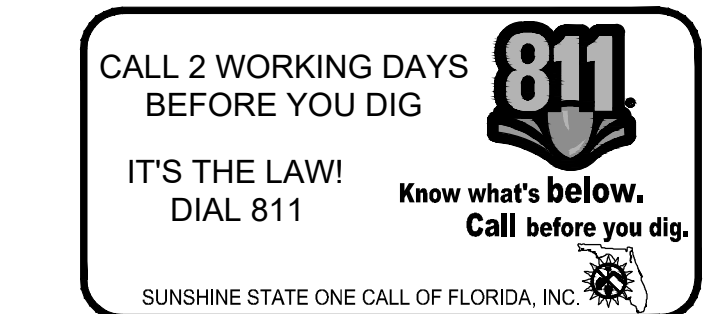


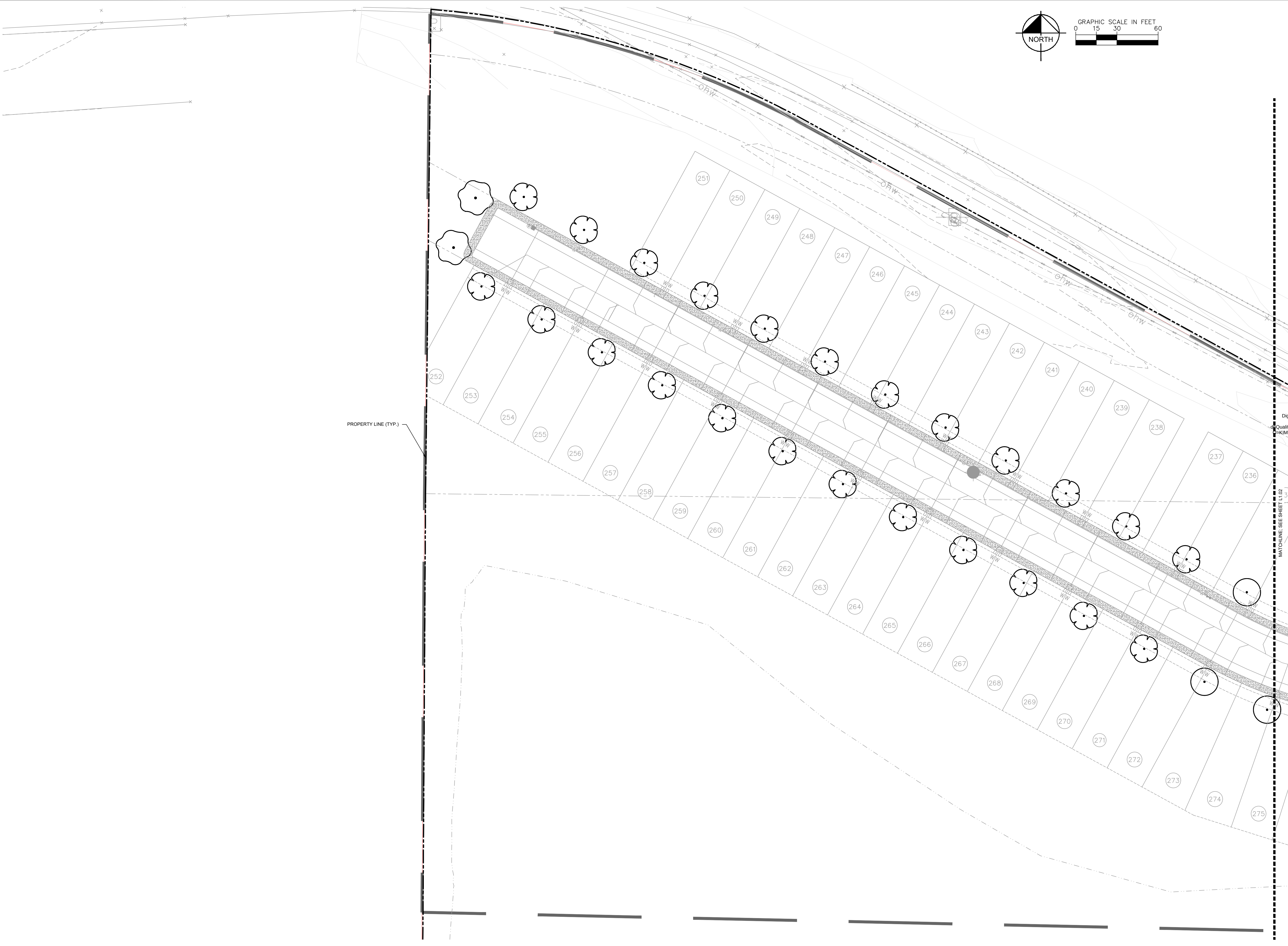


**PLEASE SEE SHEET L1.22 FOR LANDSCAPE CALCULATIONS
TABLE AND LANDSCAPE NOTES**



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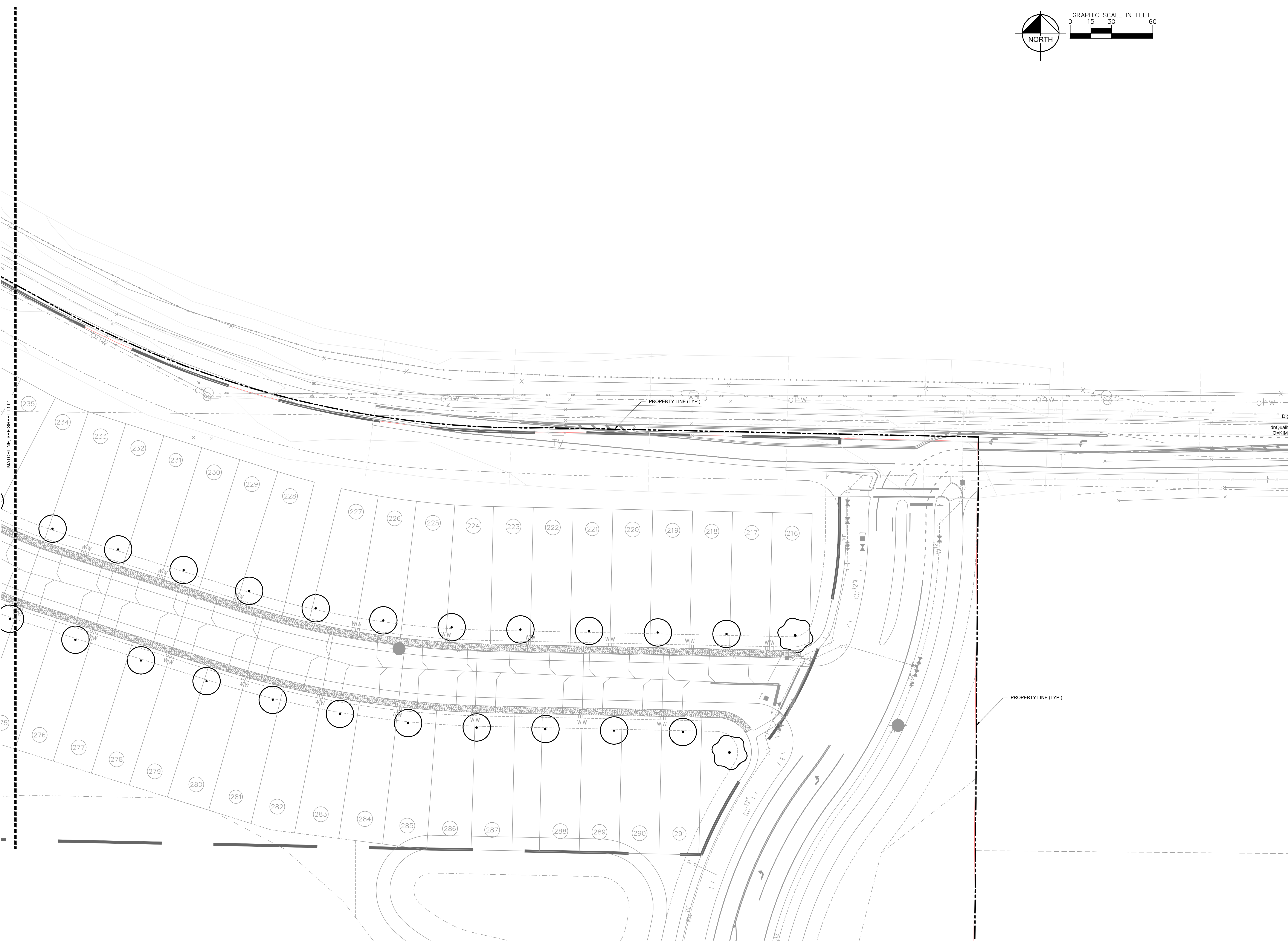


