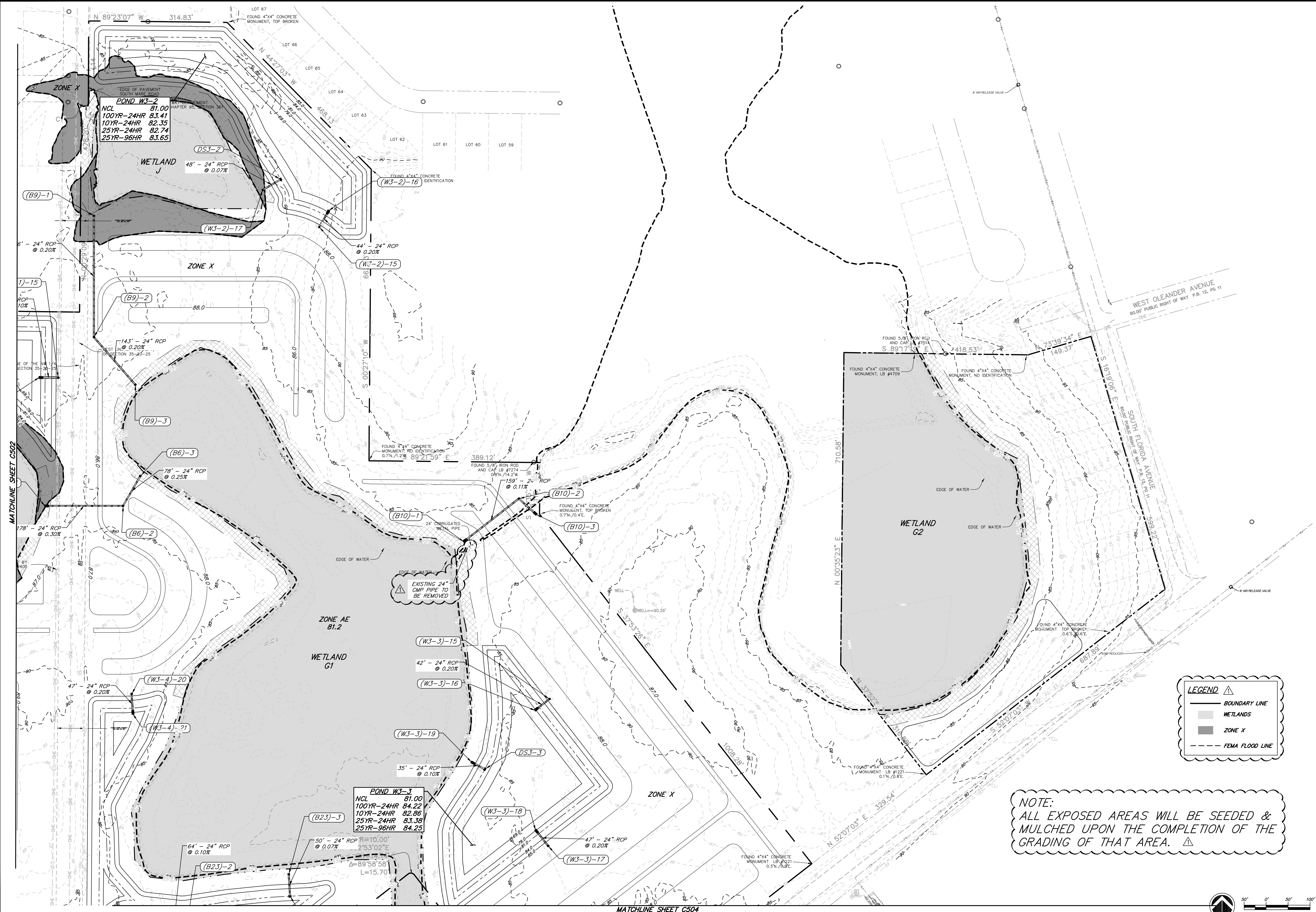
Sep 23, 2022
 JUSTIN WILLIAMS, P.E.
 FL P.E. #69260
 Reg. Engineer

Project No.: 21-04-0008	
Designed: RRB	Drawn: RAH
Checked: RRB	O.C.: RCW
Date: APRIL 2021	
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Project No.: 21-04-0008

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Date: APRIL 2021

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C503

MASS GRADING PLANS
FOR HILLSIDE GROVES
HOWEY IN THE HILLS

PREPARED FOR
LENNAR - ORLANDO
ORLANDO, FL

MASS GRADING PLAN

CONNELLY & WICKER INC.

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No.

