

Drawing name: K:\ORL\LA\149658038_hillside groves common\CADD\CONSTR\plansheets\CO.0-COVR.dwg COVER SHEET Aug 27, 2025 7:11pm by: Blake.Wagner
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PROJECT LOCATION

CONSTRUCTION PLANS FOR HILLSIDE GROVES COMMON

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

HOWEY-IN-THE-HILLS, FLORIDA

AUGUST 28, 2025

PROJECT AREA



AERIAL PHOTOGRAPH

N.T.S.

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.

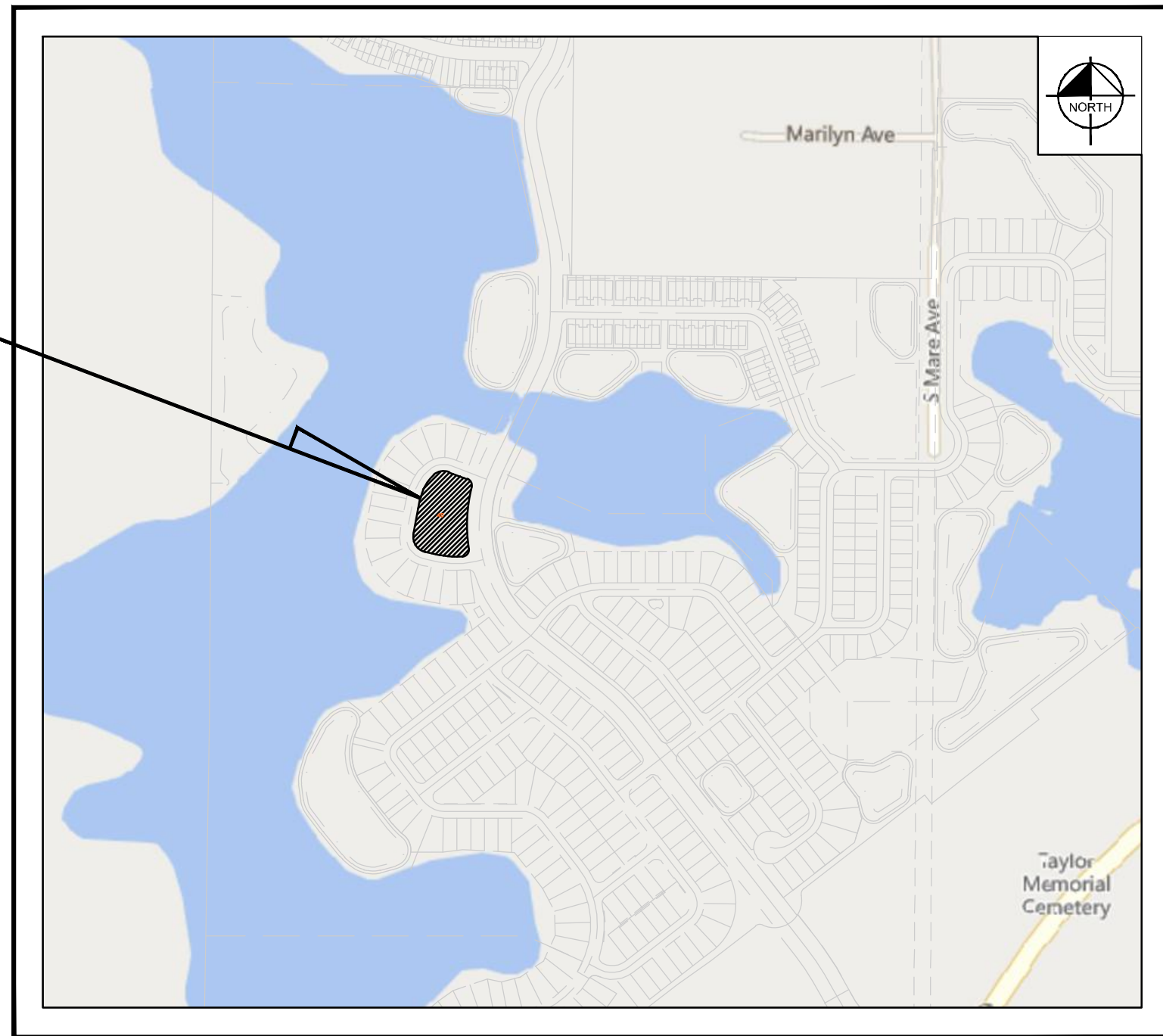


SOILS MAP

45 - TAVARES SAND
99 - WATER

N.T.S.

PROJECT AREA



SECTION 35 , TOWNSHIP 20S, RANGE 25E

LOCATION MAP

N.T.S.

PROJECT TEAM

DEVELOPER:

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CIVIL ENGINEER

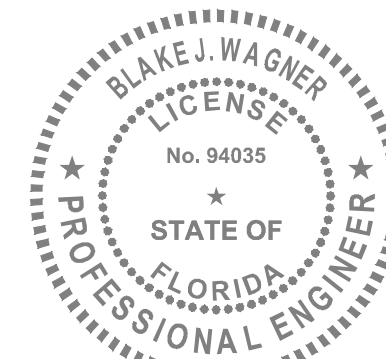
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PREPARED BY
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BLAKE J. WAGNER, P.E.
FL PE No. 94035

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
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
C8.1	HOWEY-IN-THE-HILLS DETAILS
C8.2	HOWEY-IN-THE-HILLS DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.01	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS
L3.00	OVERALL HARDSCAPE PLAN
L3.01	HARDSCAPE PLAN
L3.50	HARDSCAPE DETAILS
L3.51	HARDSCAPE DETAILS
L3.52	HARDSCAPE DETAILS
L3.53	HARDSCAPE DETAILS
L3.54	HARDSCAPE DETAILS

Blake Wagner

PROJECT TITLE: HILLSIDE GROVES COMMON
DATE: 08/28/2025
ENGINEER'S PROJECT No. 149658038

SHEET NUMBER

C0.0

No.	REVISIONS	DATE	BY

Plotted By: Powers, Steven. Sheet Set: HILLSIDE GROVES COMMON. Layout: C1.1 - GENERAL NOTES. August 27, 2025. 08:41:28pm. K:\ORL_LAI\148658038_Hillside Groves common\CADD\CONST\plan\sheet\C1.0-NOTES.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.

TREES AND VEGETATION	DEWATERING NOTES
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.	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.
PAVEMENT MARKING AND SIGNAGE	EARTHWORK / GRADING / DEMUCKING PROCEDURES
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).	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.
STORM DRAINAGE SYSTEM	EARTHWORK / GRADING / DEMUCKING PROCEDURES
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	DEMOLITION
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	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.	

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

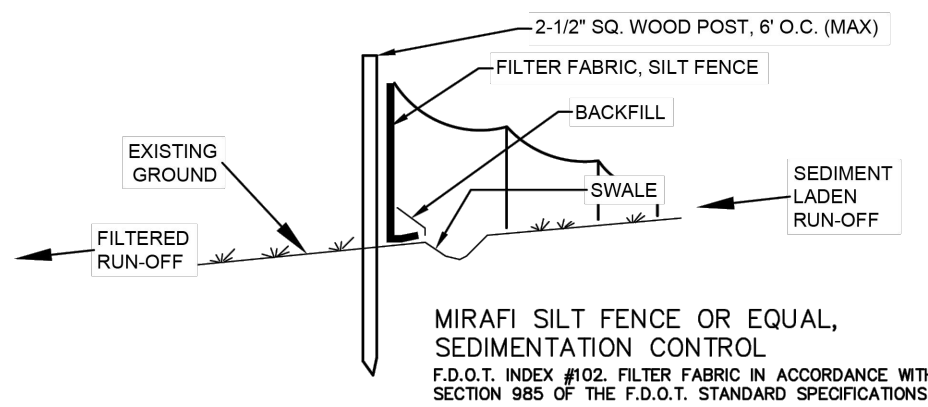
Sunshine811.com

HILLSIDE GROVES COMMON	FLORIDA	SHEET NUMBER C1.1		 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827 PHONE: (407) 536-4440 WWW.KIMLEY-HORN.COM REGISTRY No. 35106		REVISIONS	DATE	BY

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SHEET NUMBER
C2.0

Plotted By: Powers, Steven Sheet Set: HILLSIDE GROVES COMMON Layout: C2.1 — EROSION CONTROL & DETAILS August 27, 2025 06:41:43pm K:\ORLA\LA149658038_hillside_groves_common\CADD\CONSTRUCTION\Drawings\C2.1-EROSION CONTROL DETAILS.dwg This document, together with the concepts and designs presented herein, 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.



- 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.)

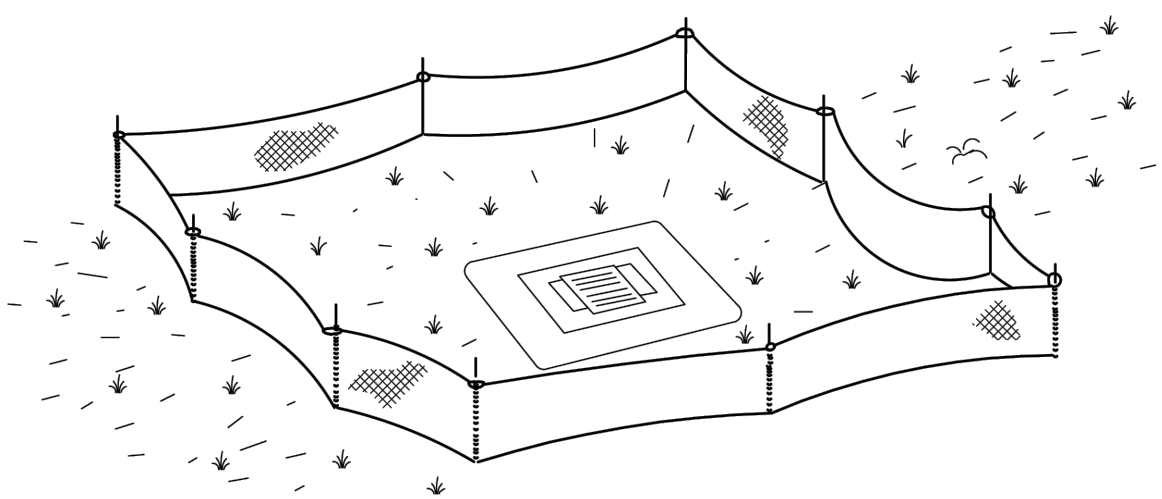
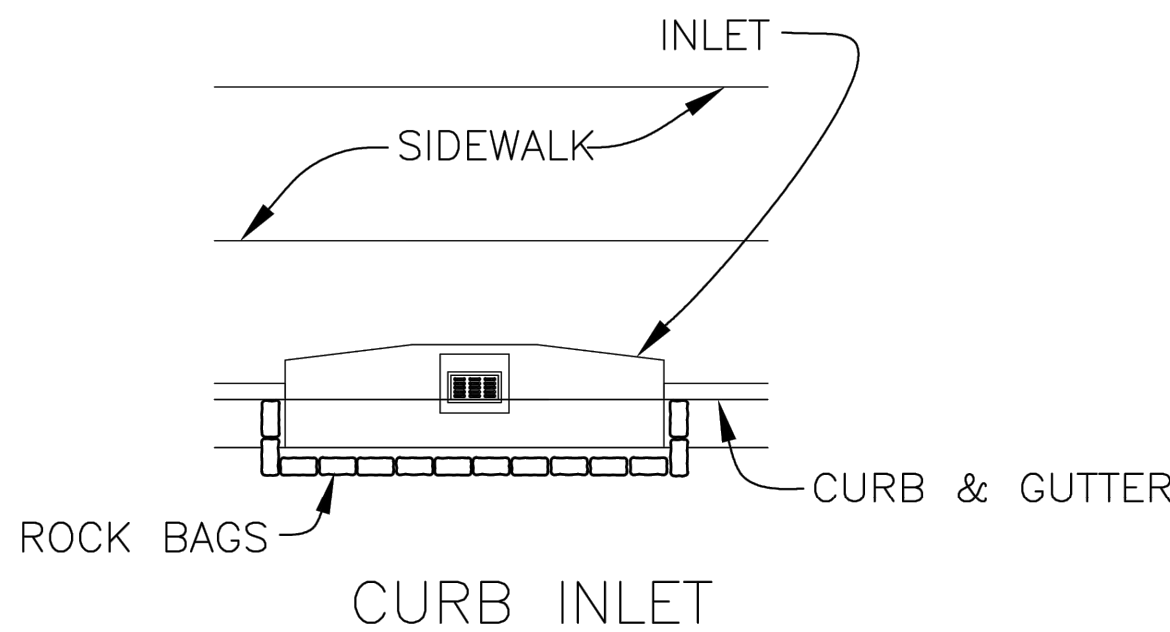


Howey-in-the-Hills

Standard Details

DATE: FEB 2022

DETAIL G-1



ALTERNATE DESIGNS MAY BE PROPOSED BY ENGINEER

INLET PROTECTION (N.T.S.)