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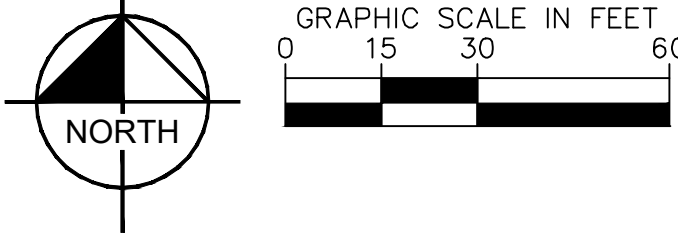
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MATCHLINE; SEE SHEET L1.07

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N Gregory S Witherspoon
41900000001865437989200
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2009092316:41:09-0400

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[illegible]

HOWEY-IN-THE-HILLS

PHASE 2-4 LANDSCAPE PLAN

KHA PROJECT 149658036	DATE 09/15/2025	SCALE AS SHOWN	DESIGNED BY JTCC	DRAWN BY JTCC	CHECKED BY GSW
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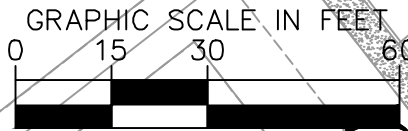
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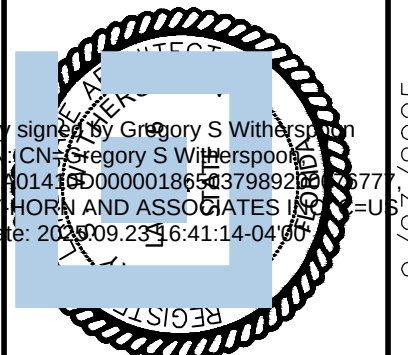
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PHASE BOUNDARY
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MATCHLINE: SEE SHEET L1.12



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SCALE	AS SHOWN
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PHASE 2-4 LANDSCAPE PLAN