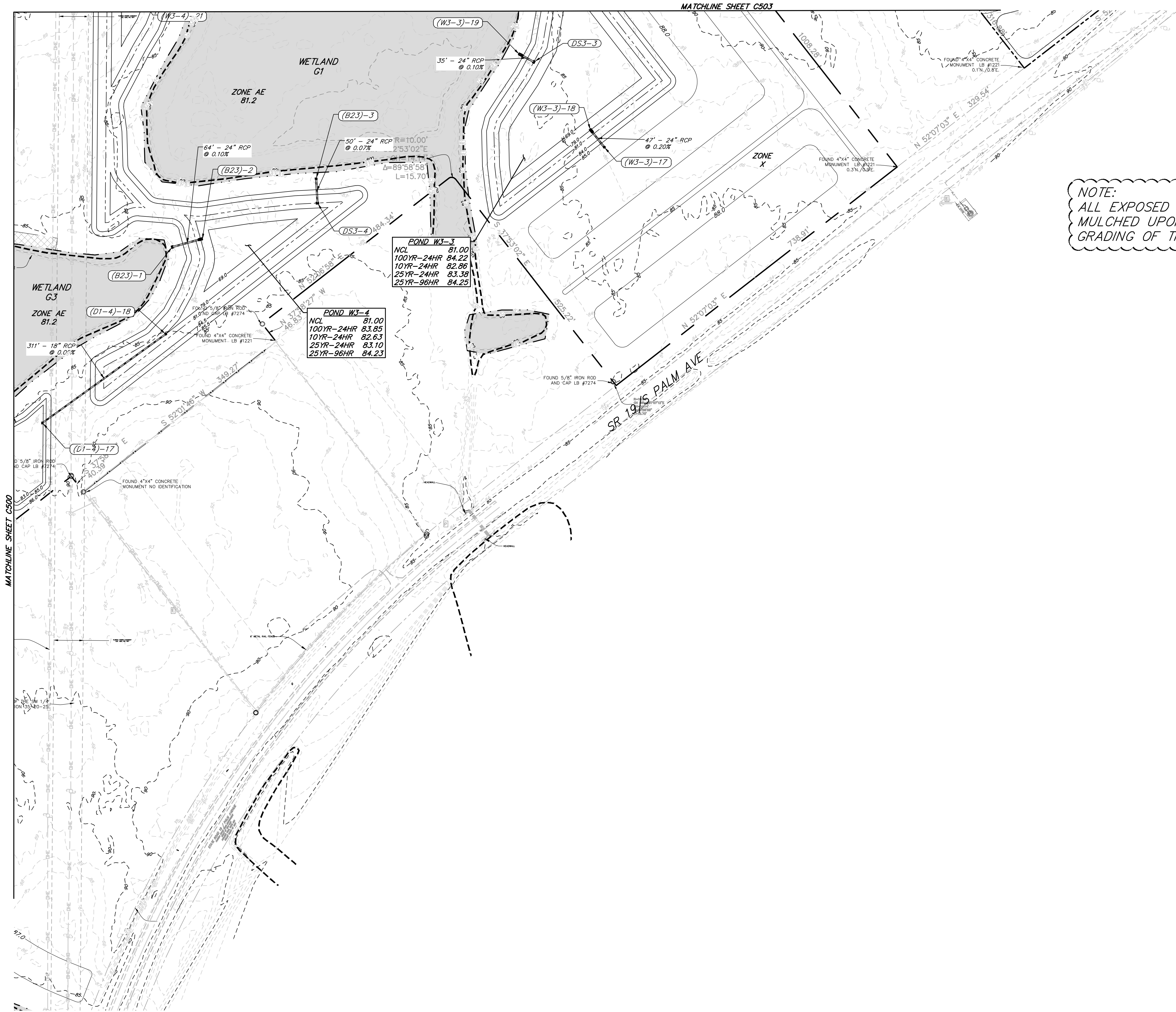
Date

Revision

RAH

8/5/22

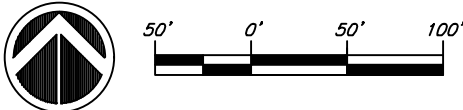
PER TOWN OF HOWEY IN THE HILLS COMMENTS



NOTE:
ALL EXPOSED AREAS WILL BE SEEDED &
MULCHED UPON THE COMPLETION OF THE
GRADING OF THAT AREA. ▲

LEGEND ▲

- BOUNDARY LINE
- WETLANDS
- ZONE X
- FEMA FLOOD LINE



MASS GRADING PLANS
FOR HILLSIDE GROVES
HOWEY IN THE HILLS
PREPARED FOR
LENNAR - ORLANDO
ORLANDO, FL

MASS GRADING PLAN

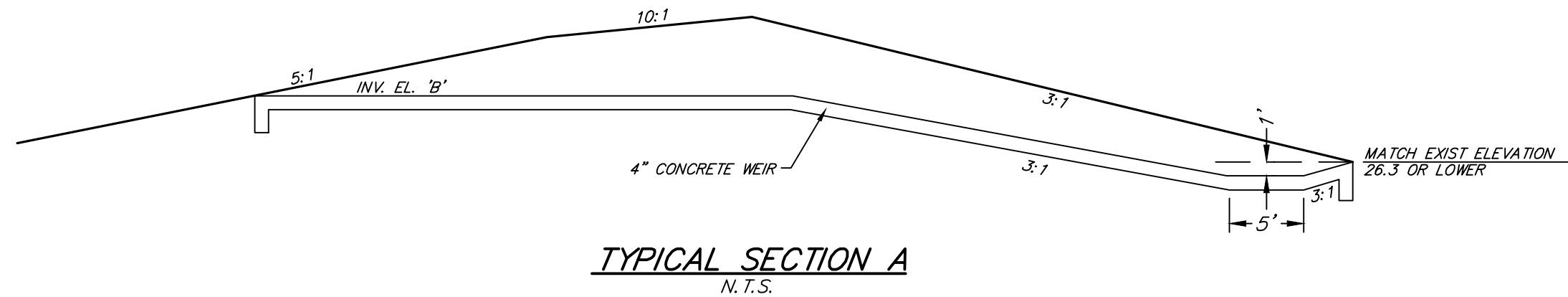
No.	Date	Revision	By
1	8/3/22	PER TOWN OF HOWEY IN THE HILLS COMMENTS	RAH

Project No.: 21-04-0008
Designed: RRB
Checked: RRB
Date: APRIL 2021
Scale: 1" = 100'

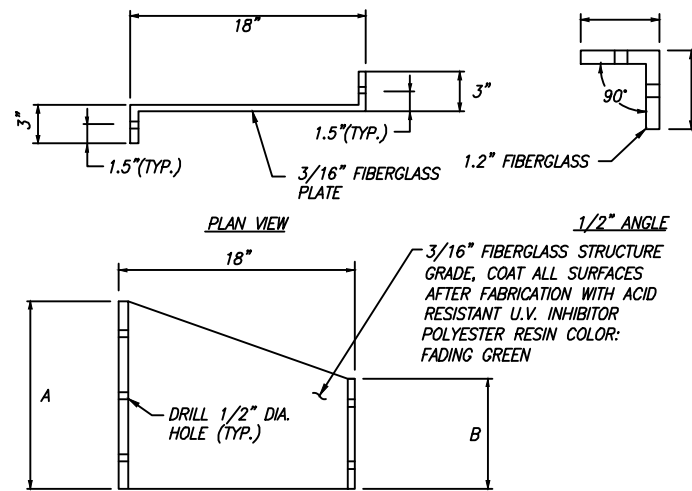
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DATUM:

Sheet **C504** ▲

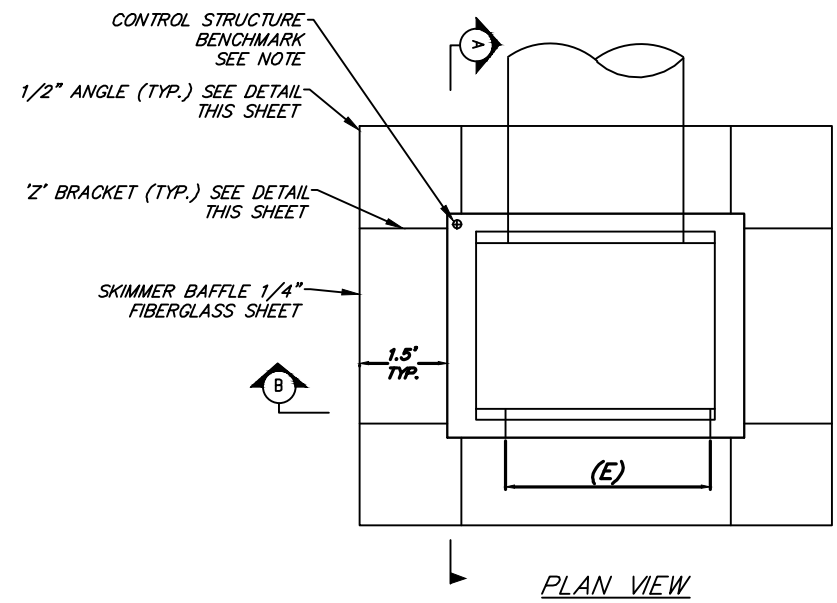
CW Connelly & Wicker Inc.
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1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
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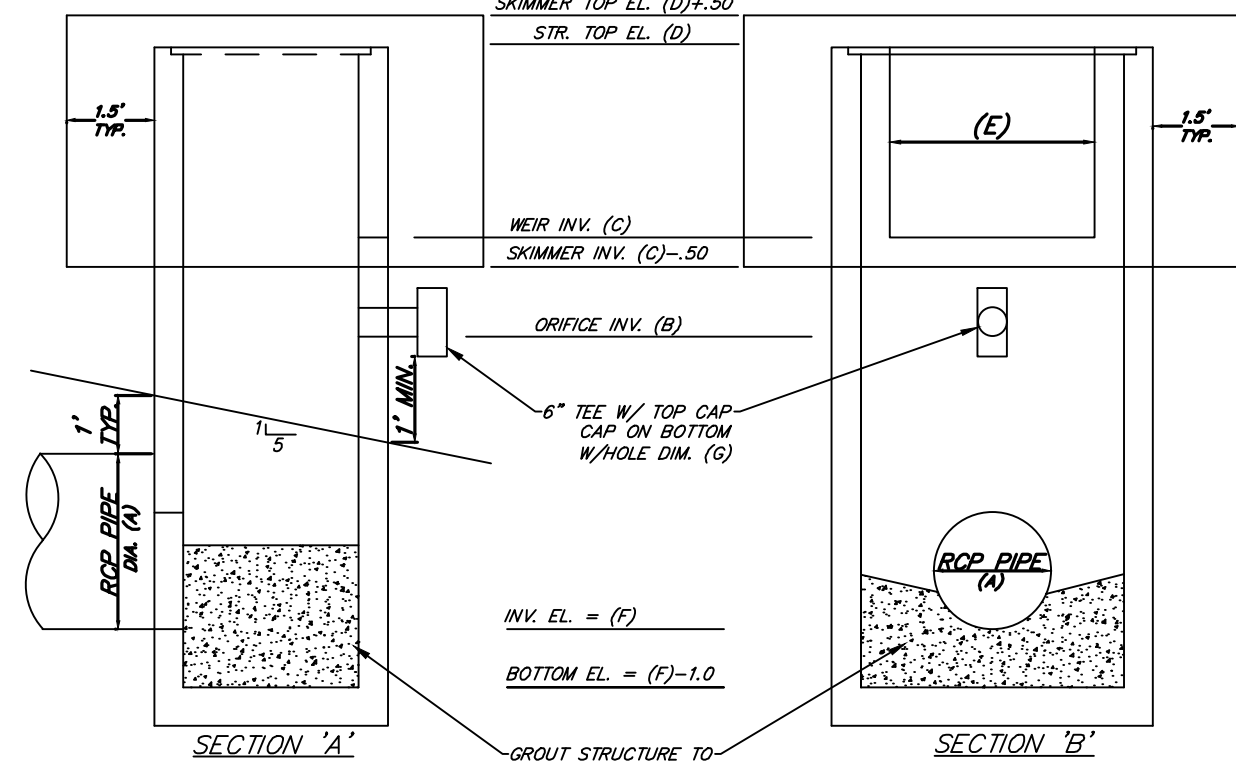
TYPICAL SECTION A
N.T.S.