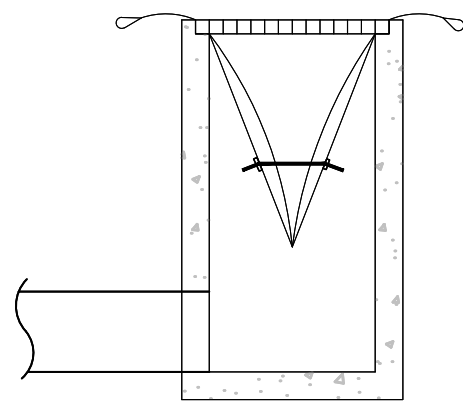


Howey-in-the-Hills

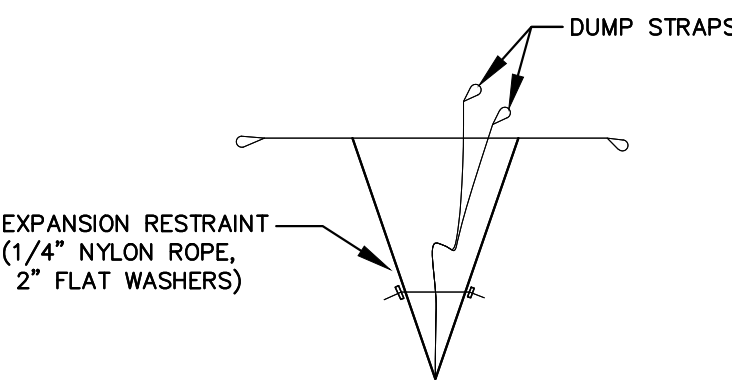
Standard Details

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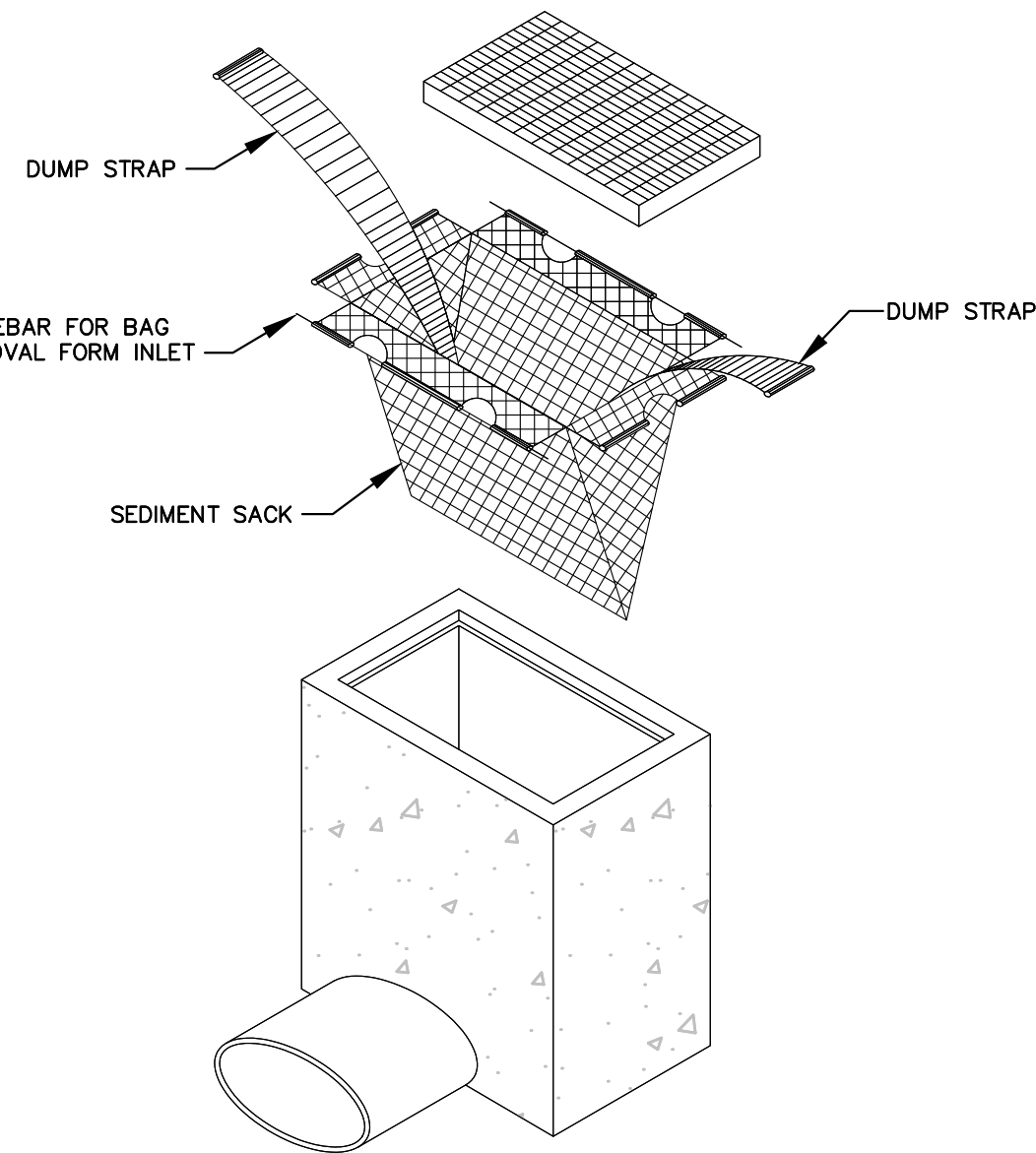
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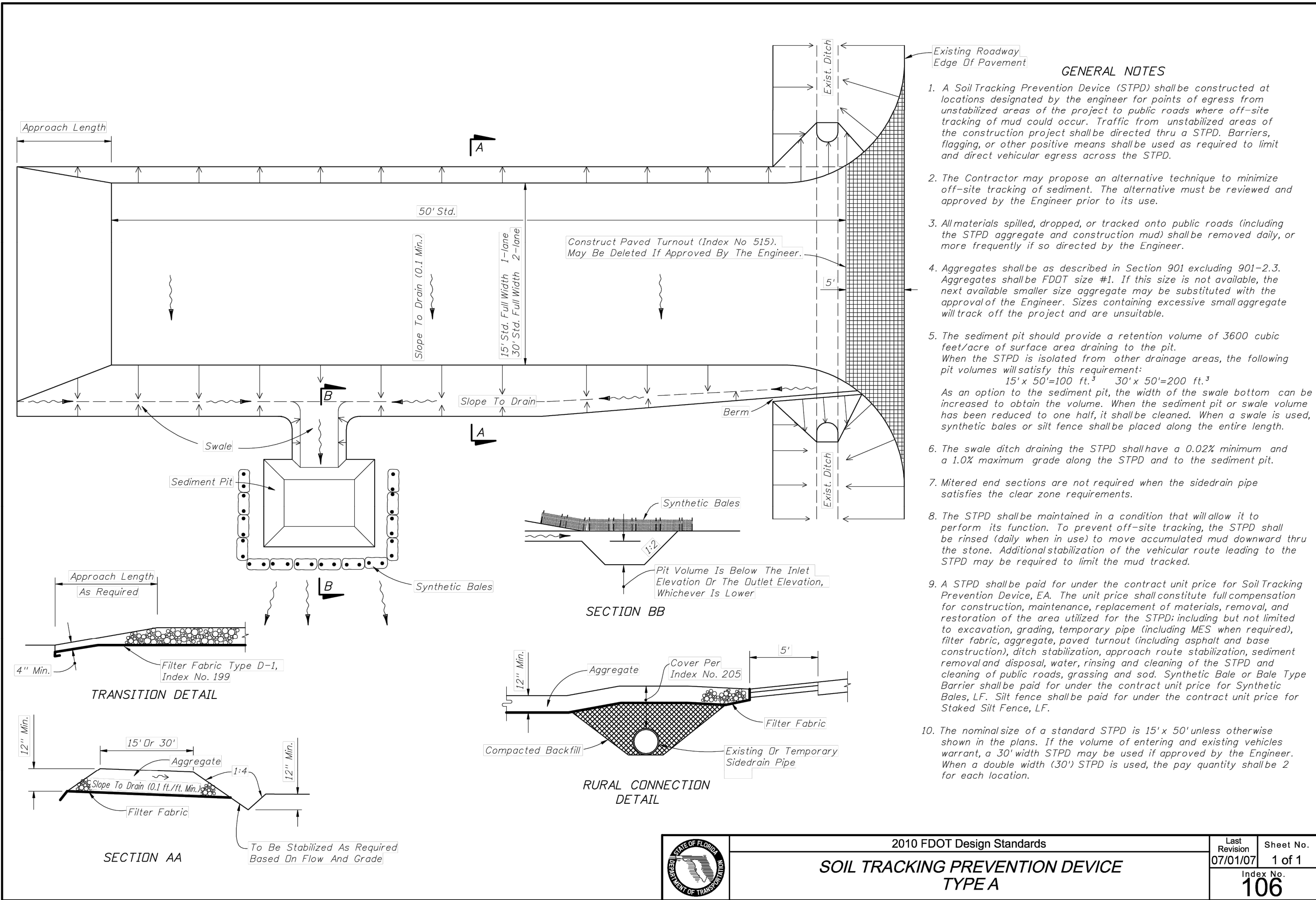
INSTALLATION DETAIL



BAG DETAIL



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 off-site 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 off-site 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:
 $15' \times 50' = 100 \text{ ft}^3$ $30' \times 50' = 200 \text{ ft}^3$
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, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% 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 off-site 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. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. 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 existing 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.



2010 FDOT Design Standards
SOIL TRACKING PREVENTION DEVICE
TYPE A

Last Revision
07/01/07
Sheet No.
1 of 1
Index No.
106

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

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Blake Wagner

EROSION CONTROL
DETAILS

HILLSIDE GROVES
COMMON

FLORIDA

HOWEY-IN-THE-HILLS

SHEET NUMBER

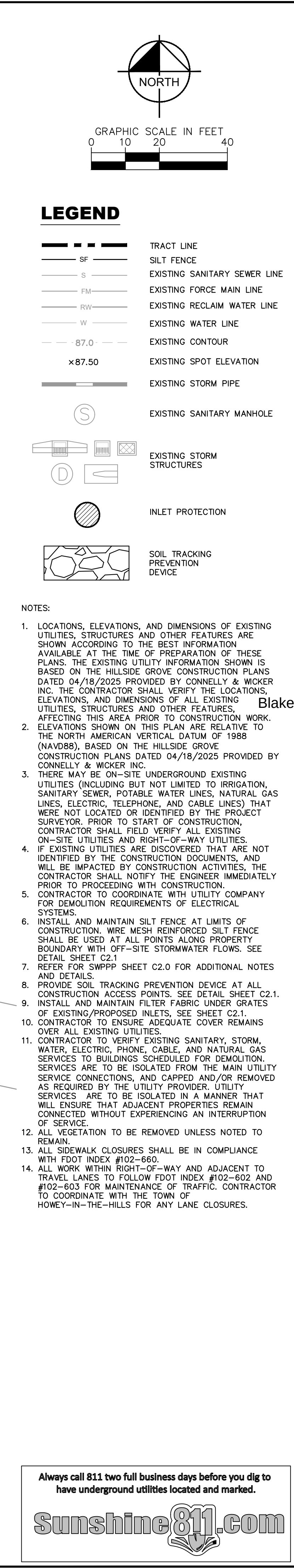
C2.1

REVISIONS

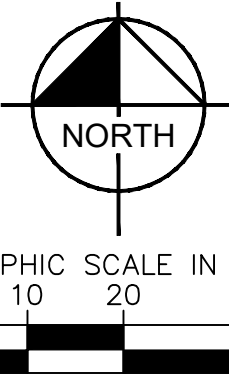
No.

BY

DATE



SHEET NUMBER	HILLSIDE GROVES COMMON	EXISTING CONDITIONS	KHA PROJECT 149658038	LIGHTNING PROTECT	Kimley»Horn
C3.0	HOWEY-IN-THE-HILLS	FLORIDA	DATE 08/28/2025	Wagner	© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827 PHONE: (407) 536-4440 WWW.KIMLEY-HORN.COM REGISTRY No. 35106
			SCALE AS SHOWN		
			DESIGNED BY NDF		
			DRAWN BY NDF		
			CHECKED BY BJW	DATE: 08/28/2025	No.
					REVISIONS
					DATE
					BY



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

<u>SITE DATA</u>	
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

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

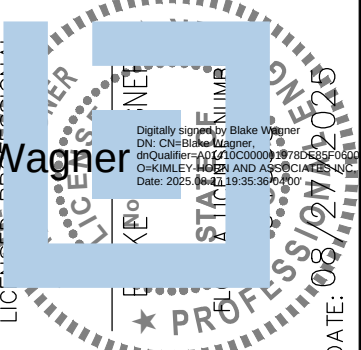
MAXIMUM ALLOWABLE (ISR):	70%
EXISTING IMPERVIOUS (ISR):	0%
PROPOSED IMPERVIOUS (ISR):	64% (0.78 ACRES)

*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 (C/H) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTIONS) TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FOOT DESIGN STANDARDS.
 5. DETECTABLE 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 FOOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FOOT DESIGN STANDARD PLANS (INDEXES), THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOOT UTILITY ASSIGNMENT MANUAL.
 8. NONE OF THE PROPERTY DESIGNATED AS STREETS OR ALLS (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 NOT BE AN EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS, AND/OR ASSIGNS.