HILLSIDE
GROVES

HOWEY-IN-THE-HILLS

FLORIDA

SHEET NUMBER
L1.09

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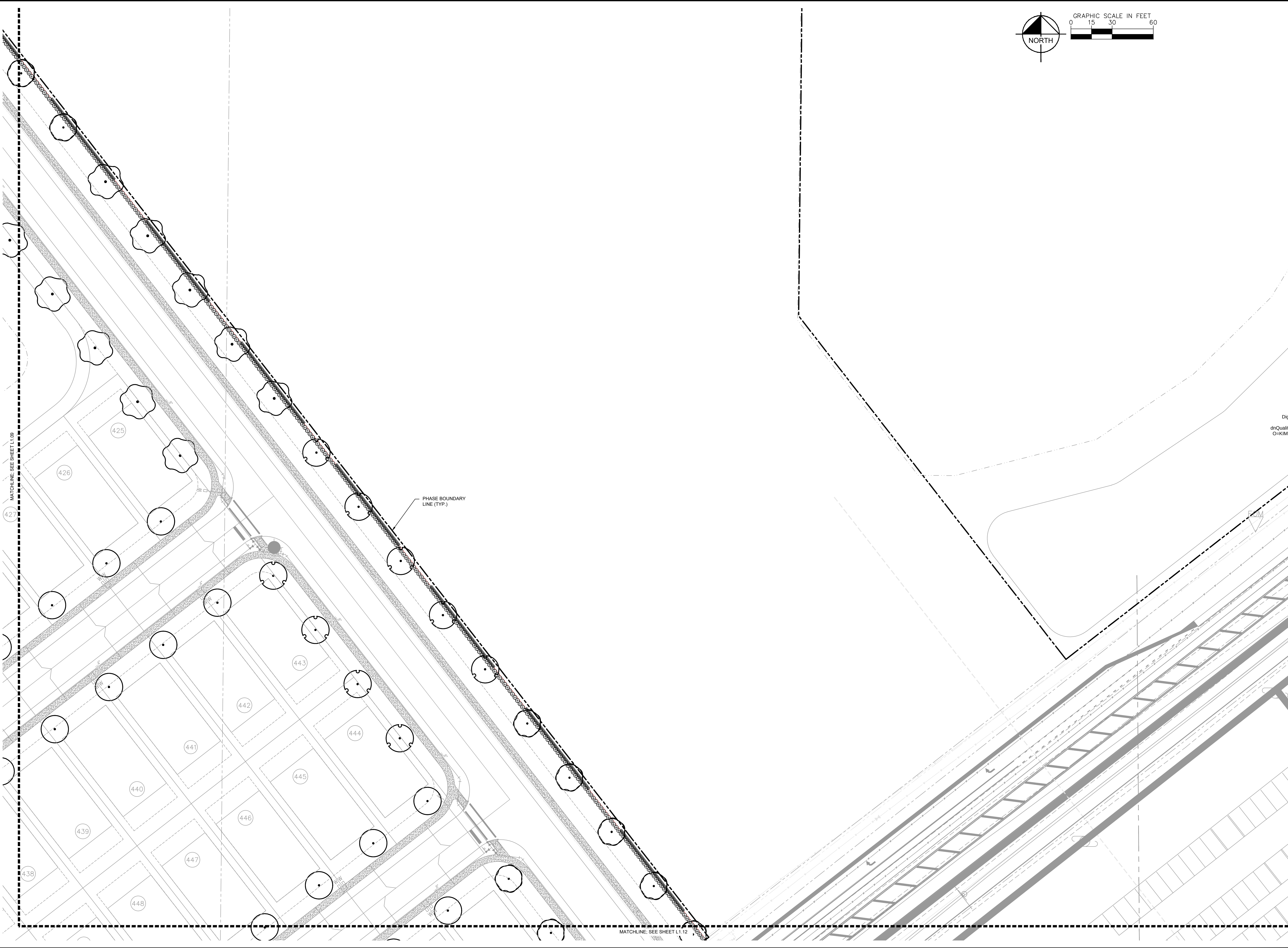
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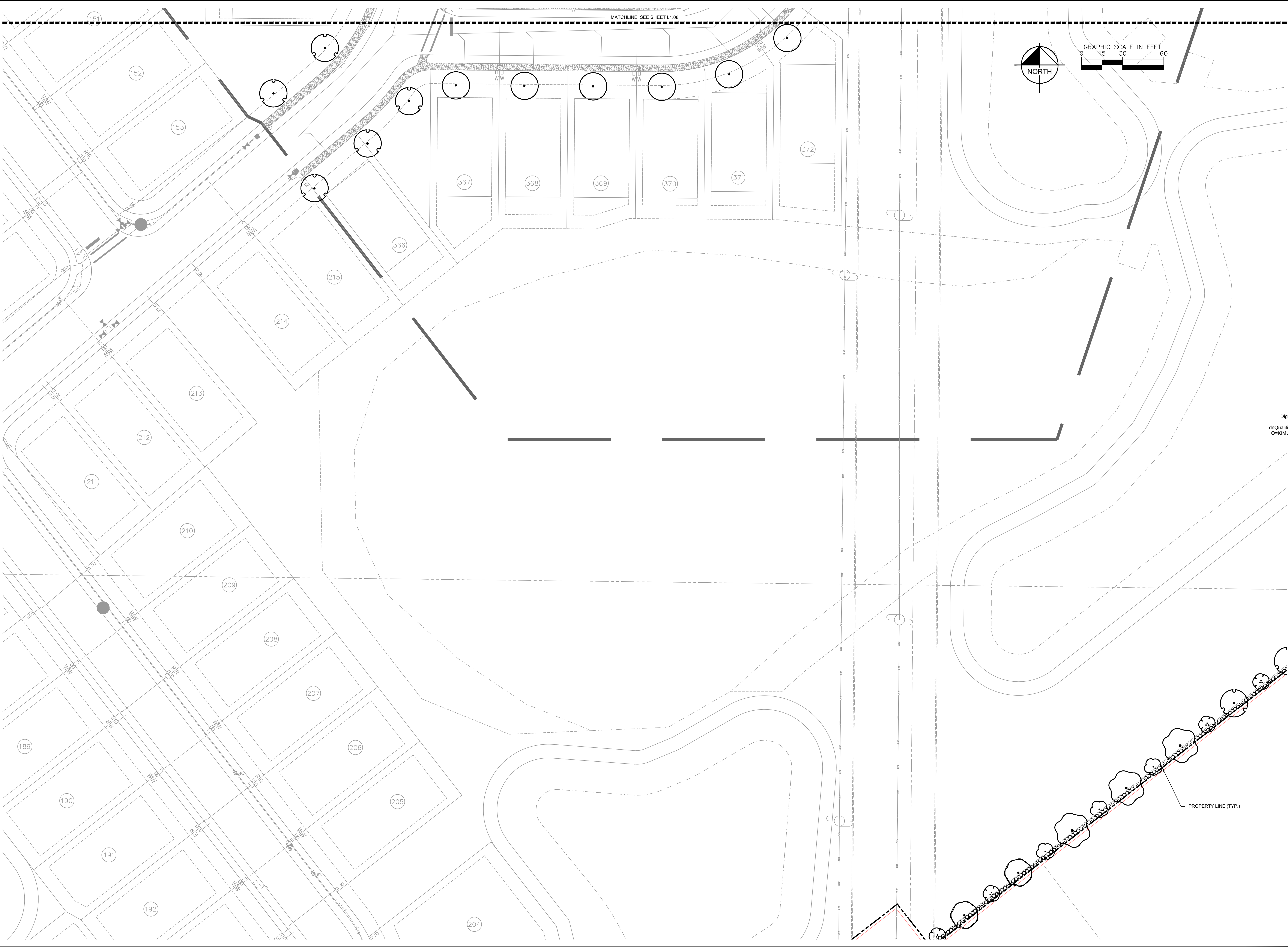


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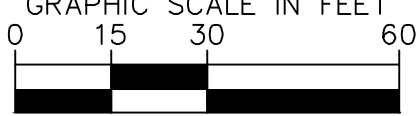
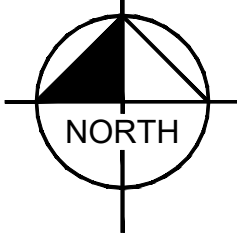
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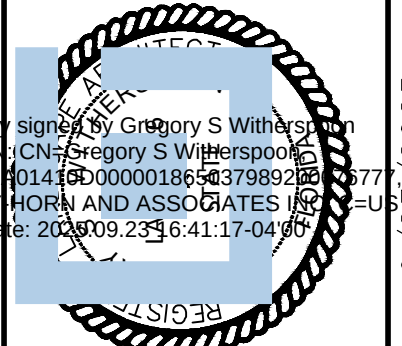
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DATE	09/15/2025
SCALE	AS SHOWN
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PHASE 2-4
LANDSCAPE PLAN