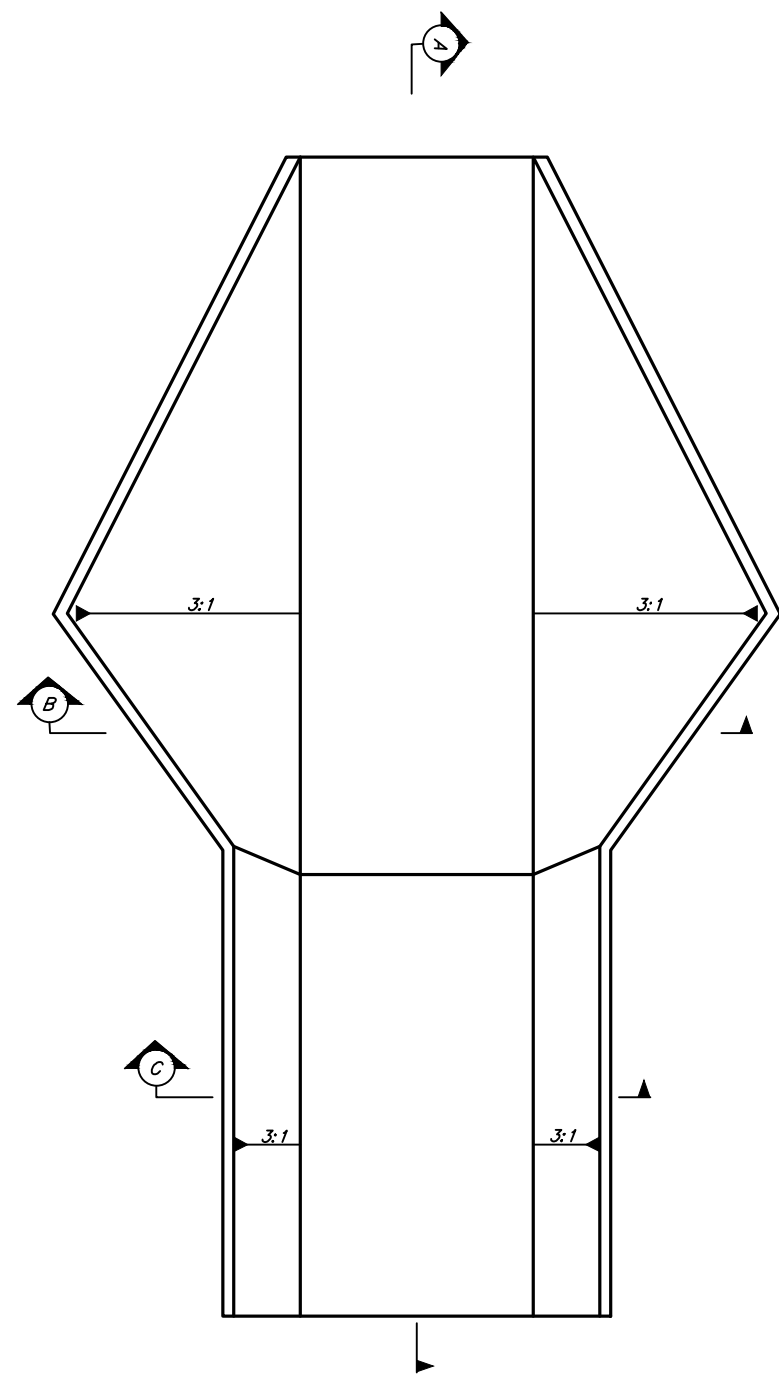
- NOTES:
1. MOUNT BRACKETS TO SKIMMERS W/ 1/4" STAINLESS STEEL BOLTS.
 2. MOUNT BRACKETS TO STRUCTURES W/ 3/8" x 3-1/2" STAINLESS STEEL WEDGE ANCHORS.
 3. A PERMANENT BENCH MARK IS TO BE SET IN A PERMANENT MANNER ON TOP OF THE OUTFALL CONTROL STRUCTURE.
 4. SKIMMER TO BE MOUNTED TO DB IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS USING 'Z' BRACKETS.
 5. THE CONTROL STRUCTURES ARE TO BE LOCATED IN THE POND PER THE CONTROL STRUCTURE DETAIL.
 6. ALL BOX STRUCTURES ARE TO INCLUDE GRATES AND CHANS.
- MOUNTING 'Z' BRACKET DETAIL
N.T.S.



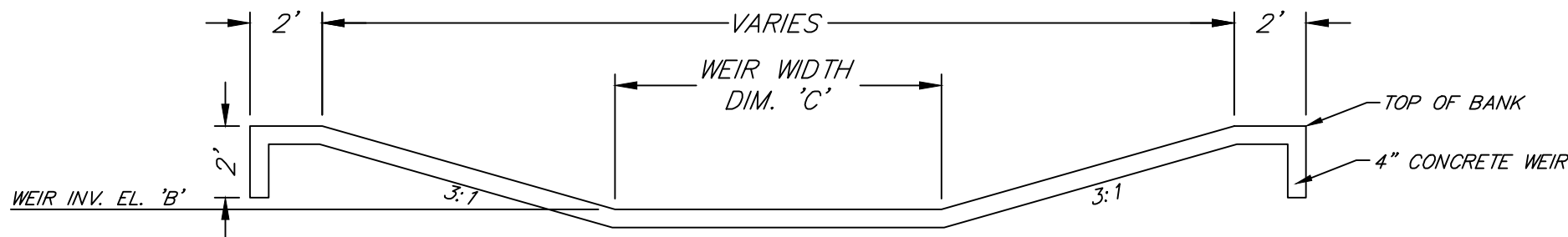
NOTE:
STRUCTURES SHALL HAVE AN OSCEOLA COUNTY BRASS DISK BENCHMARK PERMANENTLY SET ON TOP OF THE STRUCTURE USING NON-SHRINK GROUT. ELEVATION OF BENCHMARK SHALL BE CERTIFIED TO OSCEOLA COUNTY BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR.



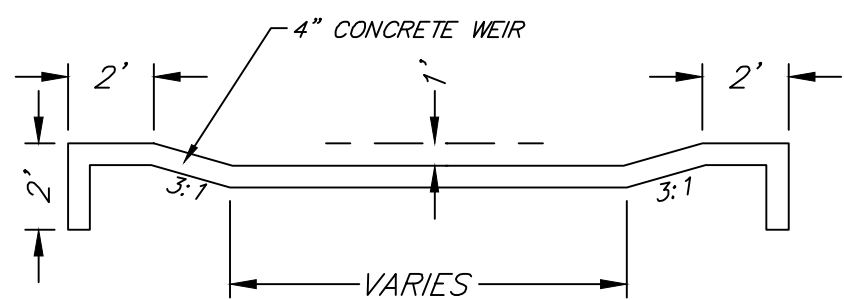
TYPICAL CONTROL STRUCTURE DETAIL
N.T.S.



PLAN VIEW
N.T.S.



TYPICAL SECTION B
N.T.S.