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SCALE	AS SHOWN
DESIGNED BY	NDF
DRAWN BY	NDF
CHECKED BY	BJW

SITE PLAN

HILLSIDE GROVES COMMON

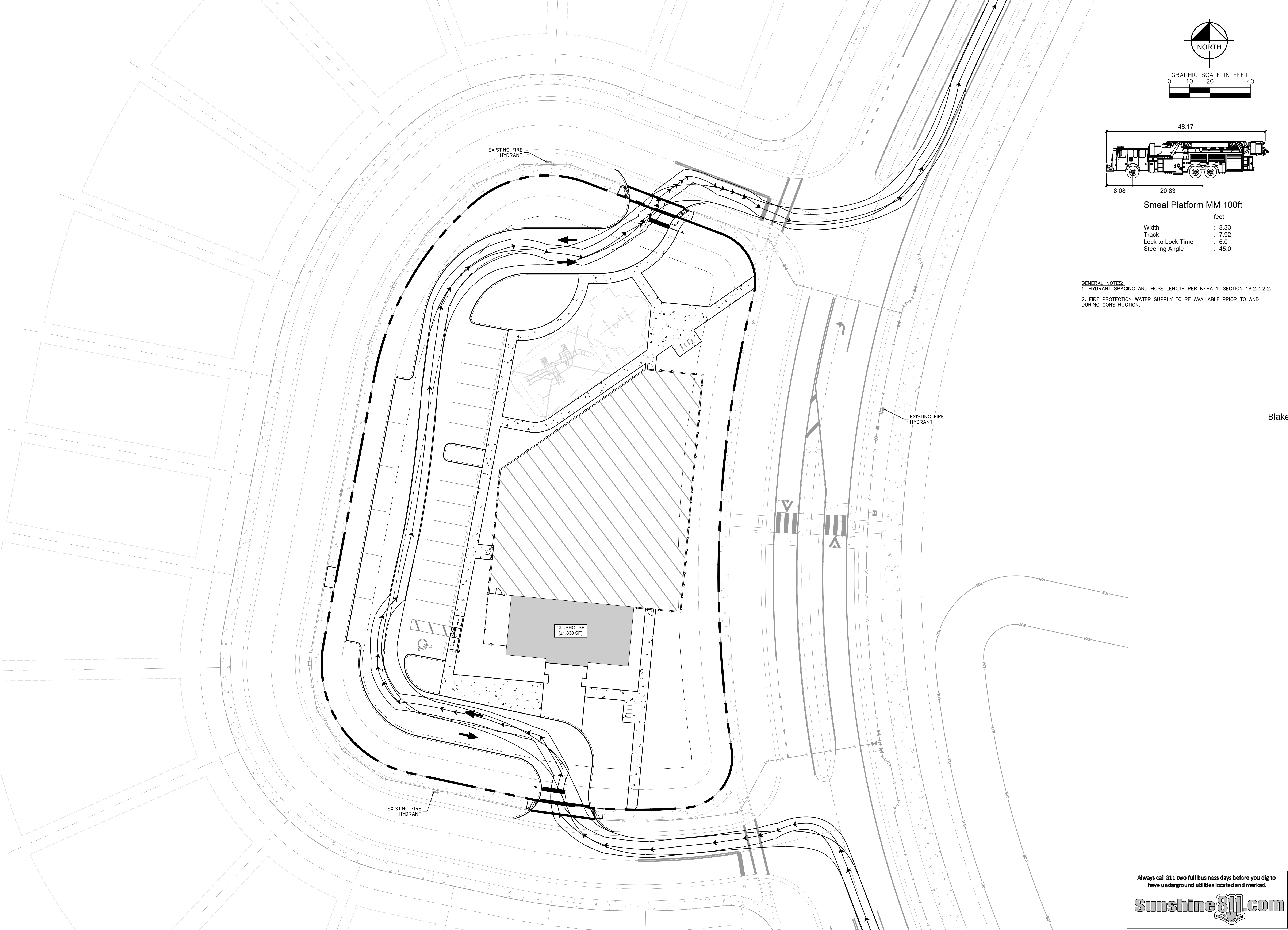
FLORIDA

HOWEY-IN-THE-HILLS

SHEET NUMBER
C4.0

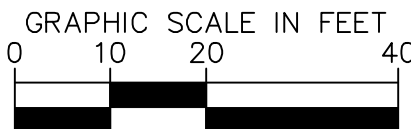
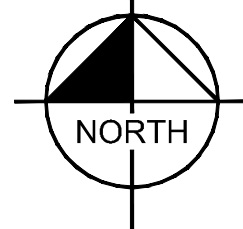
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Plotted By: Wagner, Blake Sheet Set: HILLSIDE GROVES COMMON Layout: PAVING GRADING AND DRAINAGE August 27, 2022 07:08:14pm K:\ORL\149658038_Hillside Groves common\CADD\CONSTRUCTION\Drawings\C5.PG.dwg
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STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-01	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 86.80 S. INV OUT: 81.78
D-02	TYPE "D7" MANHOLE PER FDOT INDEX #425-010 TOP: 86.43 N. INV IN: 81.42 E. INV IN: 83.54 S. INV OUT: 81.42
D-03	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 86.06 N. INV IN: 80.74 E. INV OUT: 80.74
EX-01	TYPE "E" INLET PER FDOT INDEX #425-052 TOP: 86.24 W. INV IN: 80.00 NW. INV IN: 83.29 SE. INV OUT: 78.00
YD-01	YARD DRAIN TOP: 87.38 N. INV IN: 84.57 E. INV OUT: 84.57
YD-02	YARD DRAIN TOP: 87.42 N. INV IN: 83.88 W. INV IN: 83.88 SE. INV OUT: 83.71



LEGEND

- TRACT BOUNDARY
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB/PAVEMENT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- EXISTING STORM STRUCTURES
- PROPOSED CONCRETE SIDEWALK

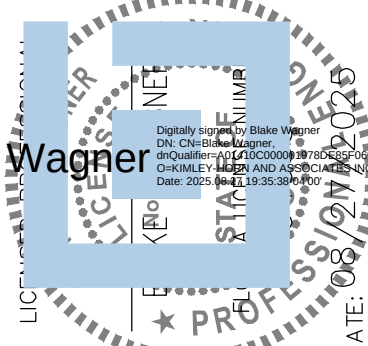
- GENERAL NOTES:
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. SEE SPECIFICATIONS.
 - ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
 - ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
 - 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.
 - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
 - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR PER JURISDICTIONAL REQUIREMENTS.
 - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 - 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.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AND STRUCTURE IS WATER TIGHT.
 - CONTRACTOR IS TO ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
 - CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS, MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING.
 - DETENTION POND OUTFLOW DEVICES SHALL BE DESIGNATED TO LIMIT FLOWS TO CAPACITY LEVELS OF DOWNSTREAM DRAINAGE STRUCTURES.
 - CONTRACTOR TO VERIFY T.A.S./A.D.A. COMPLIANCE PRIOR TO POURING CONCRETE. FOR ANY QUESTIONS, CONTACT CIVIL ENGINEER IMMEDIATELY.
 - 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.
 - 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%.
 - REFER TO LANDSCAPE PLANS FOR LANDSCAPE/HARDSCAPE DETAILS.
 - 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.
 - CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL/STRUCTURAL PLANS PRIOR TO CONSTRUCTION STAKING.
 - LANDSCAPE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM BUILDING AT A MINIMUM OF 2% SLOPE.
 - 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.
 - CONCRETE VALLEY GUTTER SHALL BE CONSTRUCTED IF ASPHALT PAVEMENT IS USED. REFER TO CONSTRUCTION DETAILS.
 - SEE SHEET C3.0 FOR APPROXIMATE LOCATION OF EXISTING UTILITIES.
 - ALL THE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.
 - 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.
 - TERMITE SPRAY IF NEEDED IS TO BE PROVIDED FOR FOUNDATION BY FOUNDATION CONTRACTOR.
 - SITE PREPARATION TO BE PROVIDED BY CONTRACTOR TO INCLUDE:
 - PROTECTING EXISTING VEGETATION TO REMAIN.
 - REMOVING EXISTING VEGETATION.
 - CLEARING AND GRUBBING.
 - STRIPPING AND STOCKPILING TOPSOIL.
 - REMOVING ABOVE-AND BELOW-GRADE SITE IMPROVEMENTS.
 - DISCONNECTING, CAPPING OR SEALING SITE UTILITIES.
 - TEMPORARY EROSION AND SEDIMENTATION CONTROL.
 - 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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KHA PROJECT
149658038
DATE
08/28/2025
SCALE AS SHOWN
DESIGNED BY NDF
DRAWN BY NDF
CHECKED BY B/W

PAVING GRADING
AND DRAINAGE

HILLSIDE GROVES
COMMON

FLORIDA

HOWEY-IN-THE-HILLS

SHEET NUMBER
C5.0

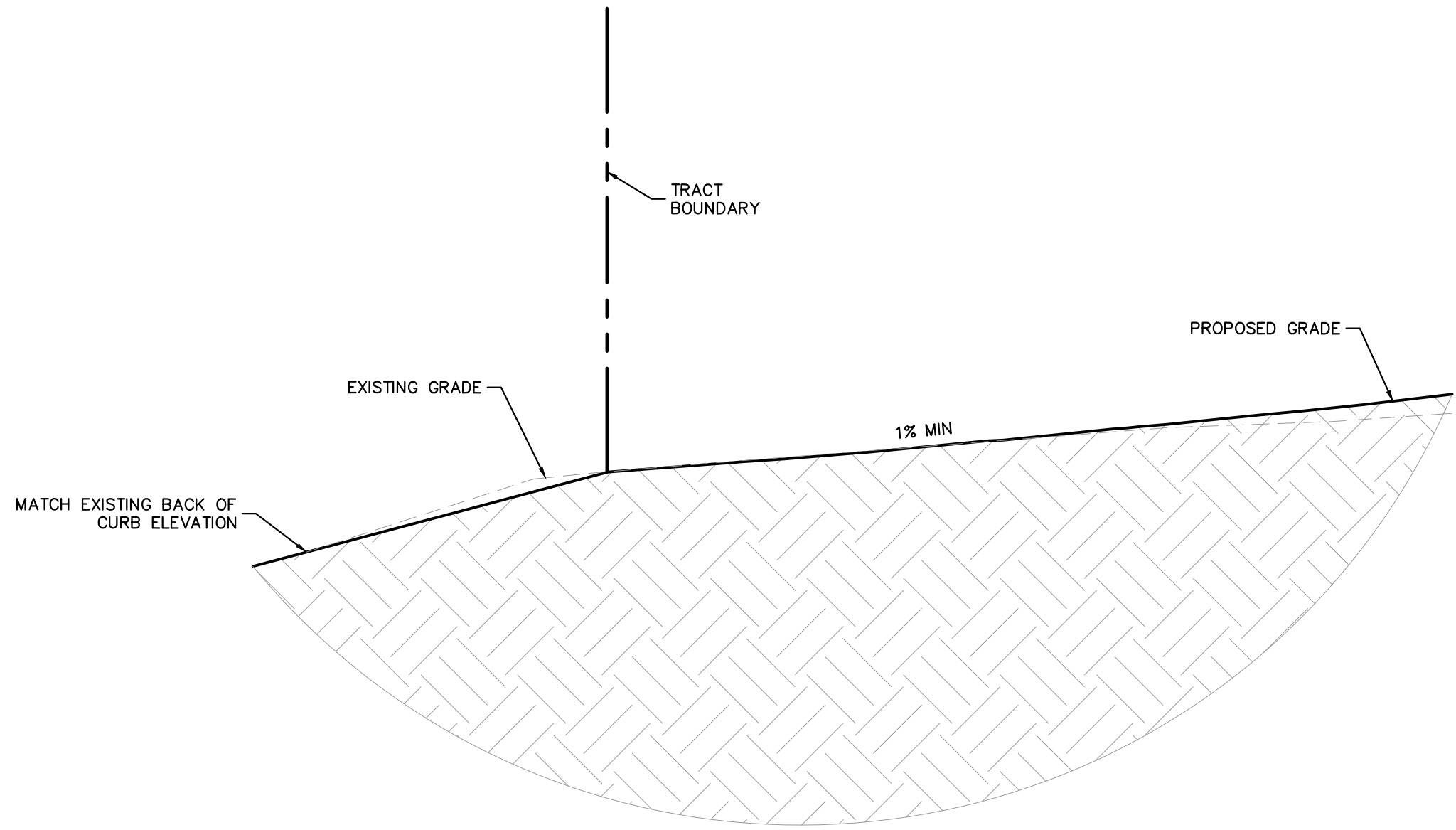
REVISIONS

No.