HILLSIDE
GROVES

HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.13

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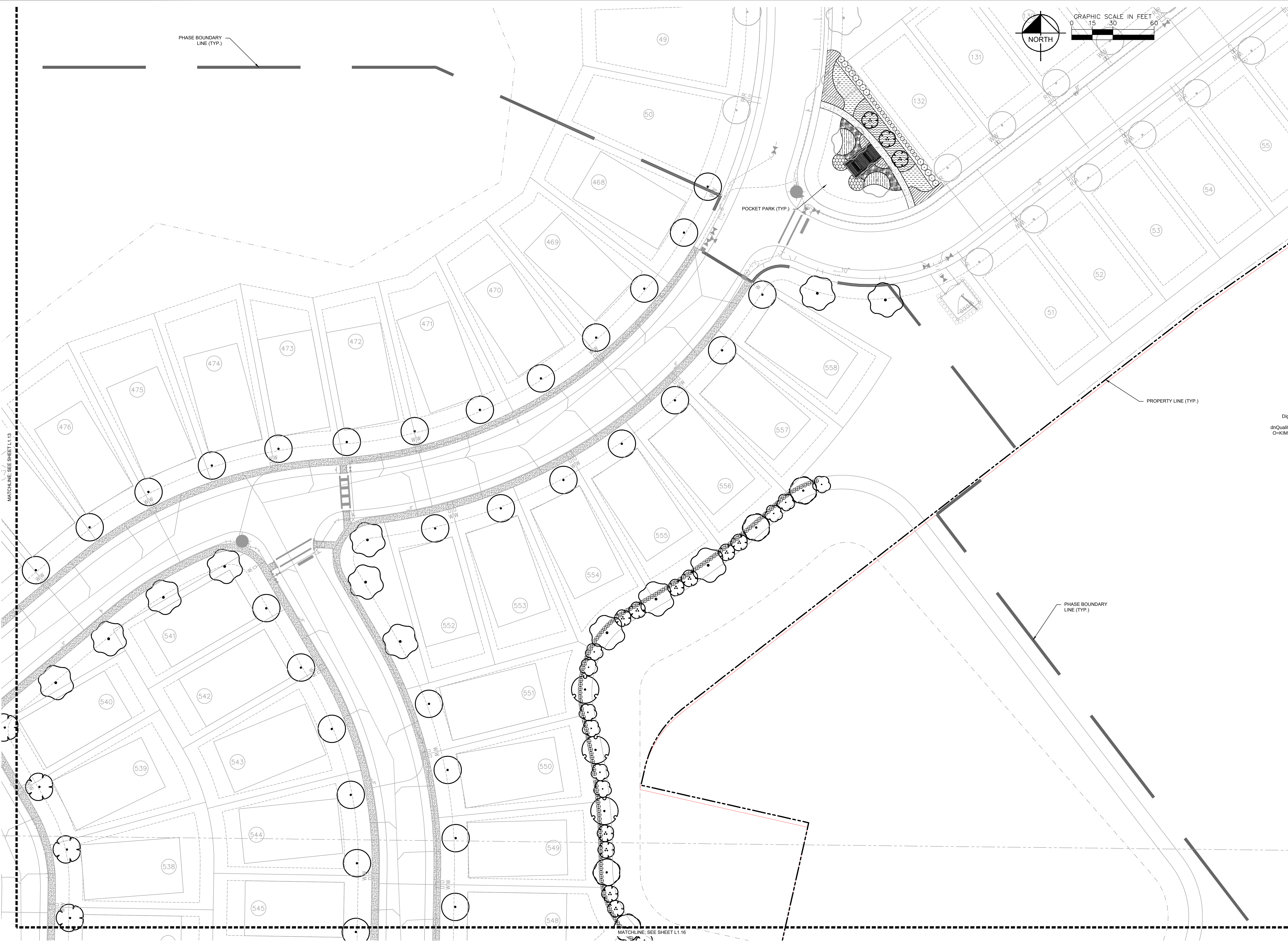
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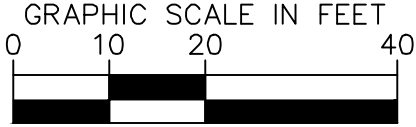
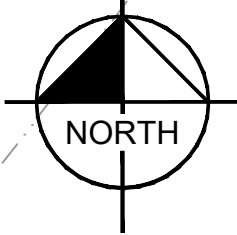


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KHA PROJECT 149658036	DATE 09/15/2025	SCALE AS SHOWN	DESIGNED BY JTD	DRAWN BY JTD	CHECKED BY CSW																												
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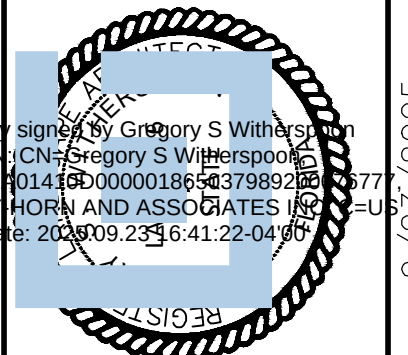
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PHASE 2-4
LANDSCAPE PLAN