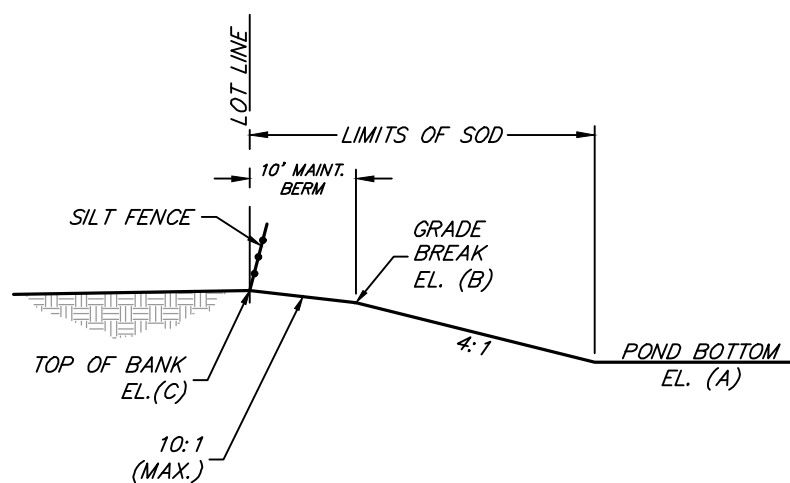


TYPICAL SECTION C
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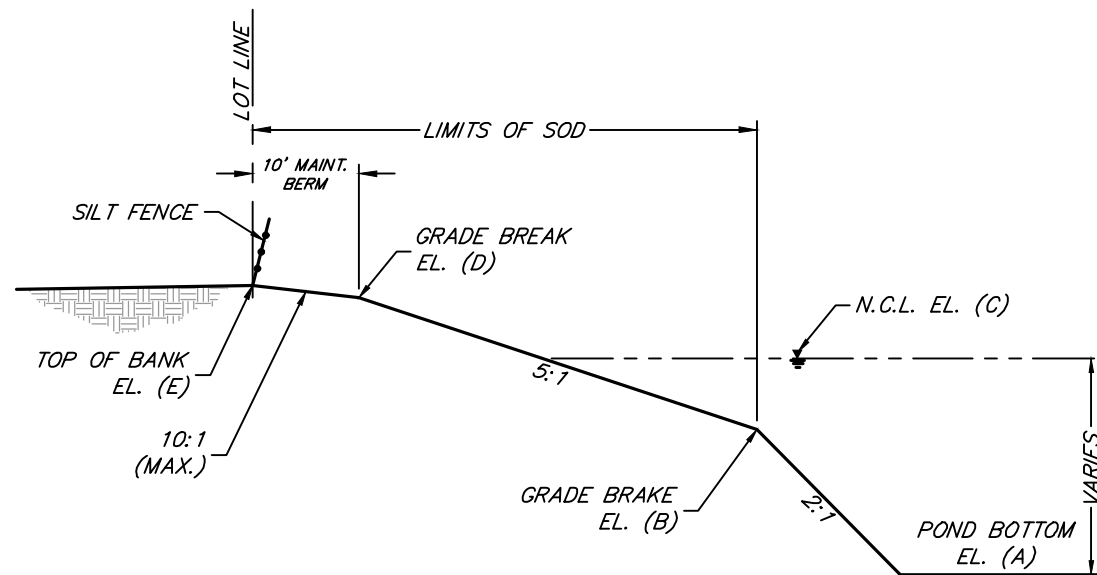
BROADCRESTED WEIR STRUCTURE DETAIL
N.T.S.

BROADCRESTED WEIR STRUCTURE DIM.		
POND	EL. (B)	DIM. (C)
W1-1	85.50	25'
W1-2	86.50	25'
W1-3	86.50	25'
W1-4	84.50	25'
W2-1	85.00	25'
W2-2	85.50	25'
W4-1	83.50	25'

DRY POND ELEVATIONS			
POND	ELEV. (A)	ELEV. (B)	ELEV. (C)
D1-1	83.0	84.0	86.5
D1-2	83.0	87.5	88.0
D1-3	83.0	86.0	87.0
D1-4	83.0	84.0	85.0
D2-1	83.00	84.50	85.50
D2-2	83.0	85.0	86.10
D4-1	83.0	84.00	85.00



TYPICAL DRY POND SECTION
N.T.S.



TYPICAL WET POND SECTION
N.T.S.

PEAK STAGE SUMMARY						
POND	NCL	TOP OF BANK	25YR/24HR	10YR/24HR	100YR/24HR	25YR/96HR
B1-1	81.0	85.5	83.6	83.6	83.6	83.6
B2-1	81.0	85.5	83.6	83.6	83.6	83.6
B4-1	81.0	85.00	82.2	81.9	82.7	83.0
D1-1	83.0	86.5	85.3	84.8	85.6	85.6
D1-2	83.0	88.0	86.6	86.0	87.4	87.9
D1-3	83.0	87.0	84.5	84.1	85.2	85.6
D1-4	83.0	87.0	85.2	85.6	85.44	85.52
D2-1	83.0	85.5	84.7	84.5	84.9	85.0
D2-2	83.00	86.1	85.6	85.6	85.8	85.9
D4-1	83.00	85.0	83.9	83.9	84.1	84.1
W3-1	81.00	85.0	83.99	83.3	84.4	84.5
W3-2	81.00	85.0	82.7	82.4	83.4	83.7
W3-3	81.00	85.0	83.4	82.9	84.2	84.2
W3-4	81.00	85.5	84.0	83.4	84.9	85.0
W4-1	81.00	85.0	84.5	84.1	85.0	85.1
W4-2	81.00	86.4	83.9	83.5	84.7	85.1

WET AND BORROW POND ELEVATIONS					
POND	ELEV. (A)	ELEV. (B)	ELEV. (C)	ELEV. (D)	ELEV. (E)
B1-1	71.0	79.0	81.0	84.5	85.5
B2-1	71.0	79.0	81.0	84.5	85.5
B4-1	69.0	79.0	81.0	84.0	85.0
W3-1	69.0	79.00	81.00	84	85.0
W3-2	69.0	79.0	81.00	84.00	85.00
W3-3	69.00	79.00	81.00	84.00	85.00
W3-4	69.00	79.0	81.0	84.00	85.5
W4-1	71.00	79.00	81.00	84.50	85.00
W4-2	71.5	79.00	81.00	85.4	86.4