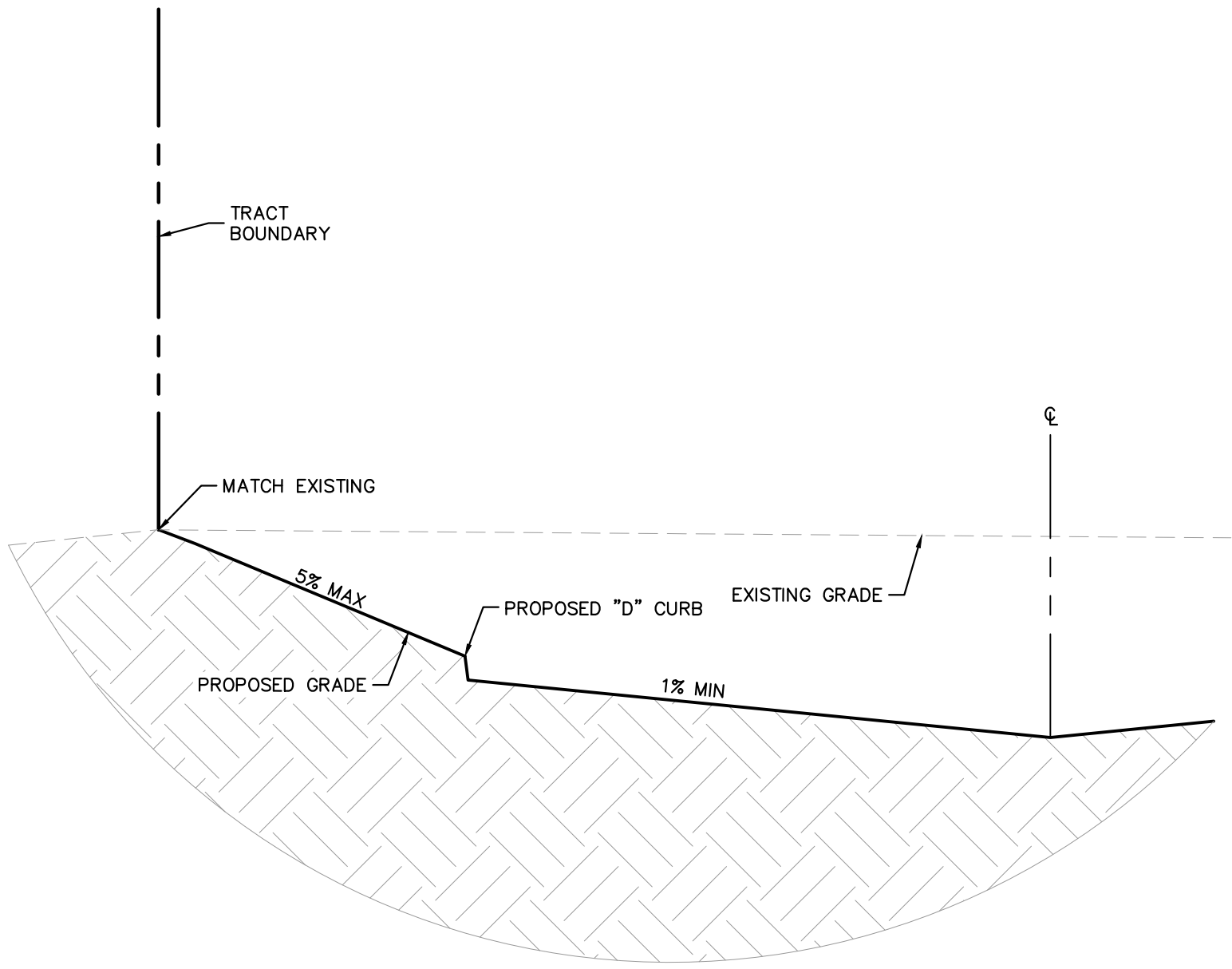
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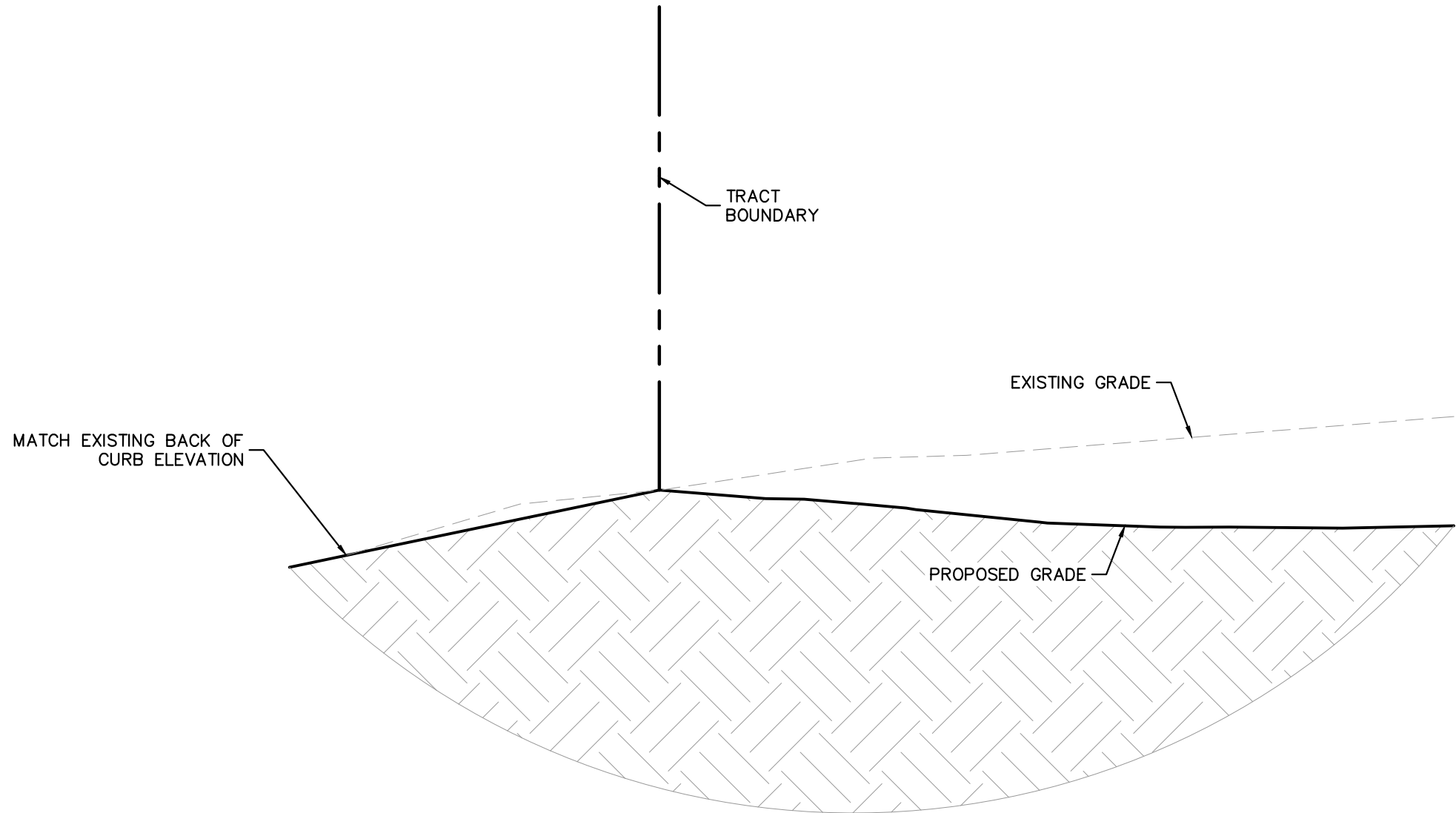
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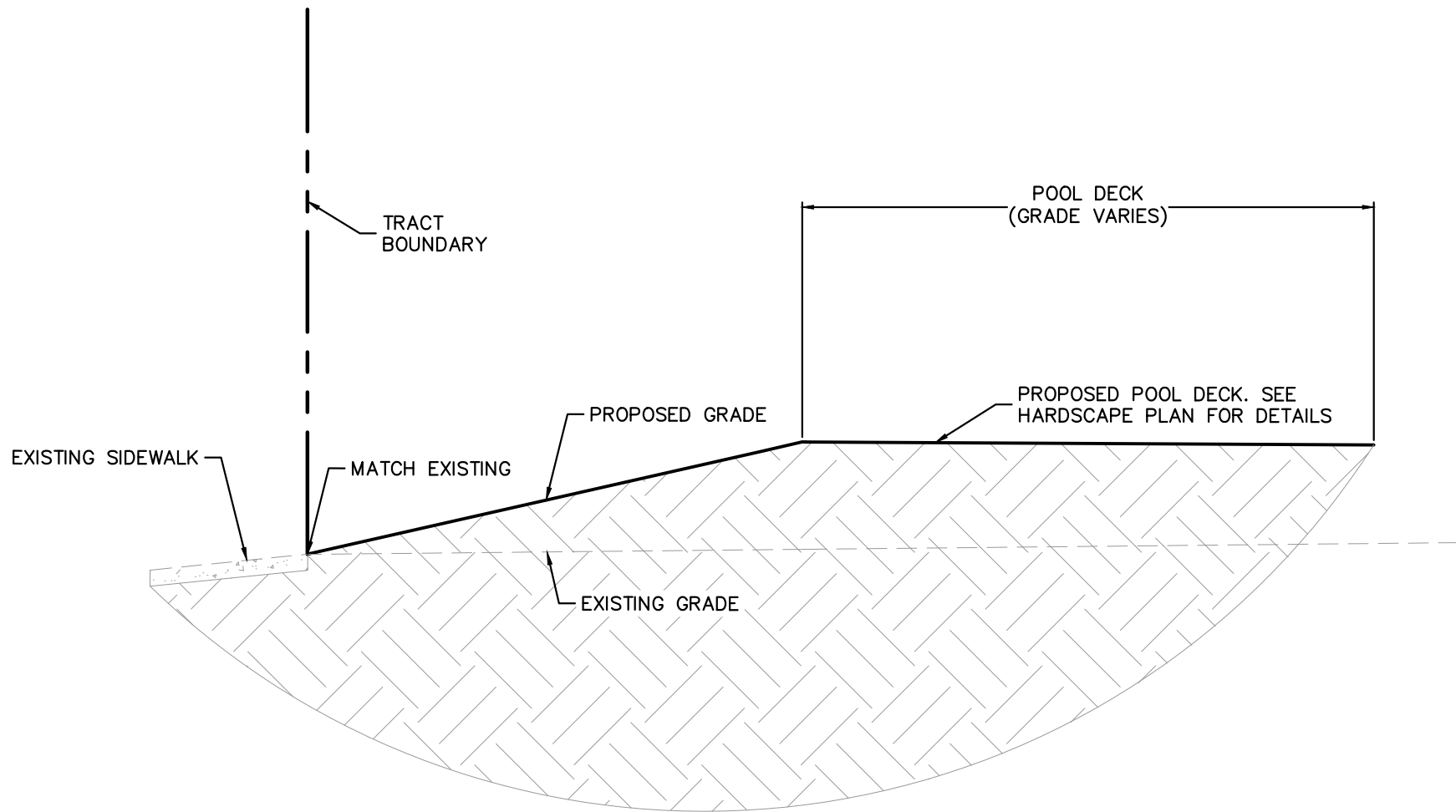
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

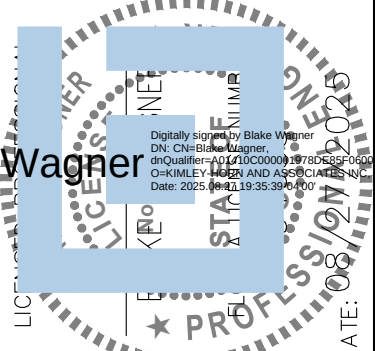


SECTION D-D
NTS

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KHA PROJECT	149658038
DATE	08/28/2025
SCALE	AS SHOWN
DESIGNED BY	NDF
DRAWN BY	NDF
CHECKED BY	BJW
DATE:	08/28/2025

SECTIONS

HILLSIDE GROVES
COMMON

HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
C5.1

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DATE

BY

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 UNDERGROUND 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 A.S.E. BUILDING CODE AND ALL CITY OF HILLSBORO REQUIREMENTS WITH THE TOWN OF HOWEY-IN-THE-HILLS PRIOR TO SHOP DRAWING REVIEW.