HILLSIDE
GROVES

HOWEY-IN-THE-HILLS FLORIDA

SHEET NUMBER
L1.18

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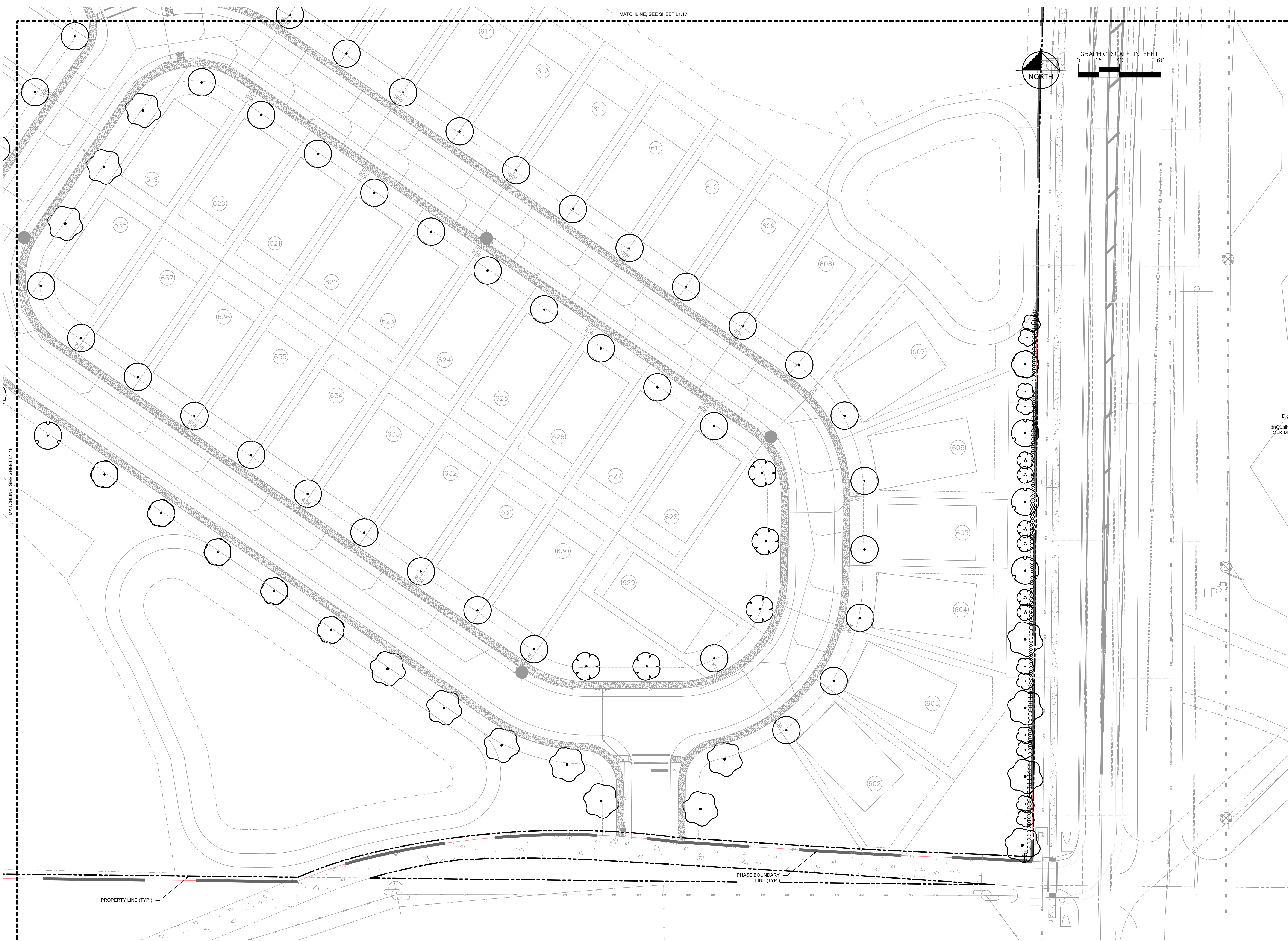
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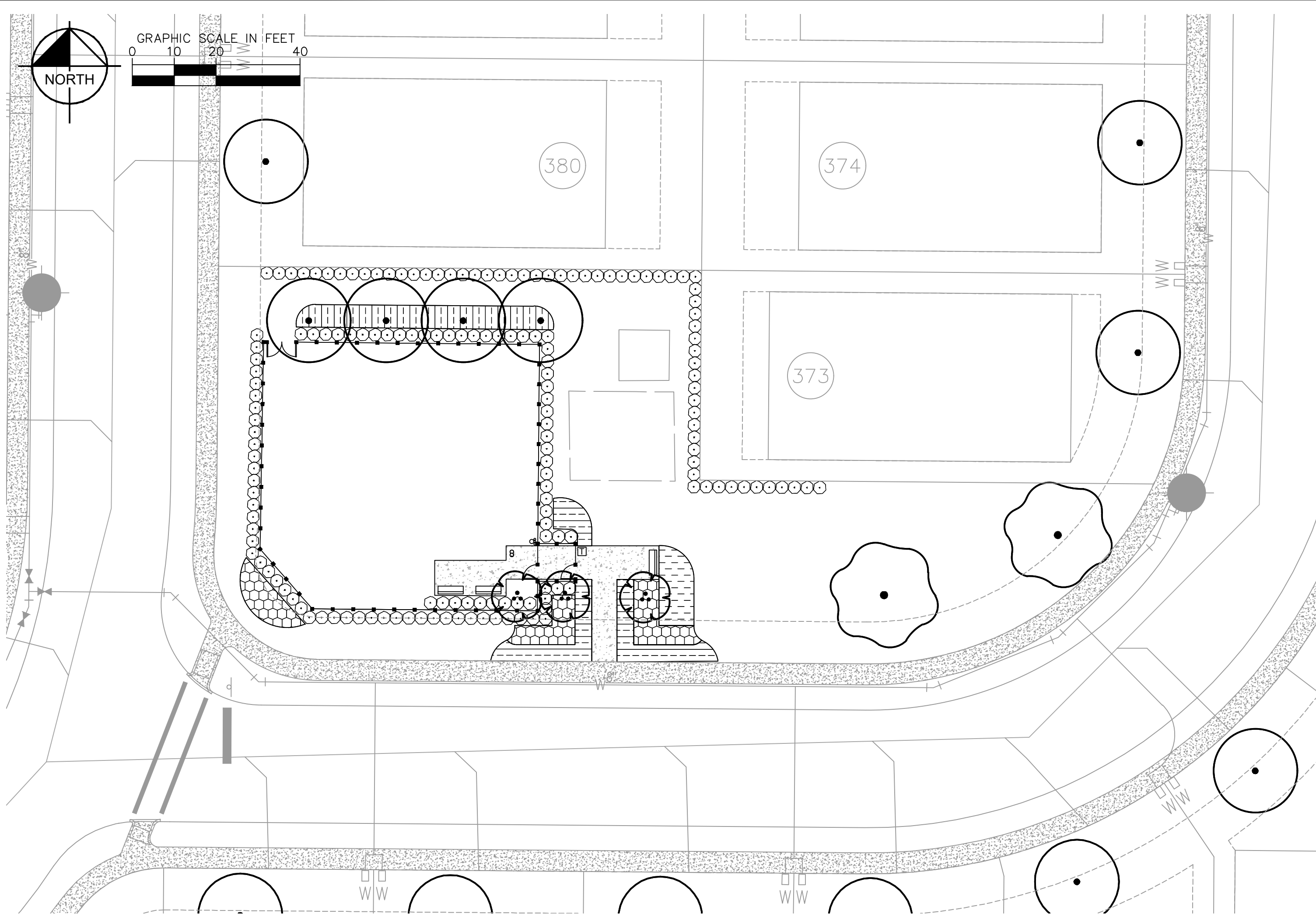


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KHA PROJECT 149658036			DATE 09/15/2025			SCALE AS SHOWN		
DESIGNED BY JTD			JTD			JTD		
DRAWN BY JTD			JTD			CSW		
CHECKED BY CSW			CSW			CSW		

9/23/2025

Digitally signed by Gregory S. Witherspoon
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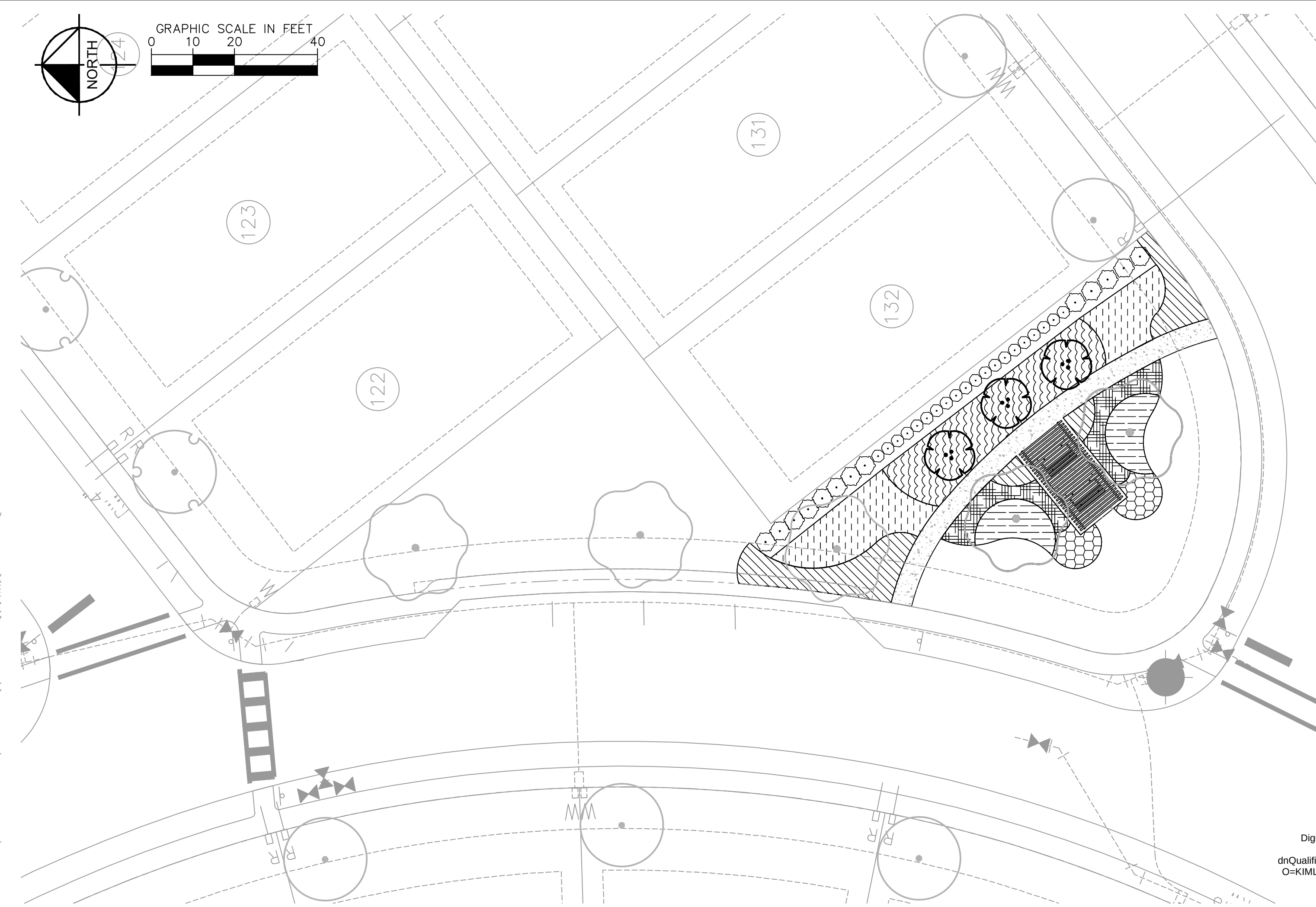
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1 DOG PARK
L1.21