No.	Date	Revision	By

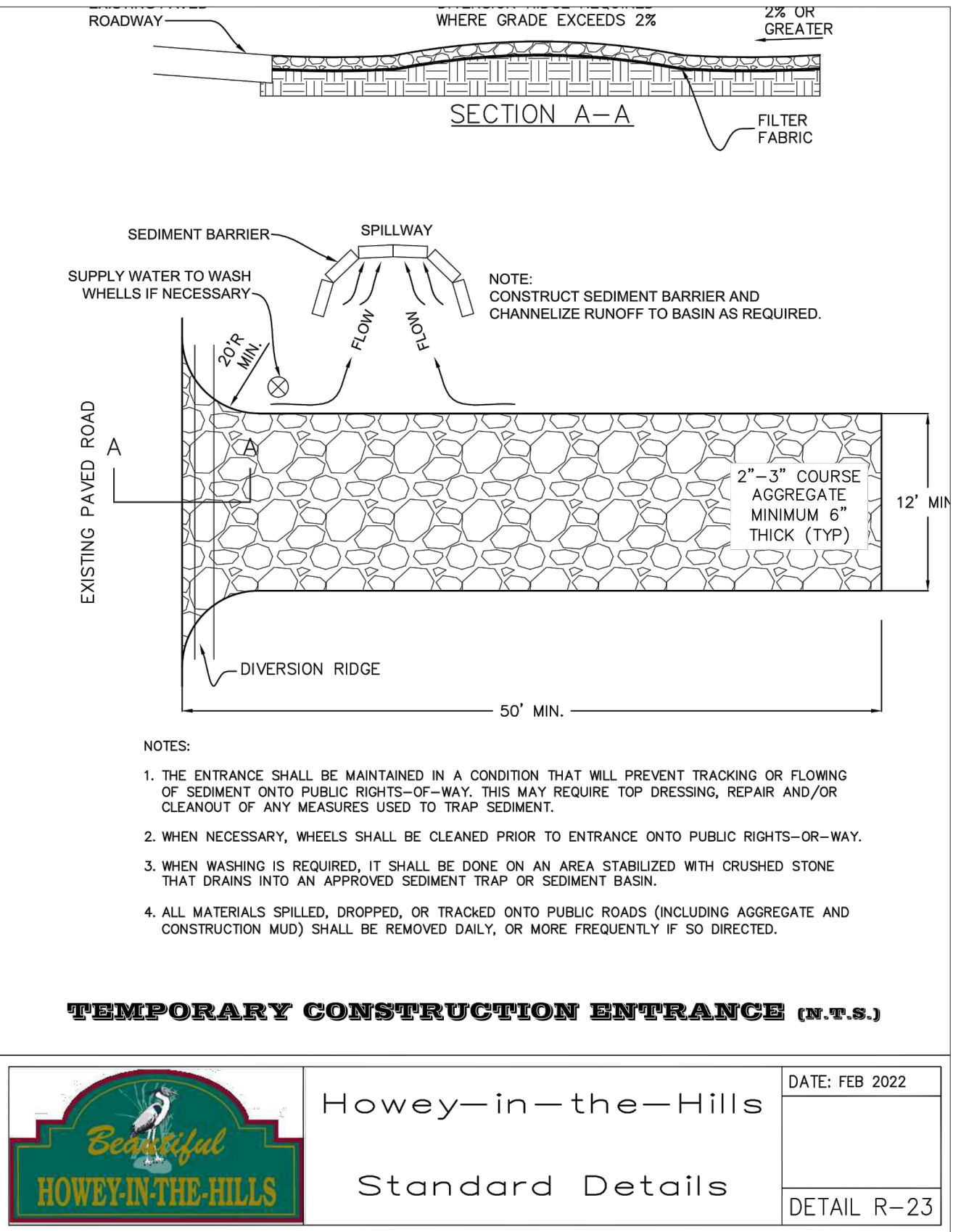
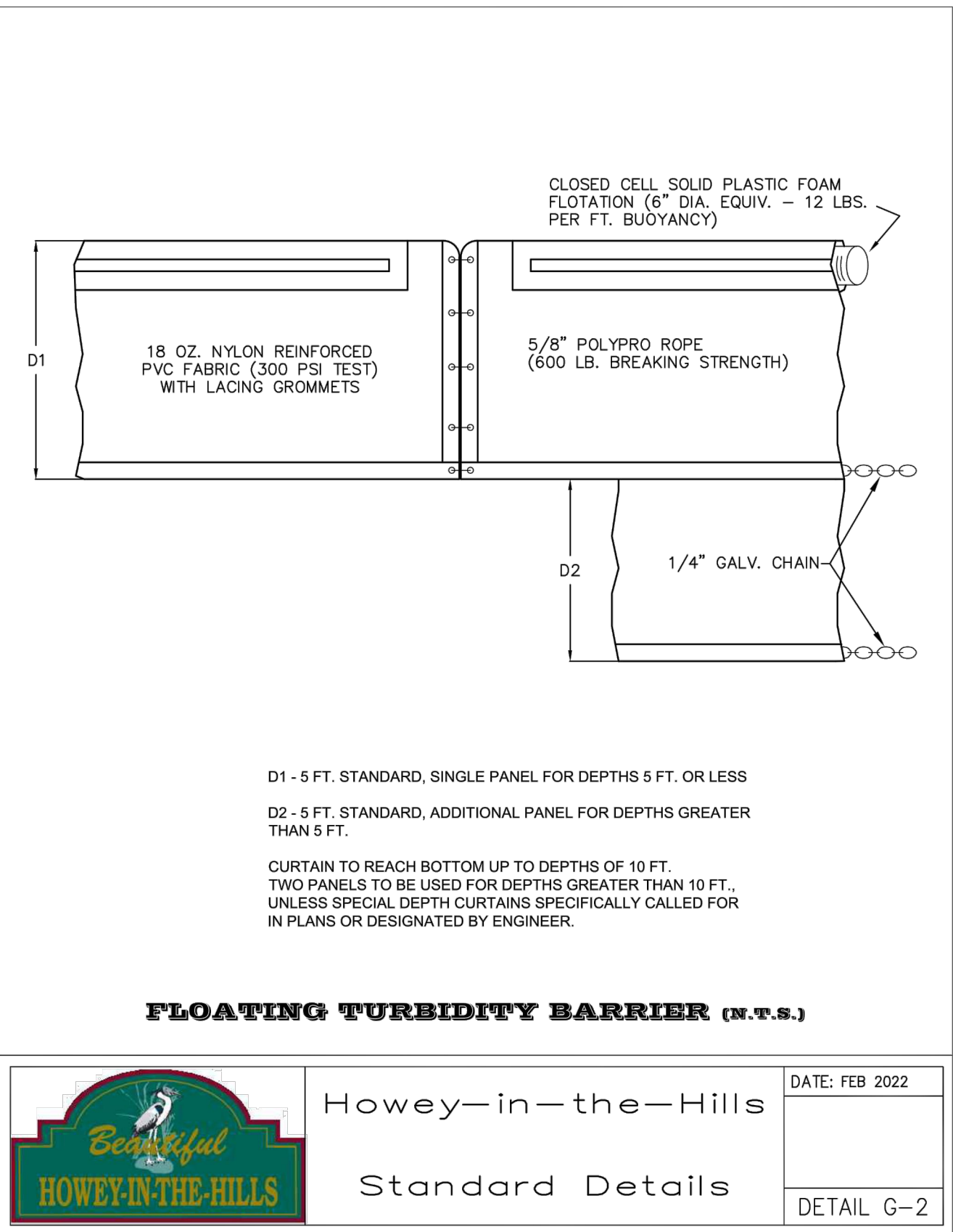
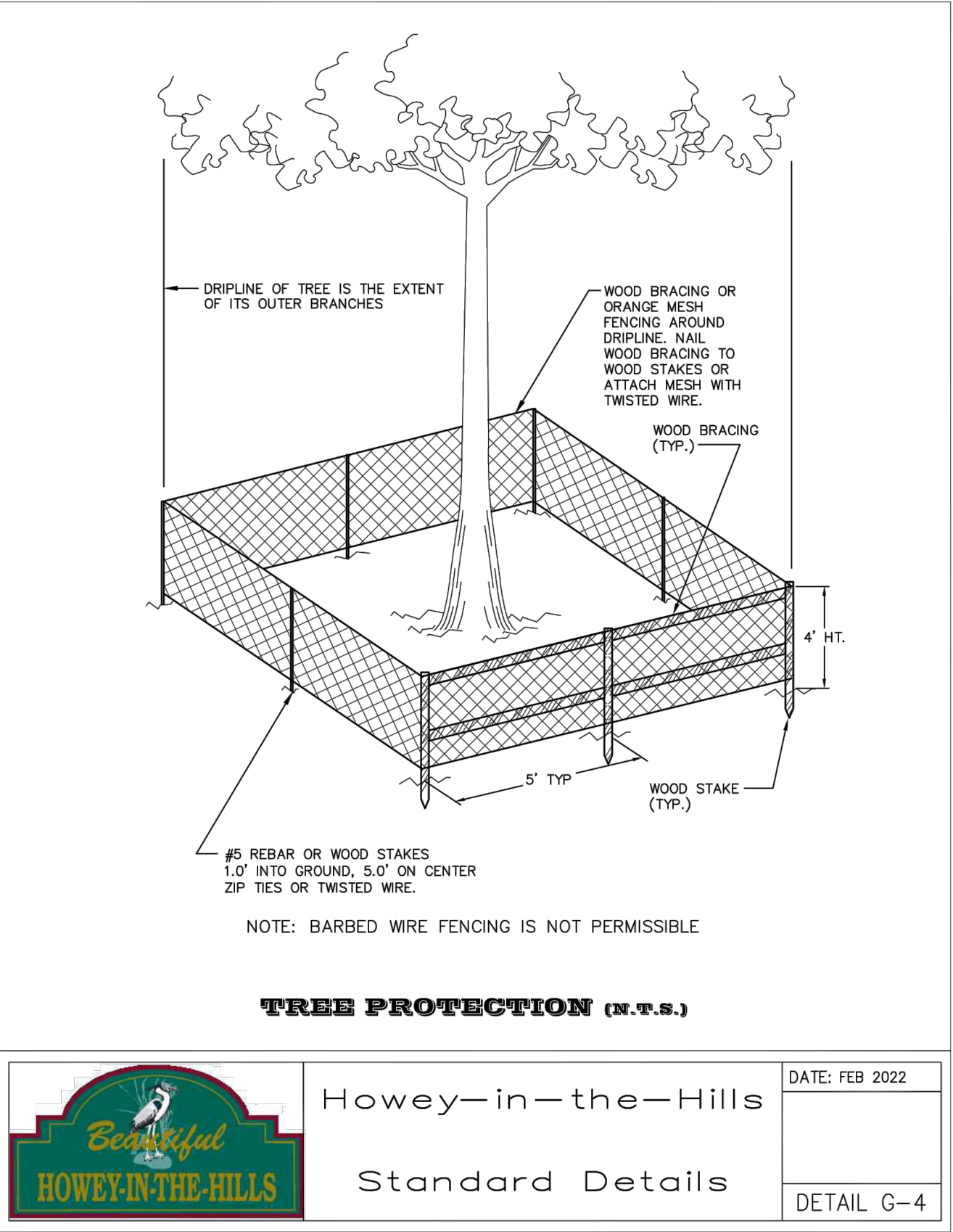