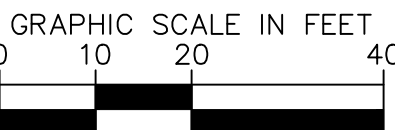
per NFPA 1 Uniform Fire Code Handbook, 2021 Edition

Fire Flow Provided=	1,500 GPM
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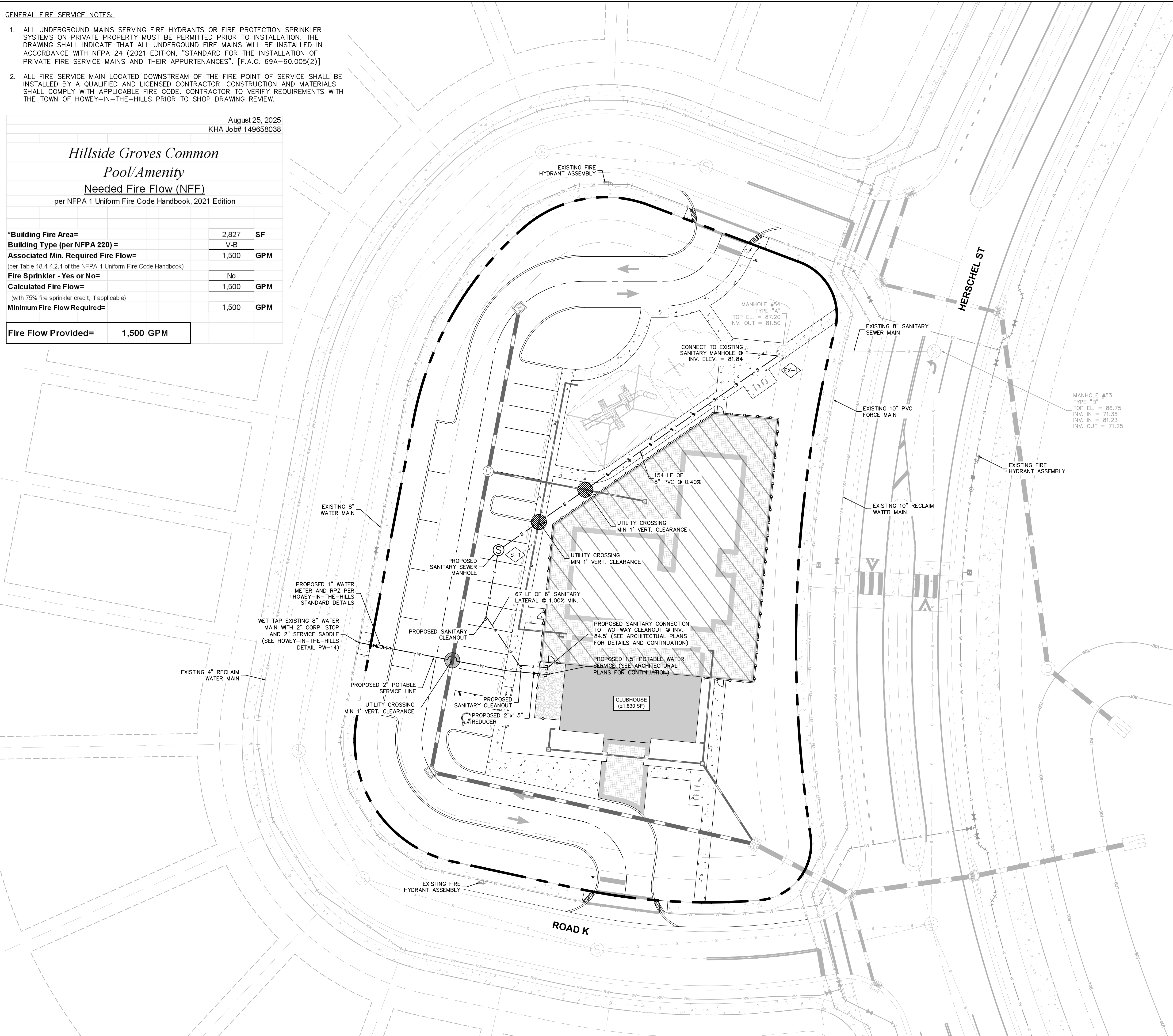
1. CONTRACTOR TO CONFIRM UNDERGROUND UTILITY LOCATIONS, DEPTHS, AND SIZES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED 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 TOP: 87.20 SW. INV IN: 81.84 E. INV OUT: 81.50
S-1	SANITARY MANHOLE TOP: 86.80 S. INV IN: 82.63 NE. INV OUT: 82.46

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	PROPERTY LINE
	EXISTING SANITARY SEWER LINE
	EXISTING FORCE MAIN LINE
	EXISTING RECLAIM WATER LINE
	EXISTING WATER LINE
	EXISTING STORM PIPE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED STORM PIPE
	PROPOSED FIRE HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM STRUCTURES



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KHA PROJECT	DATE
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DESIGNED BY	NDF
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CHECKED BY	BJW