3 TOT LOT
L1.21



2 POCKET PARK
L1.21

KHA PROJECT 149658036		DATE 09/15/2025		SCALE AS SHOWN		DESIGNED BY JTD		DRAWN BY JTD		CHECKED BY CSW	
PHASE 2-4 LANDSCAPE ENLARGEMENT PLAN		HILLSIDE GROVES		FLORIDA		HOWEY-IN-THE-HILLS		SHEET NUMBER L1.21		REVISIONS	
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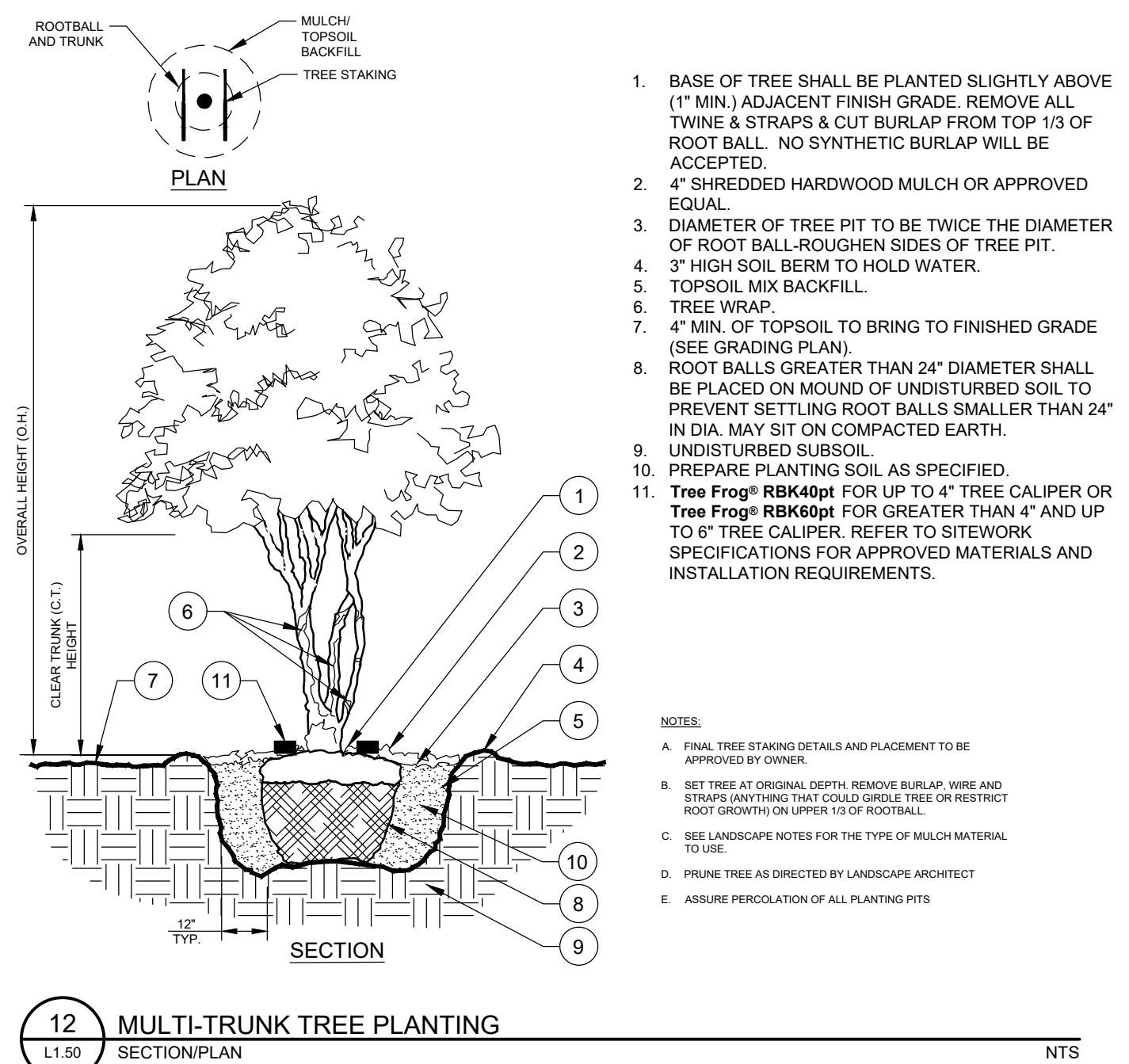