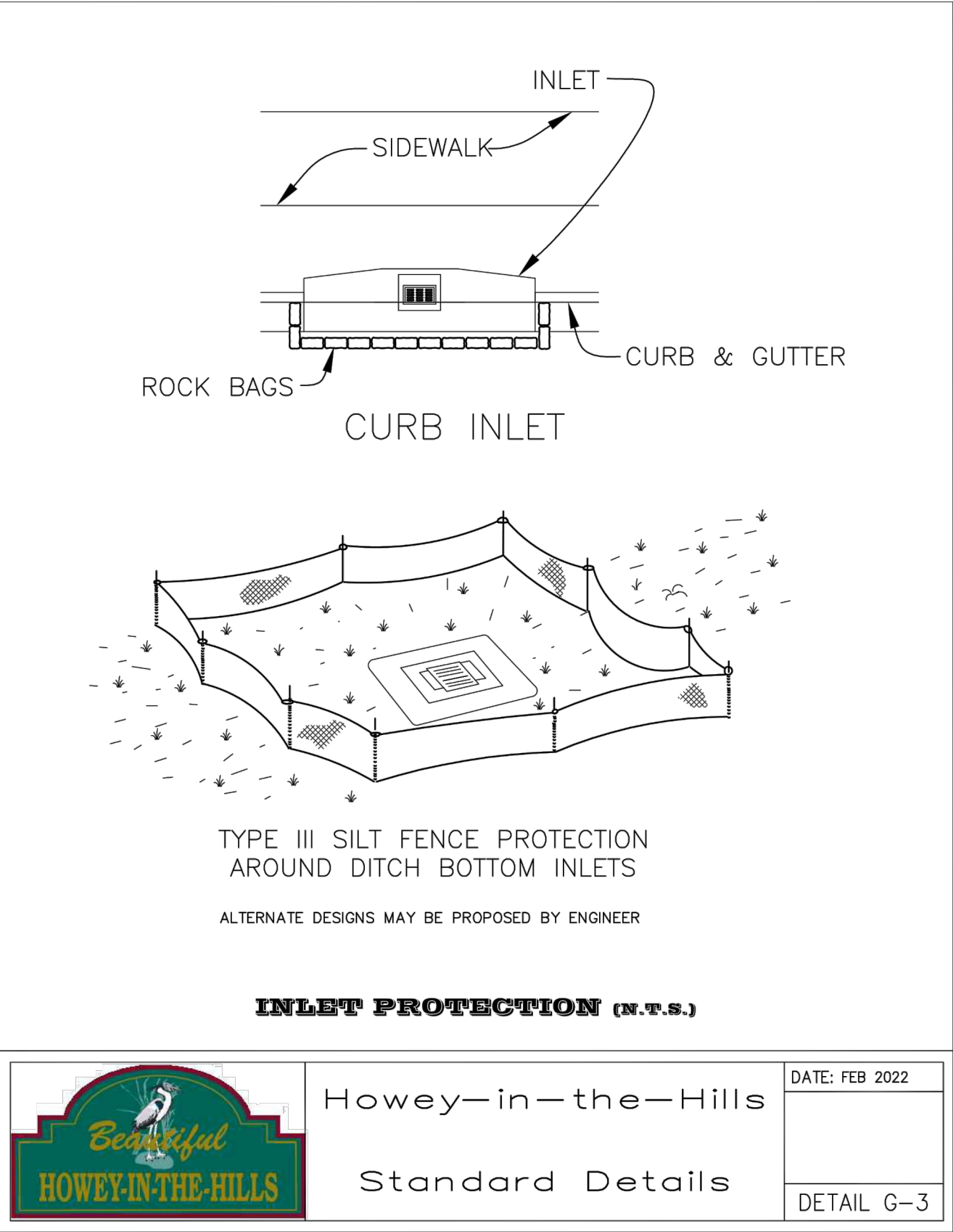
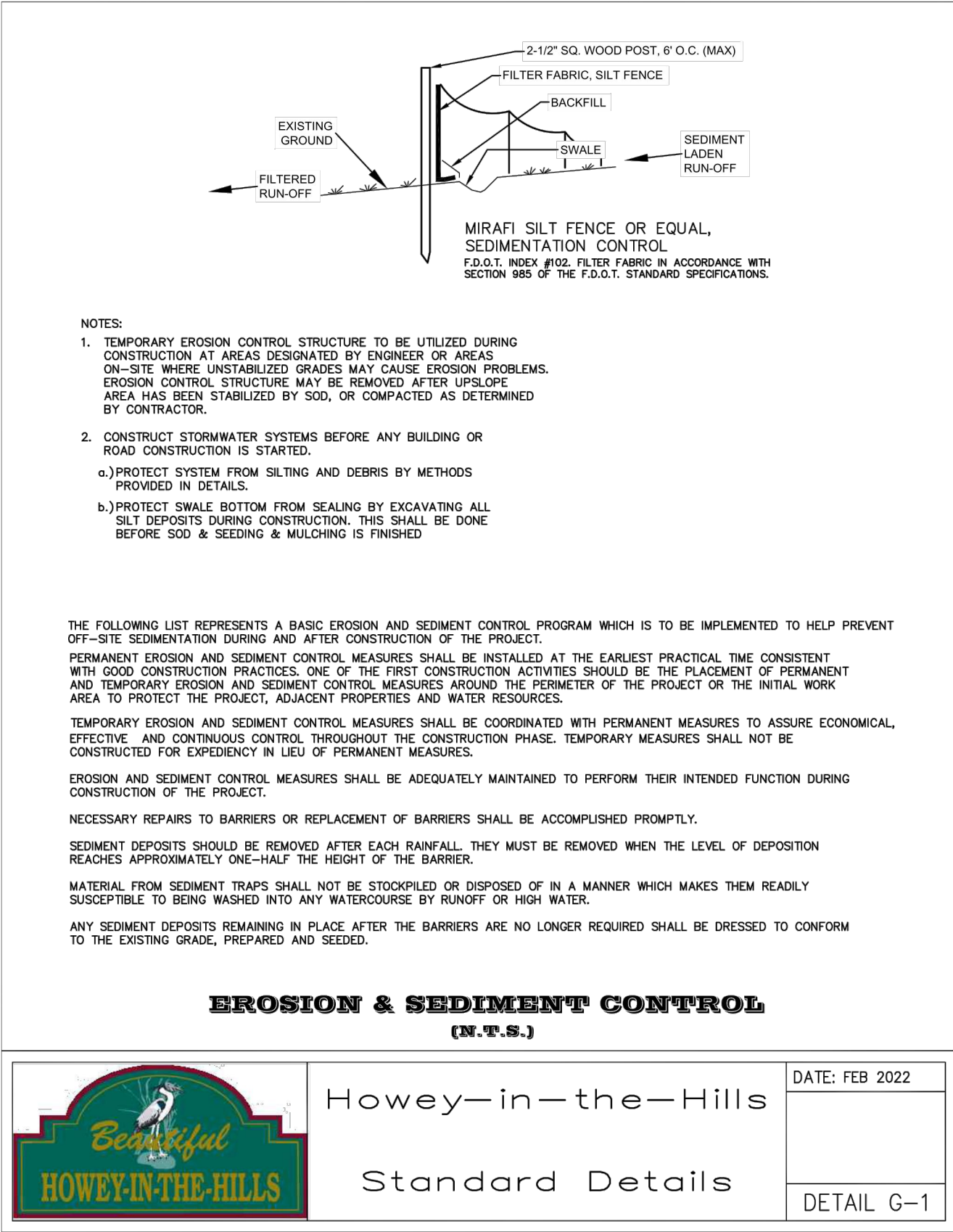
CONTROL STRUCTURE
DETAILS