UTILITY PLAN

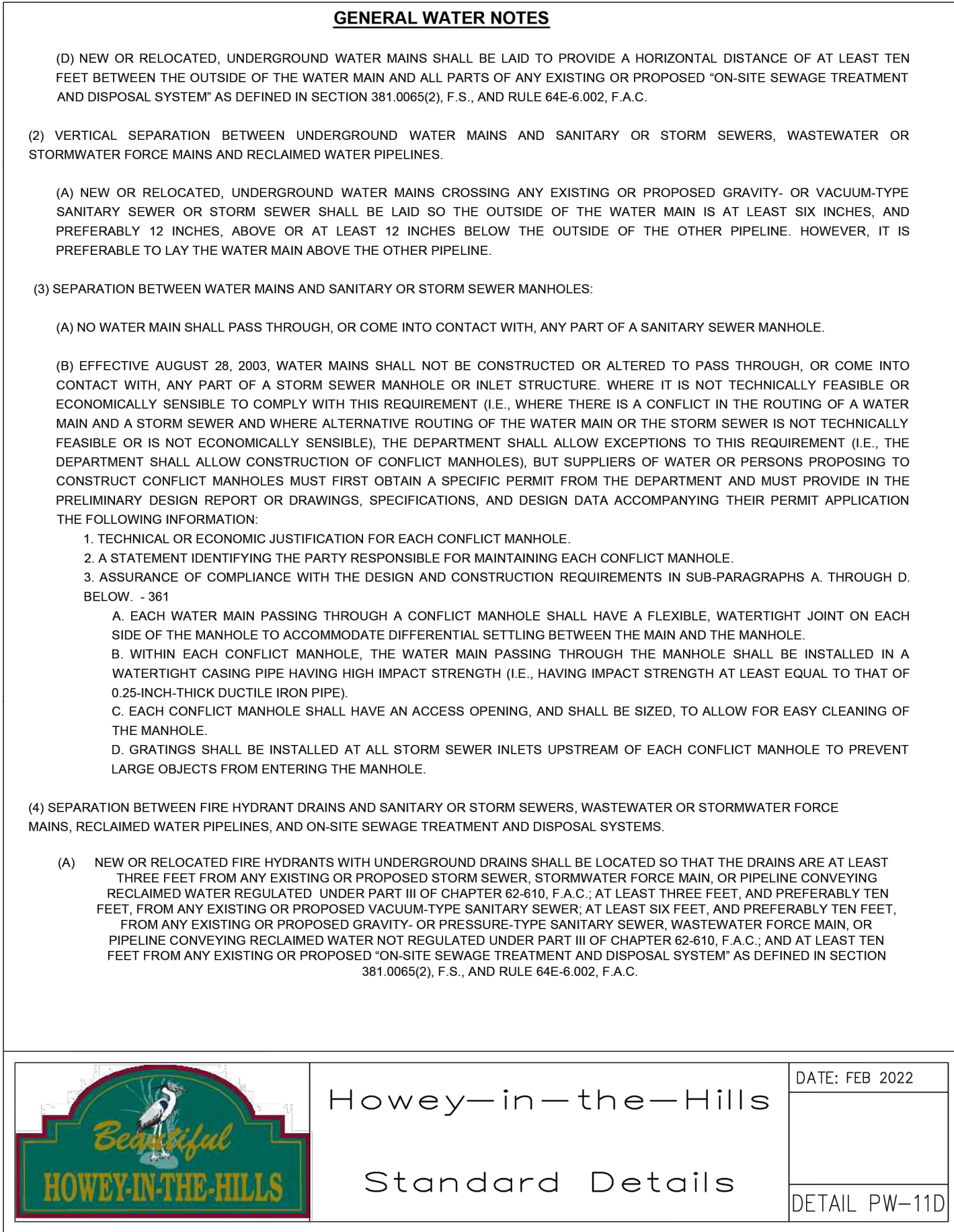
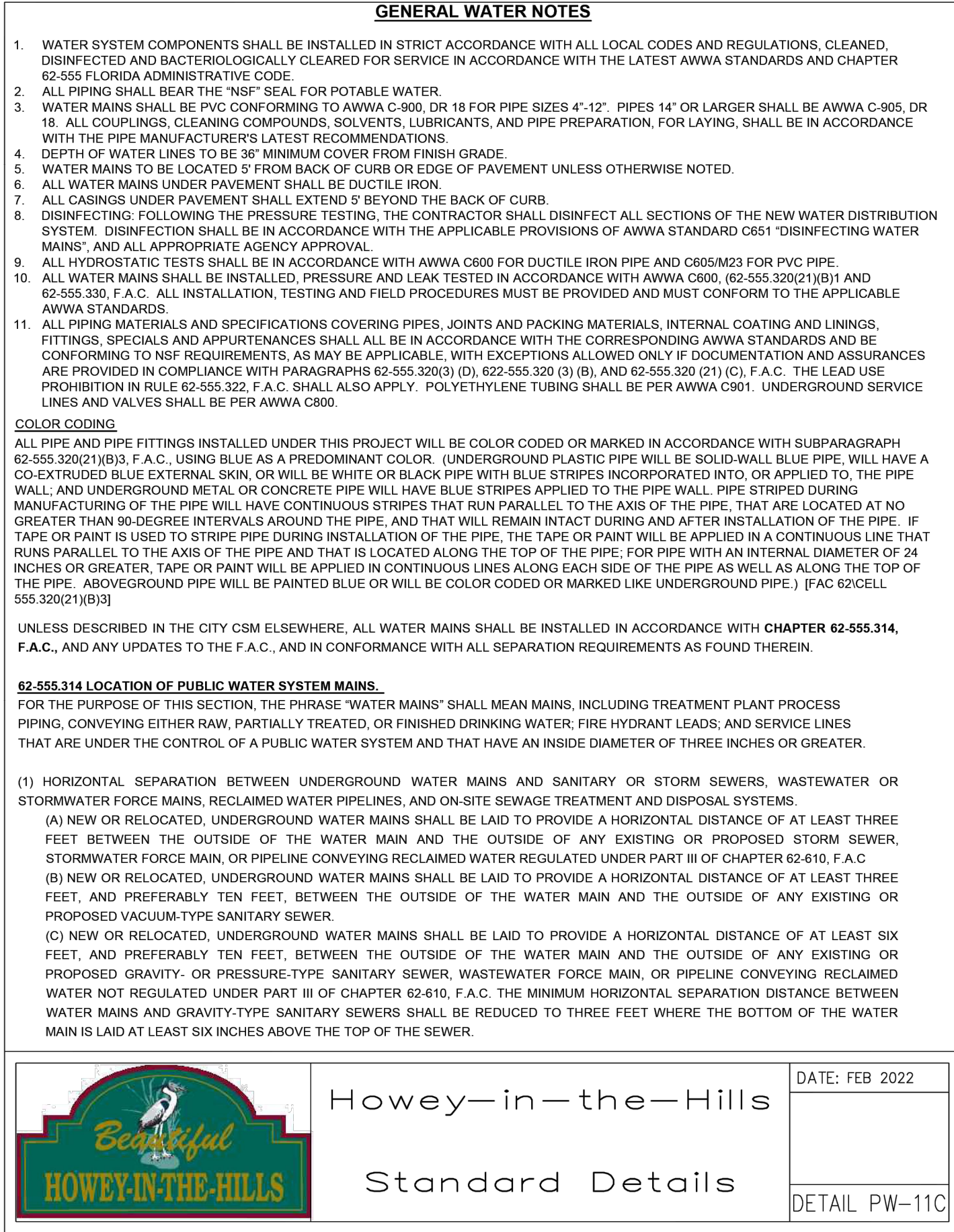
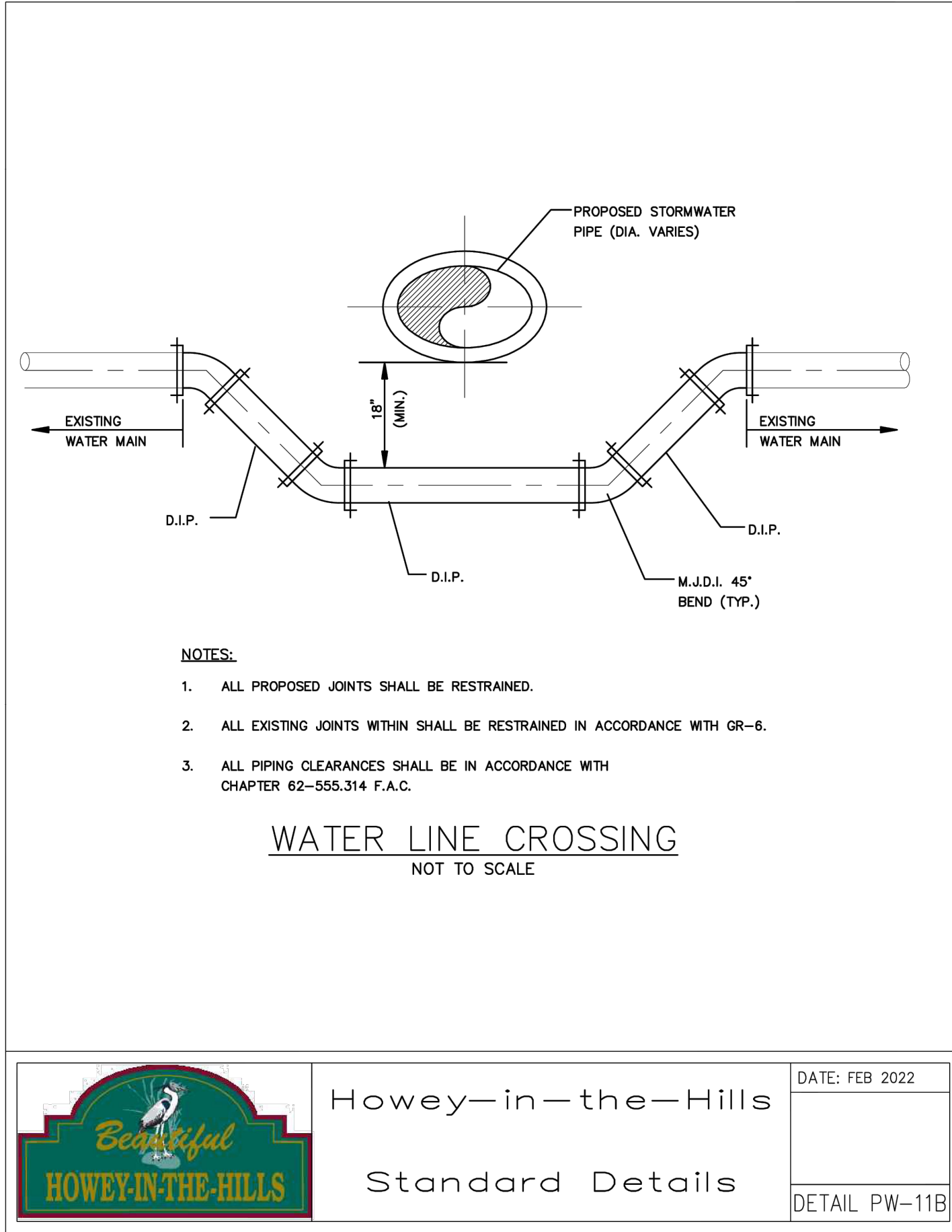
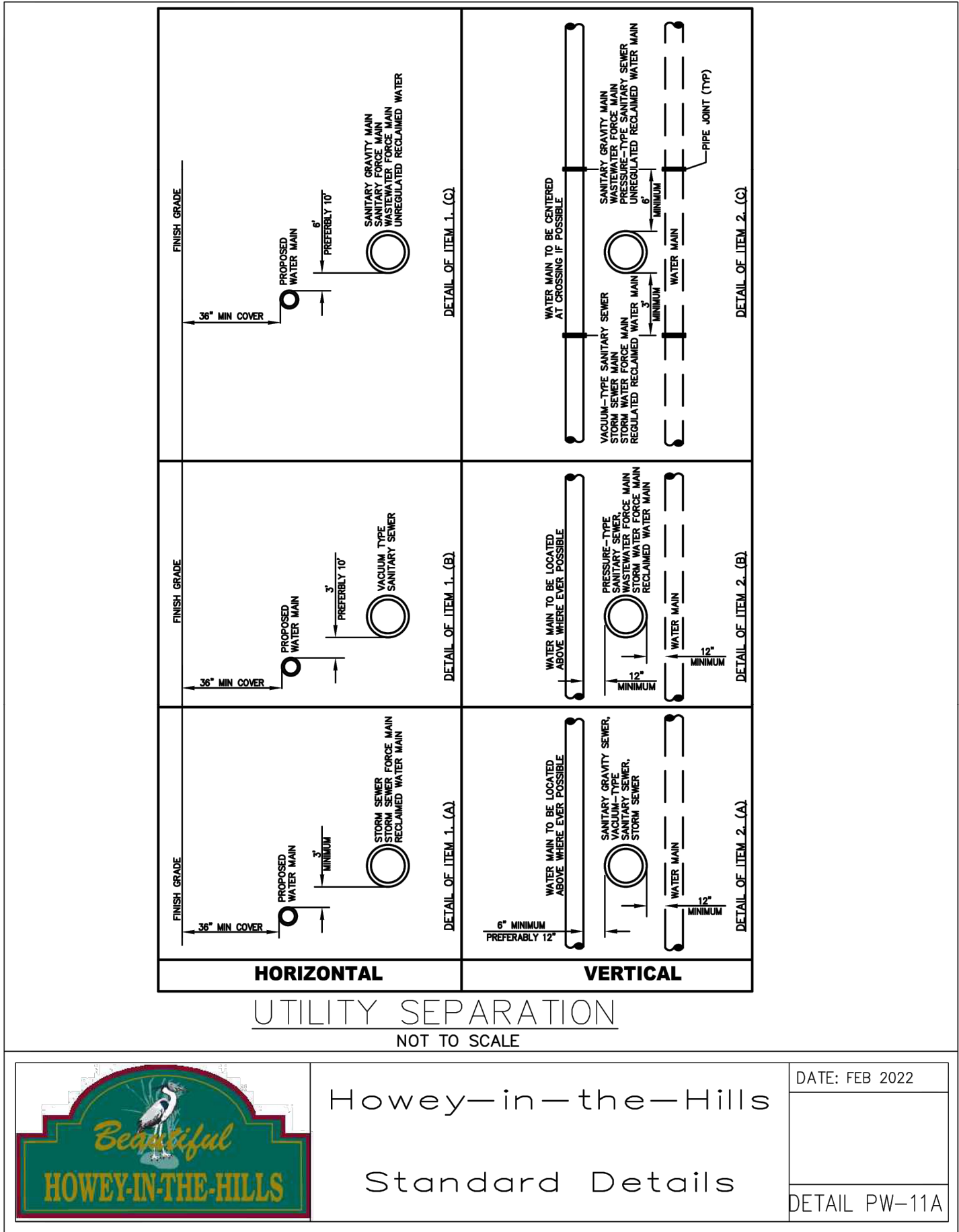
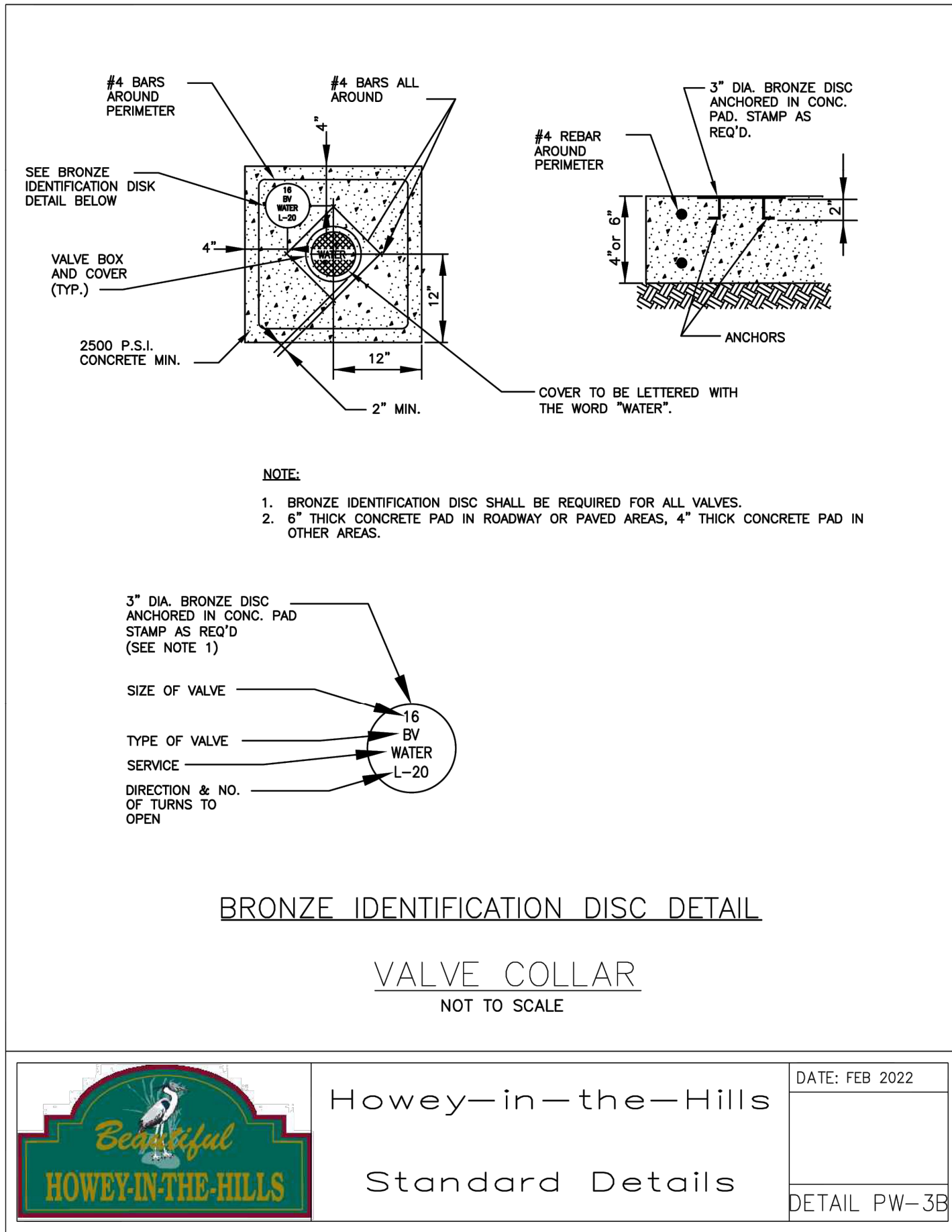
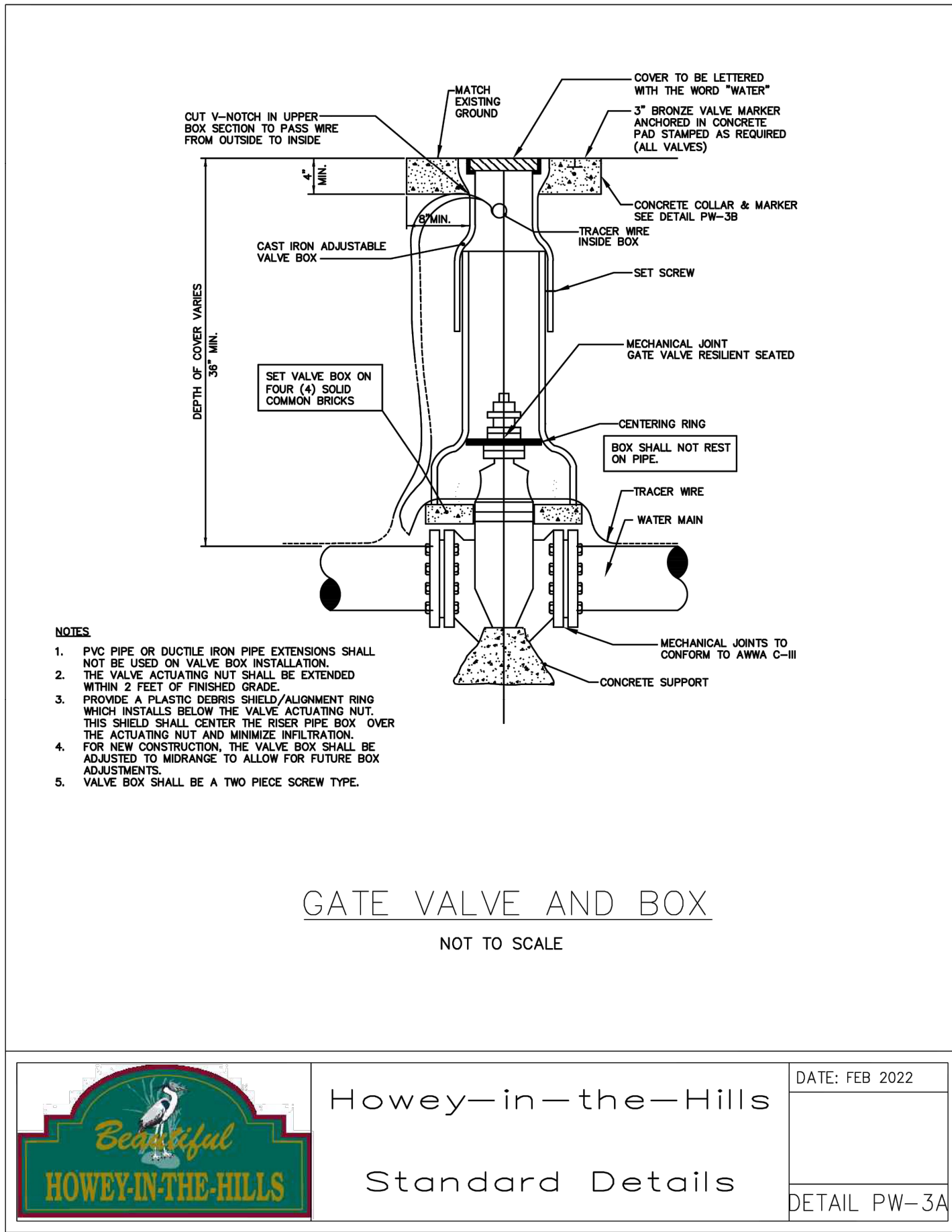
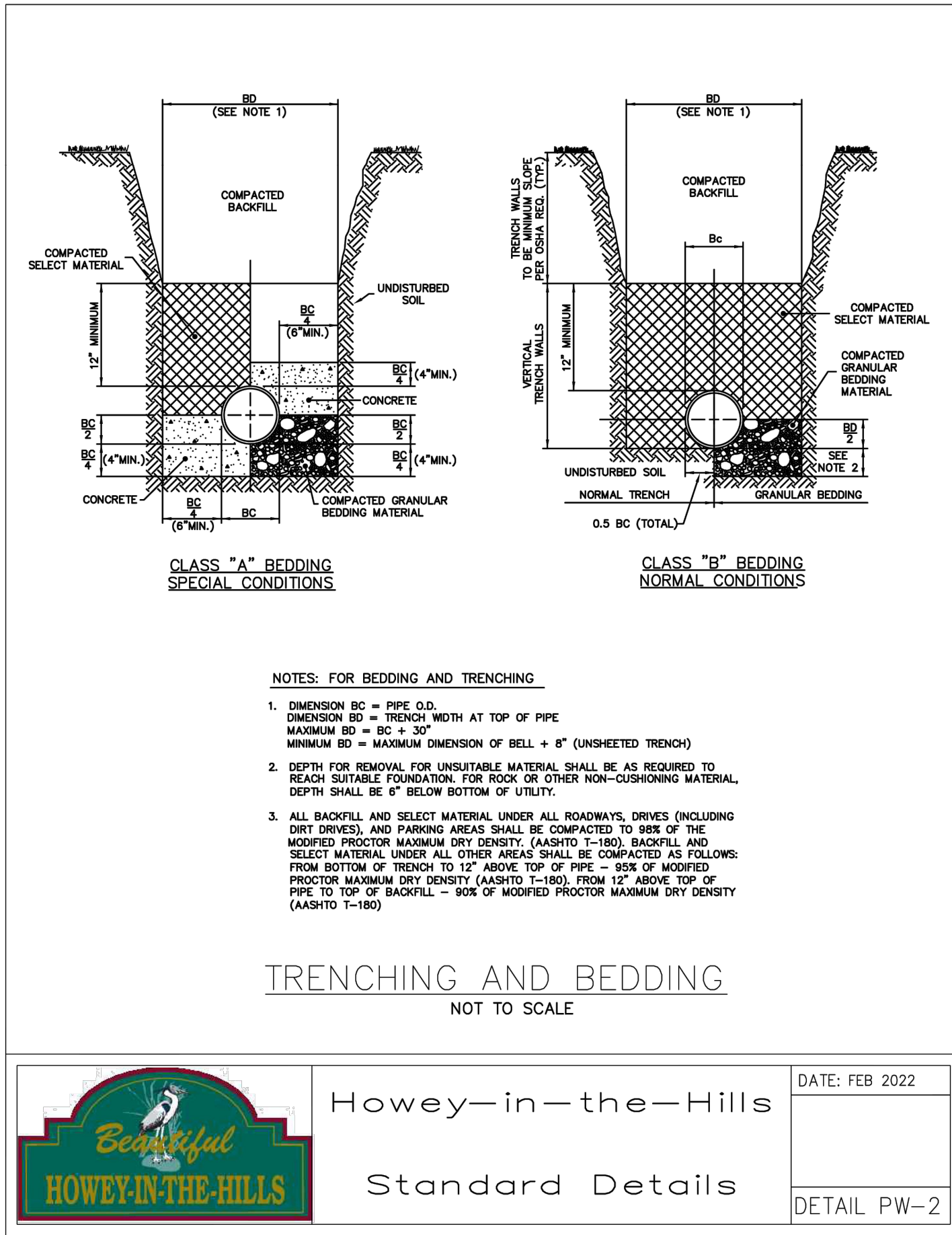
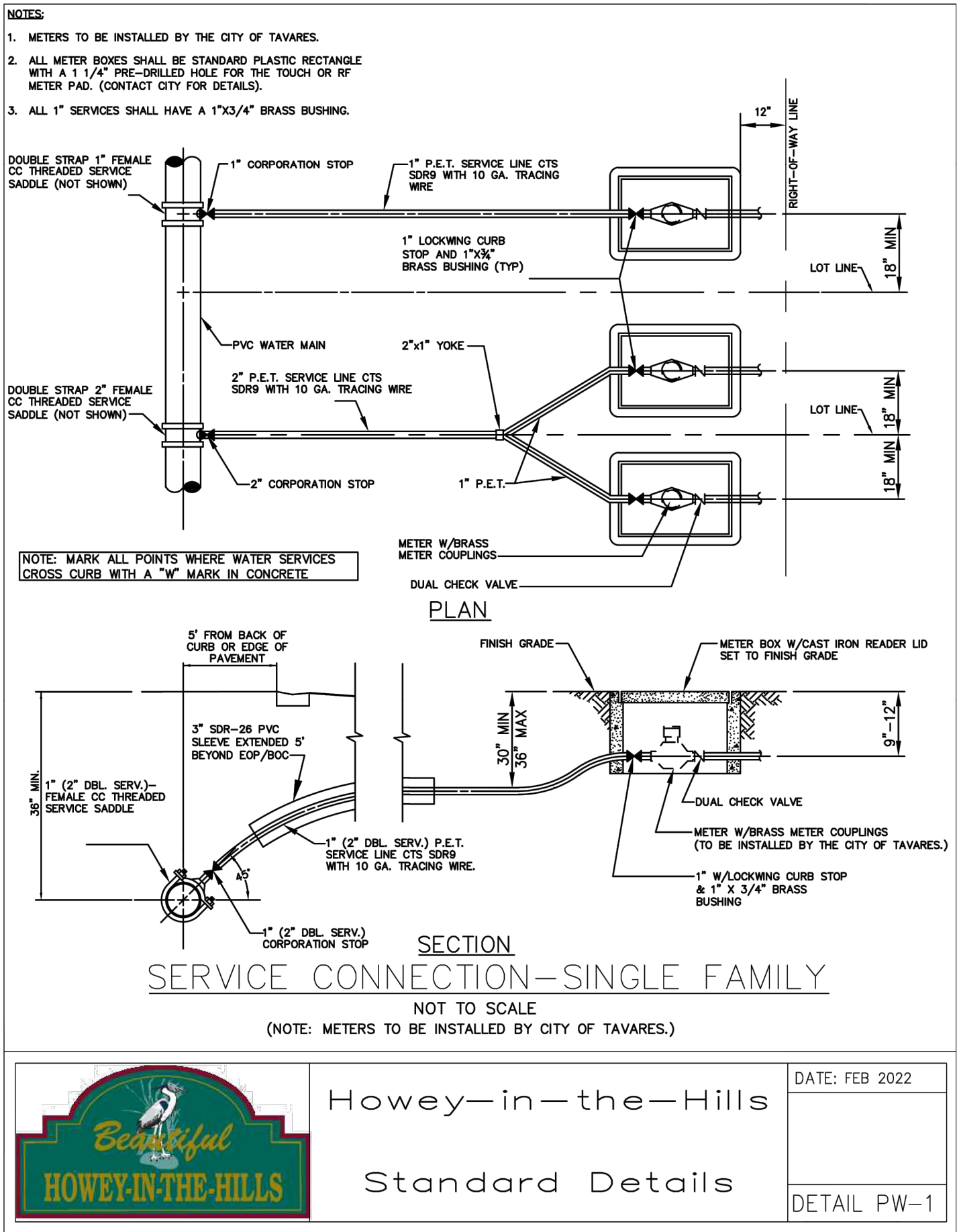
HILLSIDE GROVES COMMON