MASS GRADING PLANS
FOR HILLSIDE GROVES
HOWEY IN THE HILLS
PREPARED FOR
LENNAR - ORLANDO
ORLANDO, FL

Sep 23, 2022
JUSTIN WILLIAMS, P.E.
FL P.E. #69260
Reg. Engineer


Project No.:
21-04-0008
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No.	Date	Revision	By
1	8/5/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH

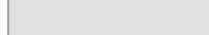



CONTRACTOR'S REQUIREMENTS

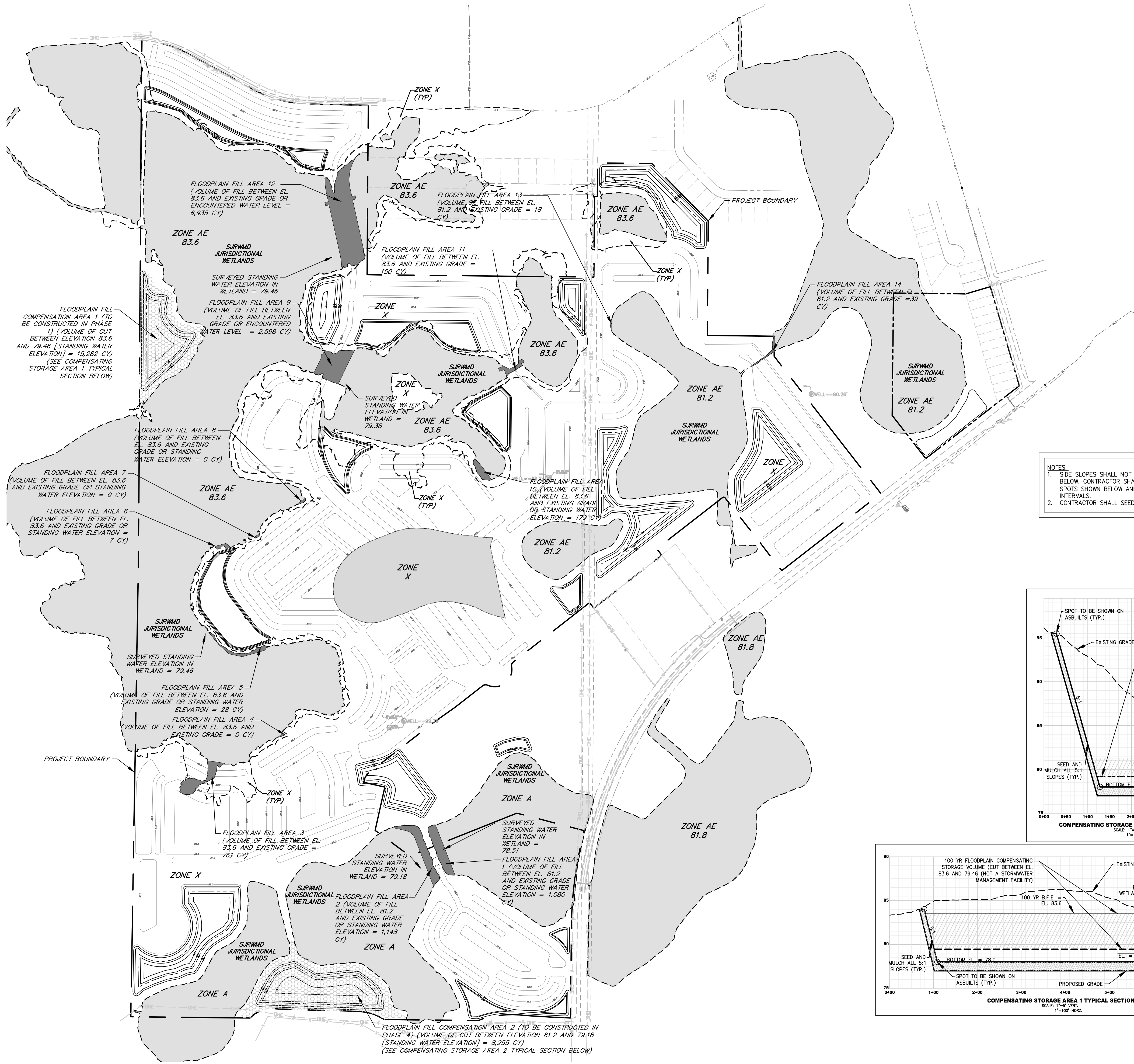
Project No.: 21-04-0008		Sep 23, 2022 JUSTIN WILLIAMS, P.E. F.L.P.E. #03260 Reg. Engineer		MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS PREPARED FOR LENNAR - ORLANDO ORLANDO, FL		SWPPP		 Planning • Engineering • Landscape Architecture 1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789 (407) 261-3100 FAX: (407) 261-3099 www.cwlieng.com FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311	
Designed:	RRB	Drawn:	RAH						
Checked:	RRB	O.C.:	RCW						
Date:		APRIL 2021							
Scale:		N/A		DATUM:					
Sheet				C950		No. Date	Revision	By	

FLOODPLAIN FILL SUMMARY FOR FLOOD COMPENSATION AREA 1	
FILL AREA	FILL VOLUME (CY)
3	761
4	0
5	28
6	7
7	0
8	0
9	2598
10	179
11	150
12	6935
13	18
REQUIRED FLOOD COMPENSATION VOLUME = 10676 CY PROVIDED FLOOD COMPENSATION VOLUME = 15282 CY THUS, FLOOD COMPENSATION IS PROVIDED. EXCESS FLOOD COMPENSATION VOLUME FOR POTENTIAL FUTURE PHASE= 4606 CY	

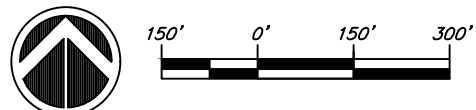
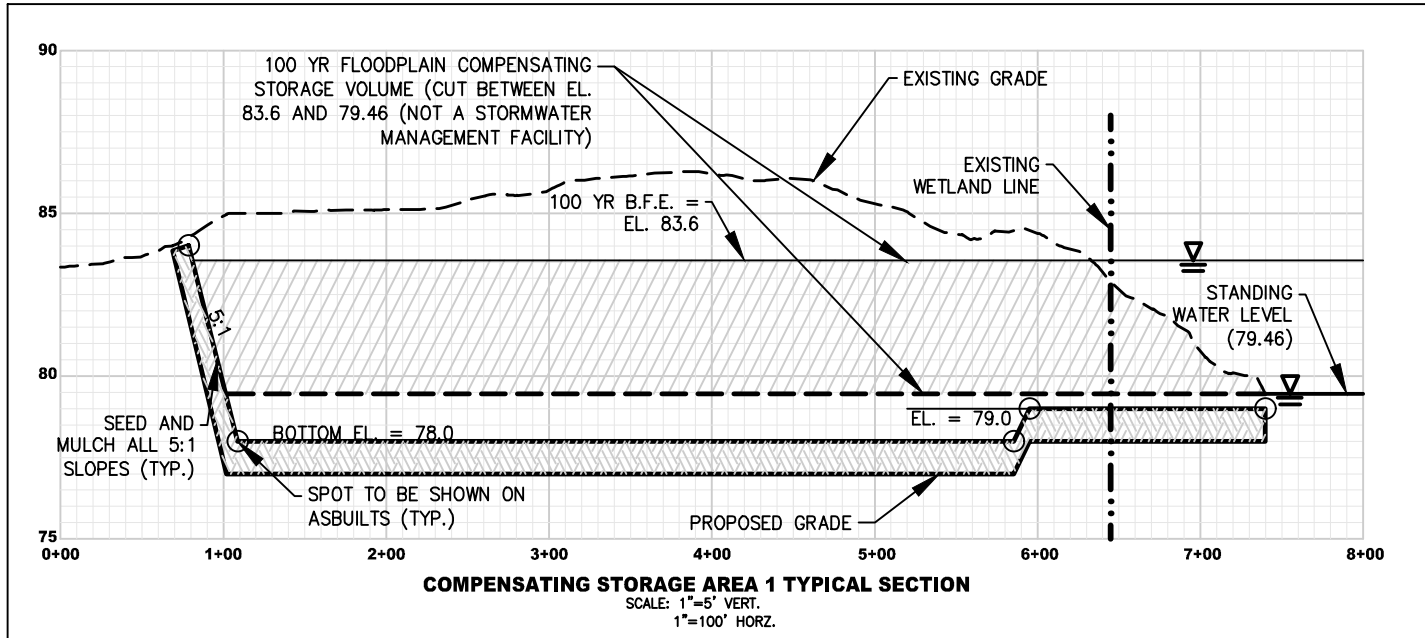
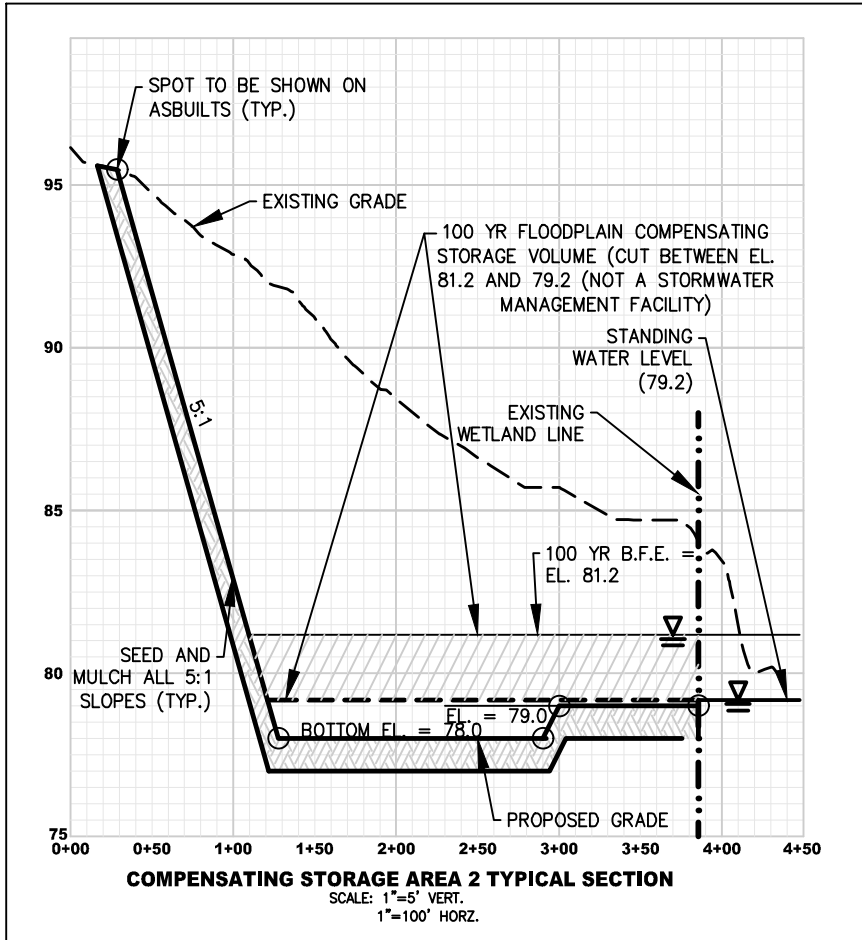
FLOODPLAIN FILL SUMMARY FOR FLOOD COMPENSATION AREA 2	
FILL AREA	FILL VOLUME (CY)
1	1080
2	1148
14	39
REQUIRED FLOOD COMPENSATION VOLUME = 2267 CY PROVIDED FLOOD COMPENSATION VOLUME = 8255 CY THUS, FLOOD COMPENSATION IS PROVIDED. EXCESS FLOOD COMPENSATION VOLUME FOR POTENTIAL FUTURE PHASE= 5988 CY	

- NOTES:**
1. FLOODPLAIN COMPENSATION IS REQUIRED FOR FILL PLACED WITHIN THOSE AREAS DESIGNATED AS SPECIAL FLOOD HAZARD AREAS (SFHA, ZONES A, AE, AO AND VE).
 2. SPECIAL FLOOD HAZARD AREAS AND BASE FLOOD ELEVATIONS TAKEN FROM FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 12069C0485E DATED JANUARY 30, 2020
 3. FLOODPLAIN FILL AND COMPENSATION VOLUMES ARE CALCULATED USING TOPOGRAPHIC DATA PROVIDED BY ALLEN & COMPANY.
(REFER TO SHEET

LEGEND	
	FLOODPLAIN SPECIAL FLOOD HAZARD AREA
	FLOODPLAIN FILL AREA
	FLOOD COMPENSATION AREA
	PROJECT BOUNDARY



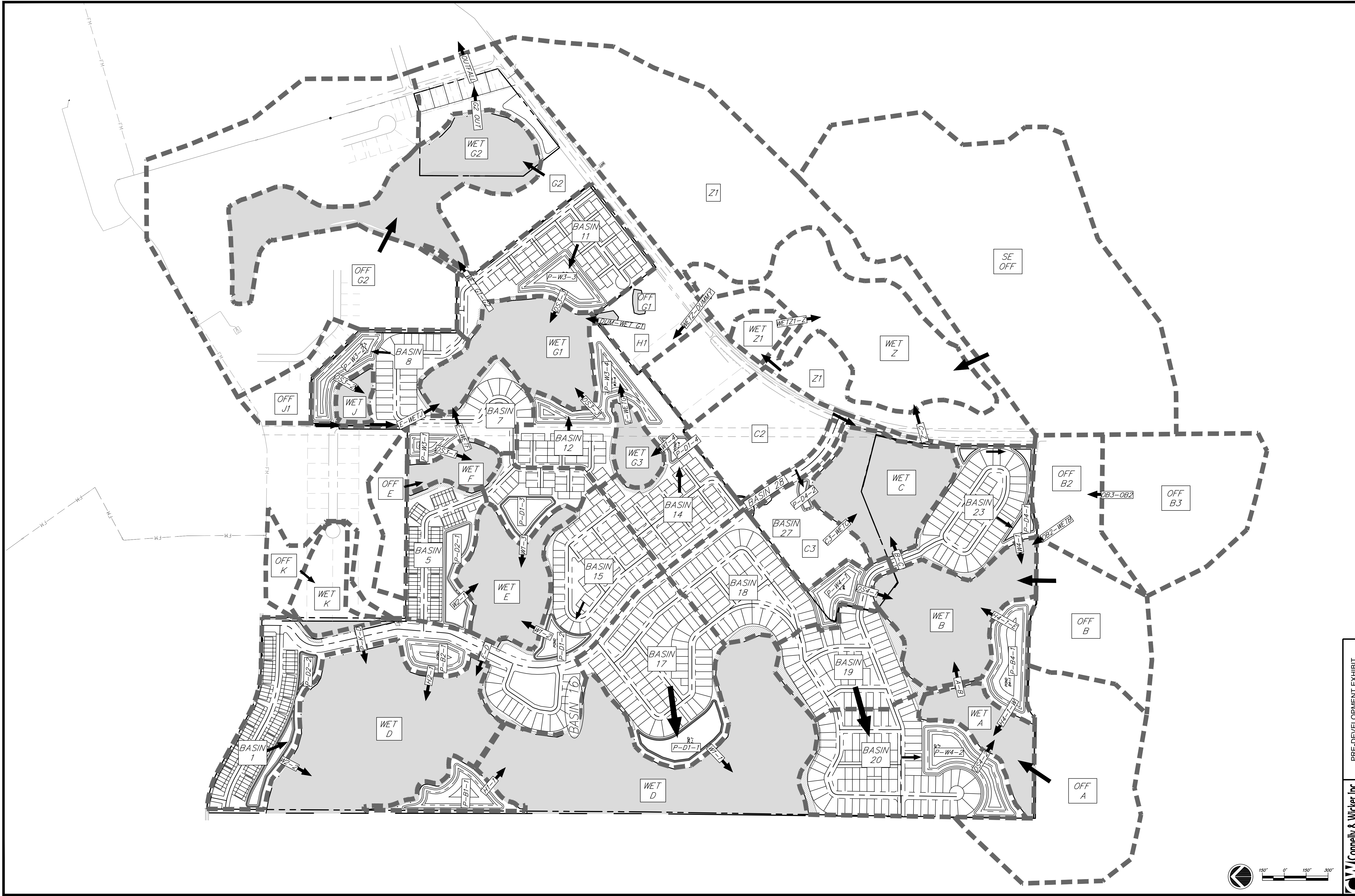
- NOTES:
1. SIDE SLOPES SHALL NOT BE STEEPER THAN 5:1 TO DEPTH SHOWN BELOW. CONTRACTOR SHALL VERIFY SLOPES ON RECORD DRAWINGS AT SPOTS SHOWN BELOW AND AT TURN POINTS AND AT 100' MAXIMUM INTERVALS.
 2. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS.

[illegible]FLOODPLAIN FILL
COMPENSATION MAP

**MASS GRADING PLANS
FOR HILLSIDE GROVES
HOWEY IN THE HILLS**
PREPARED FOR
LENNAR - ORLANDO
ORLANDO, FL

Sep 23, 2022
JUSTIN WILLIAMS, P.E.
FL P.E. #69260
Reg. Engineer

Project No.: 21-04-0008	
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