FLORIDA

HOWEY-IN-THE-HILLS

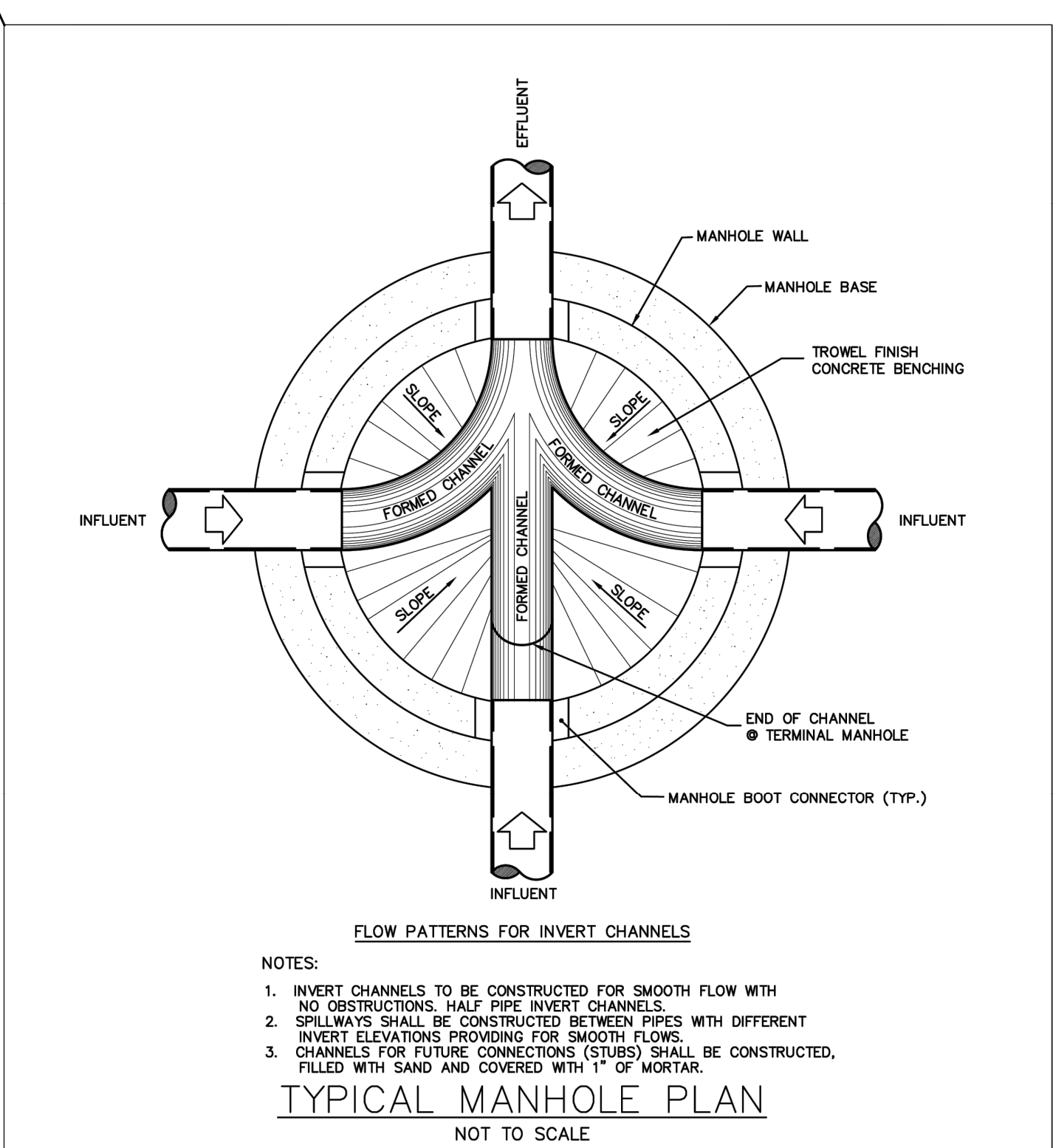
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Plotted By: Powers, Steven. Sheet: S&H-HILLSIDE GROVES COMMON. Layout: HOWEY-IN-THE-HILLS DETAILS. August 27, 2025. 08:43:28pm. K:\ORL\LA149658038 - Hillside Groves Common\CADD\CONSTRUCTION\Details\C7-DDETAILS.dwg. This document, together with the concepts and designs presented herein, is 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 Kintley-Horn and Associates, Inc. shall be without liability to Kintley-Horn and Associates, Inc.



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HILLSIDE GROVES COMMON		HOWEY-IN-THE-HILLS	
SHEET NUMBER C8.0		DATE BY	
REVISIONS		No.	
LISCENSED PROFESSIONAL KHA PROJECT 149658038		BLAKE J. WAGNER FLORIDA LICENSE NUMBER 94035	
DATE 08/28/2025		SCALE AS SHOWN	
DESIGNED BY NDF		DRAWN BY NDF	
CHECKED BY BLW		DATE 08/27/2025	

Plotted By: Powers, Steven. Sheet Set: HILL SIDE GROVES COMMON. Layout: HOWEY-IN-THE-HILLS DETAILS (3). August 27, 2025 08:43:38pm K:\ORL LA\149658038 hillside groves common\CADD\CONST\plansheets\CD-DETAILS.dwg
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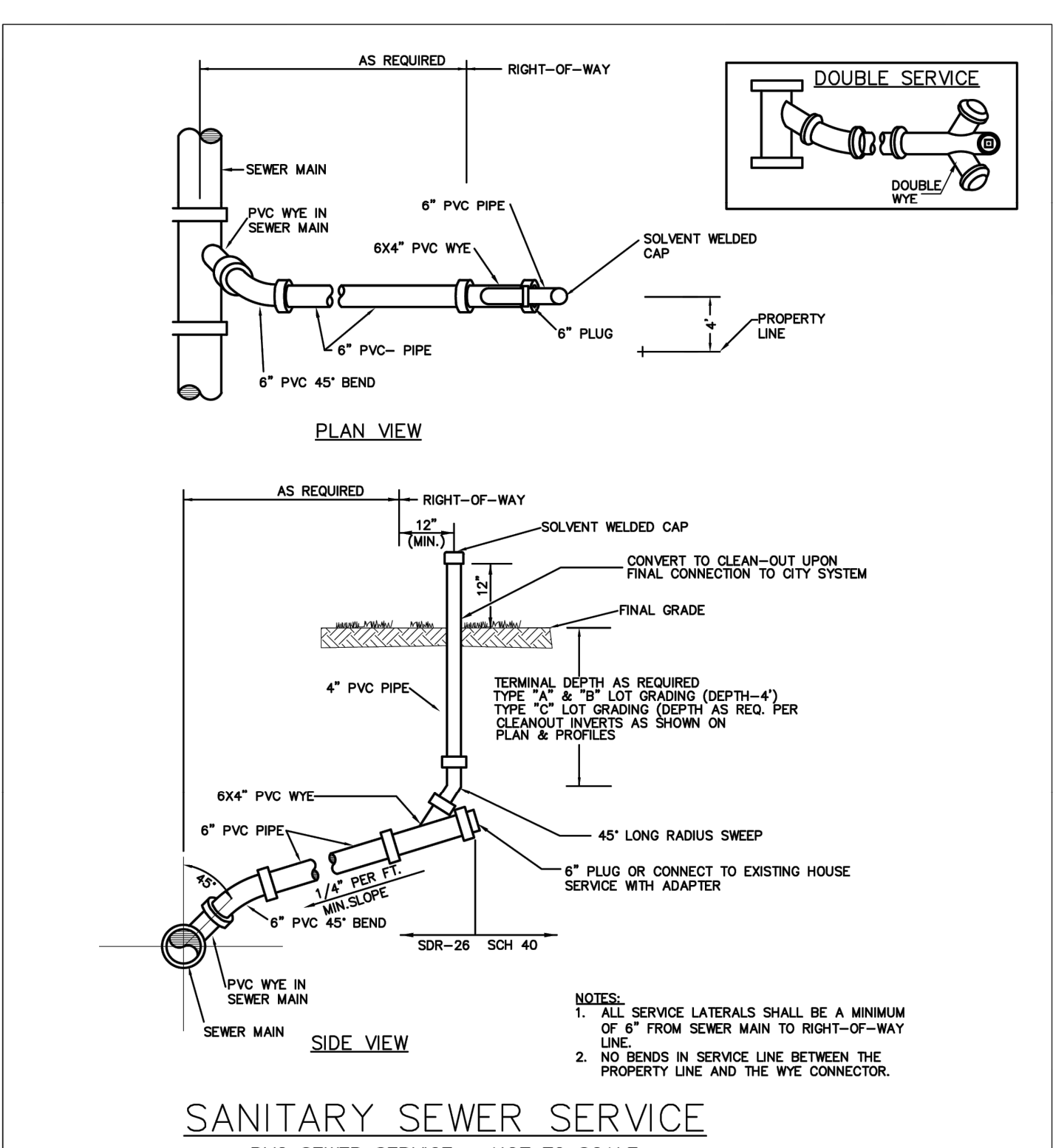


Howey-in-the-Hills

Standard Details

DATE: FEB 2022

DETAIL WW-4



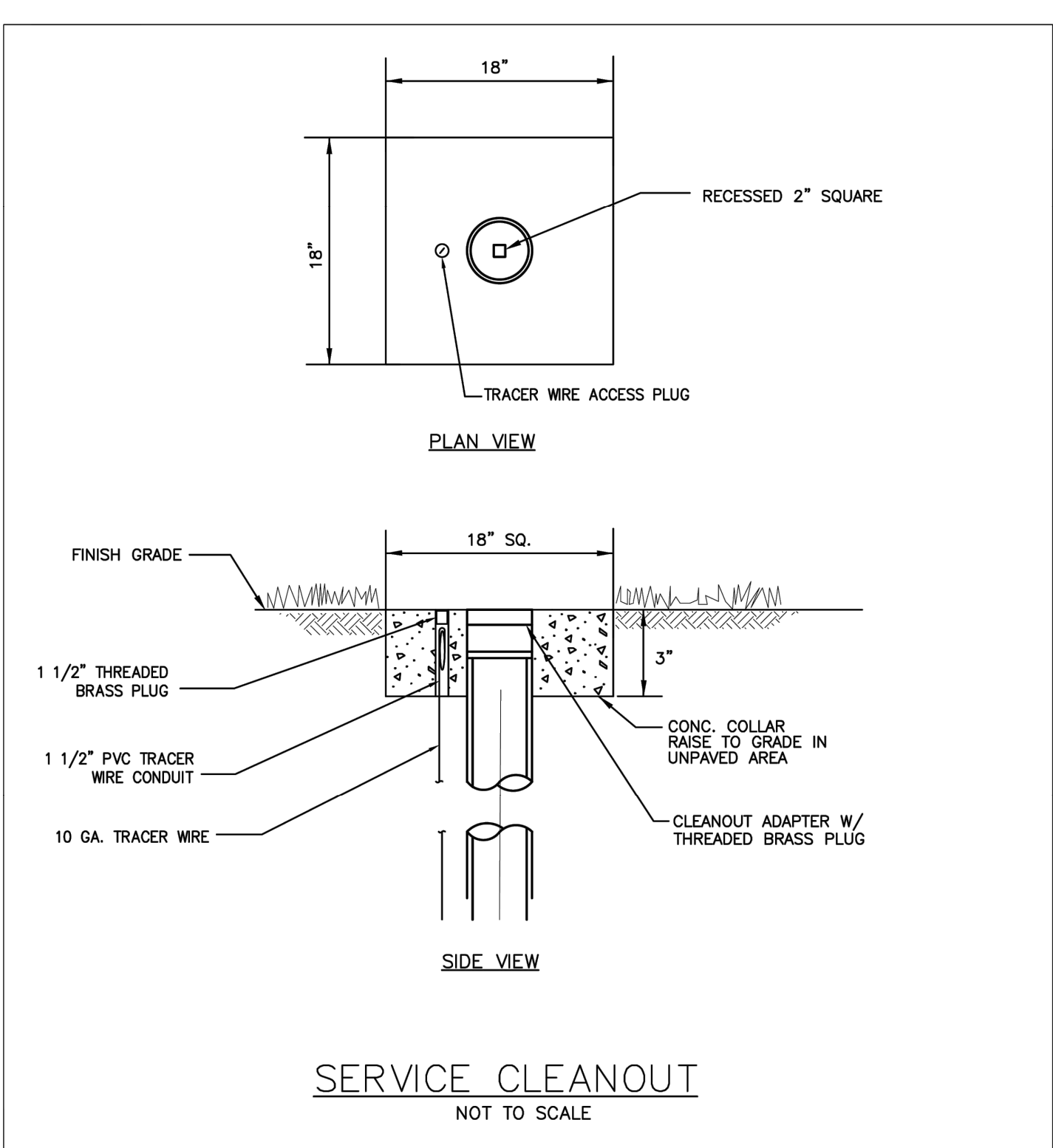


Howey-in-the-Hills

Standard Details

DATE: FEB 2022

DETAIL WW-6



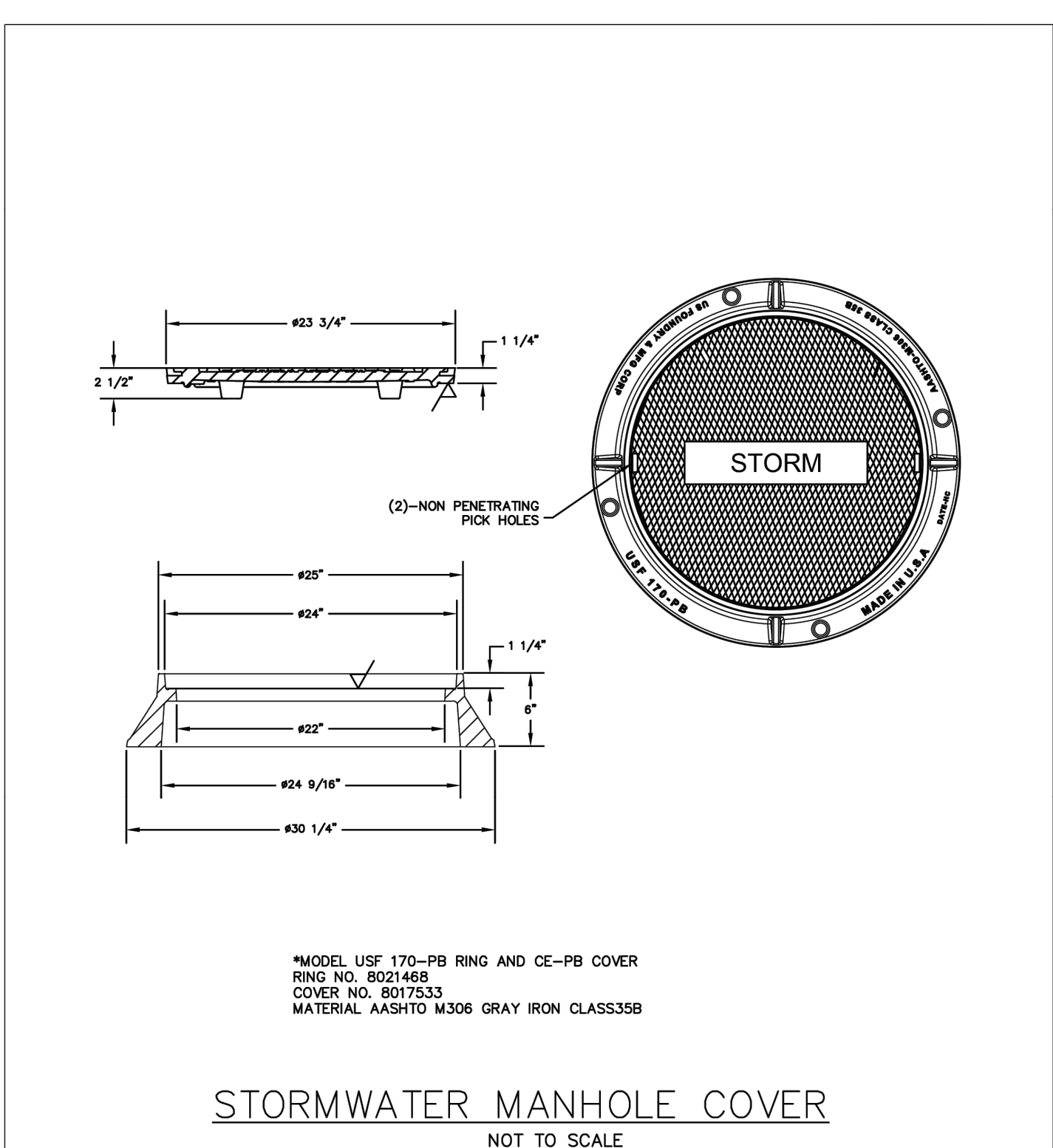


Howey-in-the-Hills

Standard Details

DATE: FEB 2022

DETAIL WW-7





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.



HILLSIDE GROVES
COMMON

HOWEY-IN-THE-HILLS
DETAILS

HOWEY-IN-THE-HILLS

FLORIDA

SHEET NUMBER
C8.2

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LICENSED PROFESSIONAL

BLAKE J. WAGNER

FLORIDA LICENSE NUMBER
94035

DATE: 08/27/2025

KHA PROJECT
149658038

DATE
08/28/2025

SCALE AS SHOWN

DESIGNED BY NDF

DRAWN BY NDF

CHECKED BY BLW

REVISIONS

DATE

BY