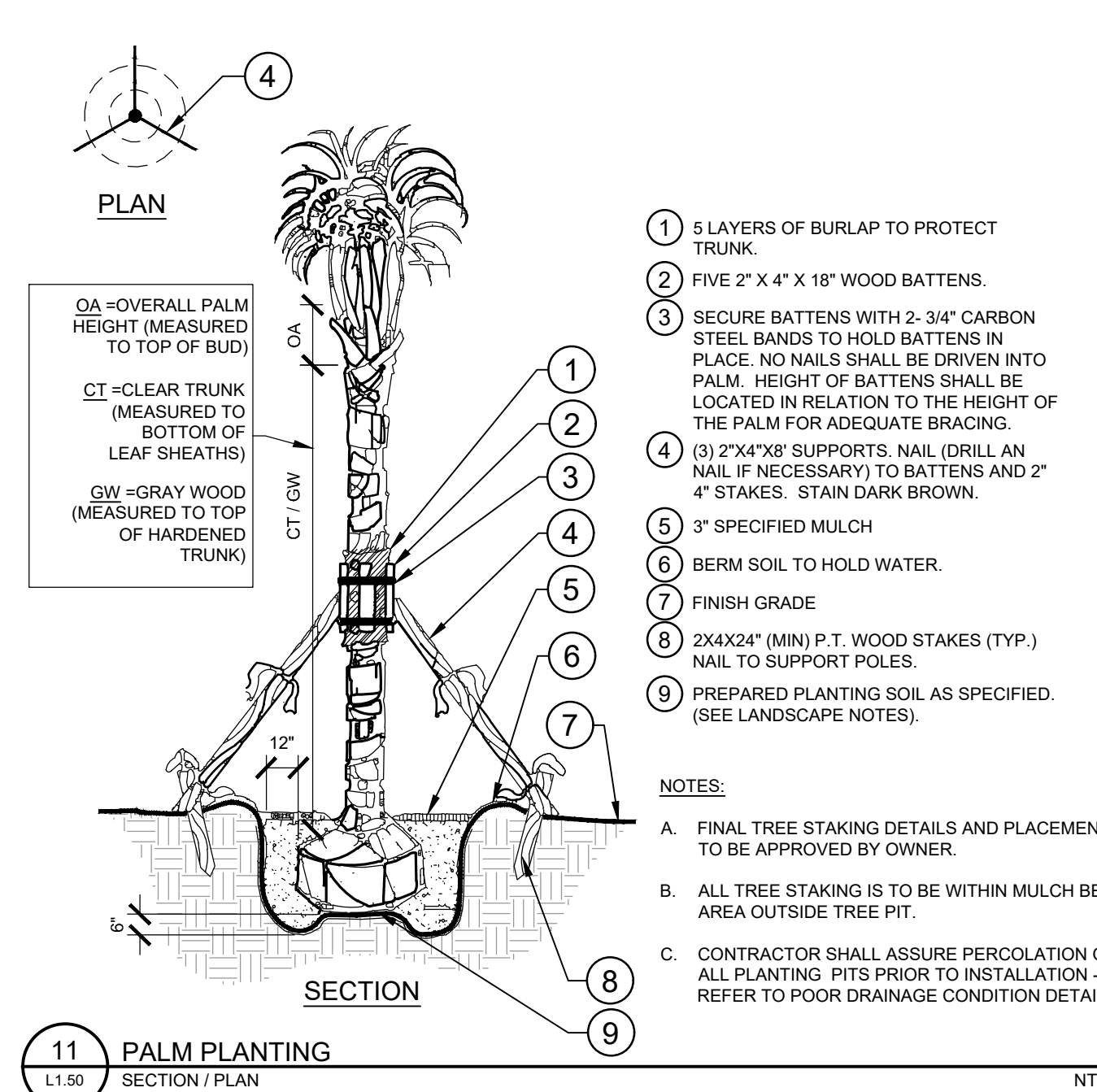
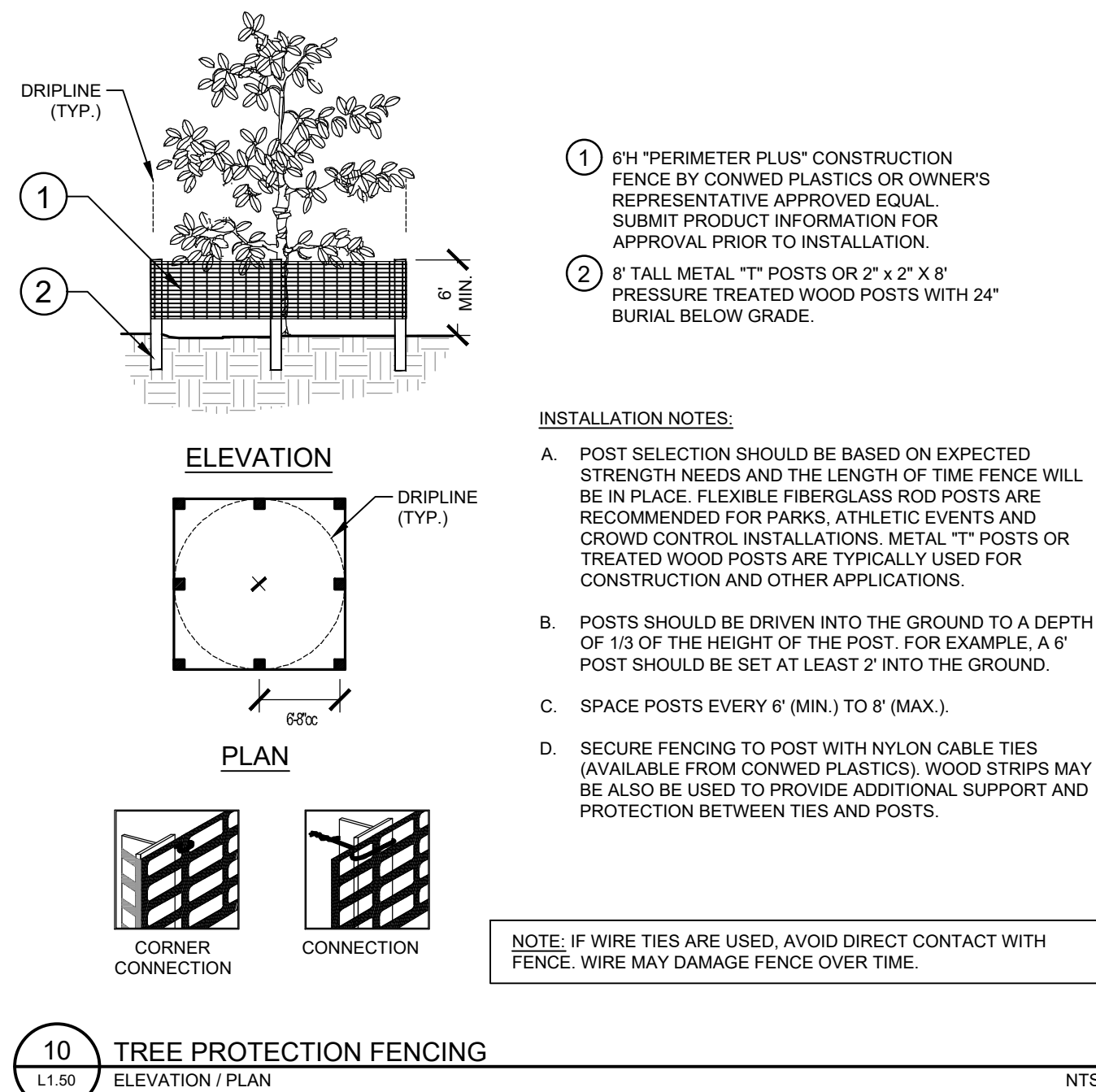
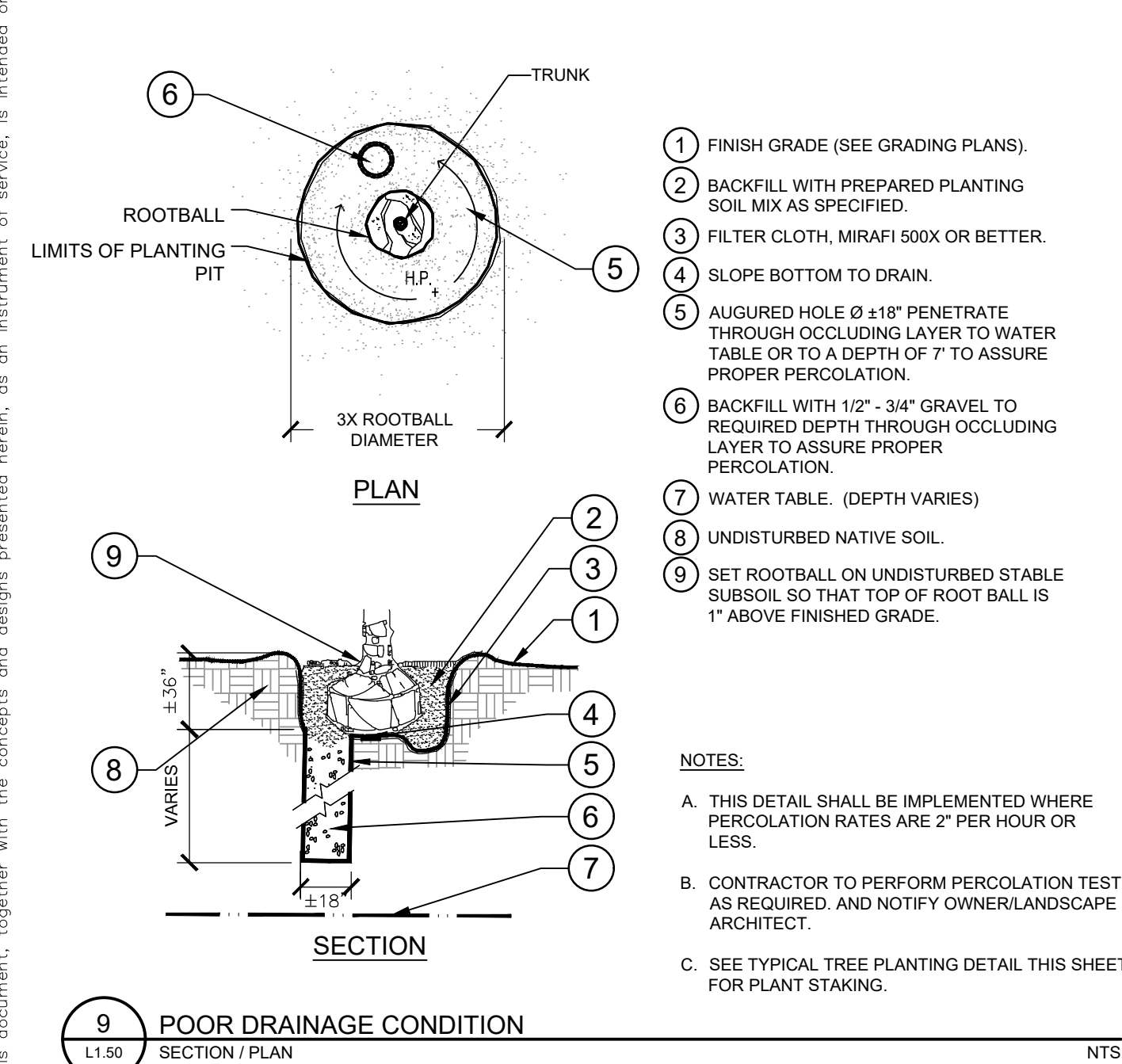
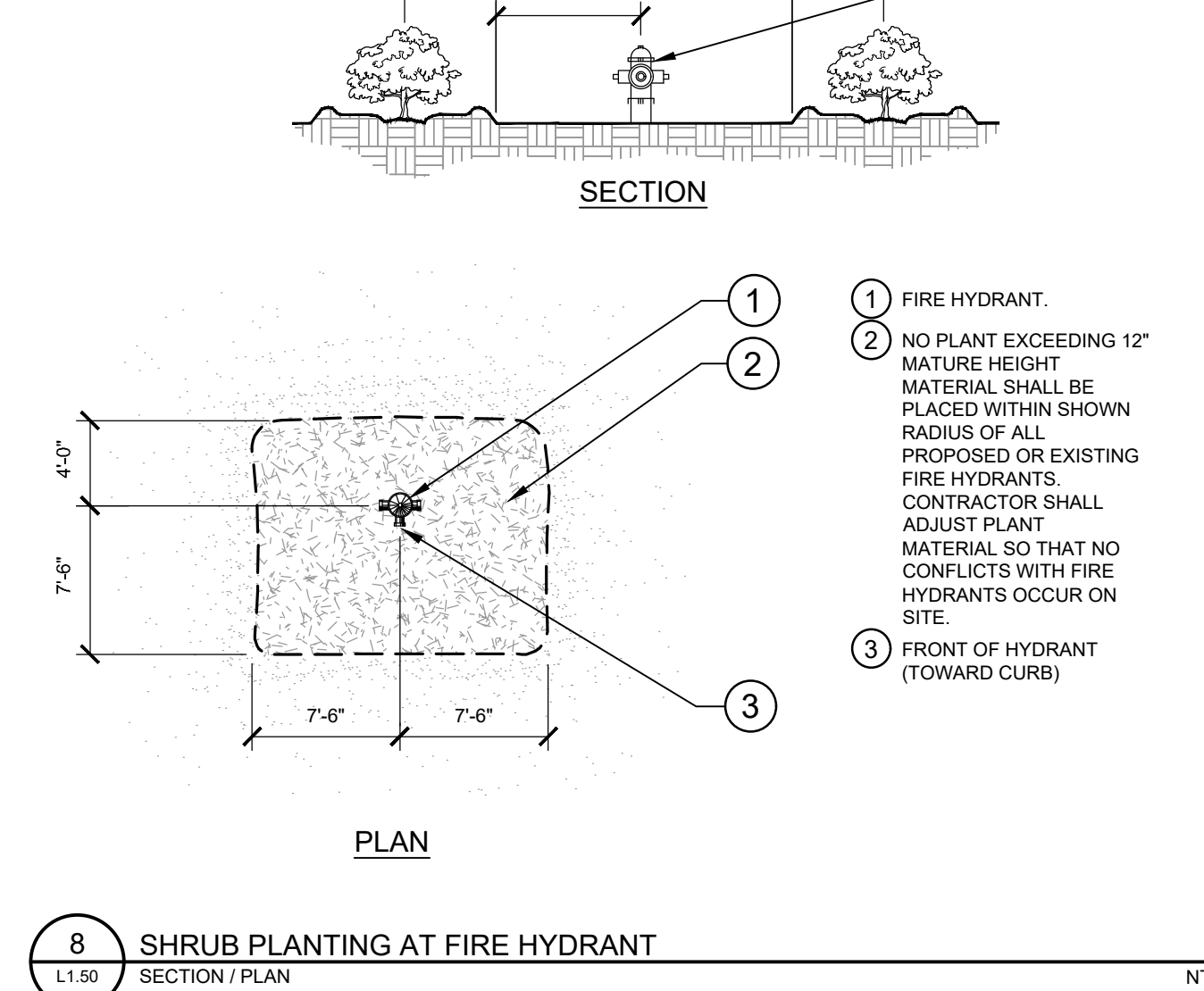
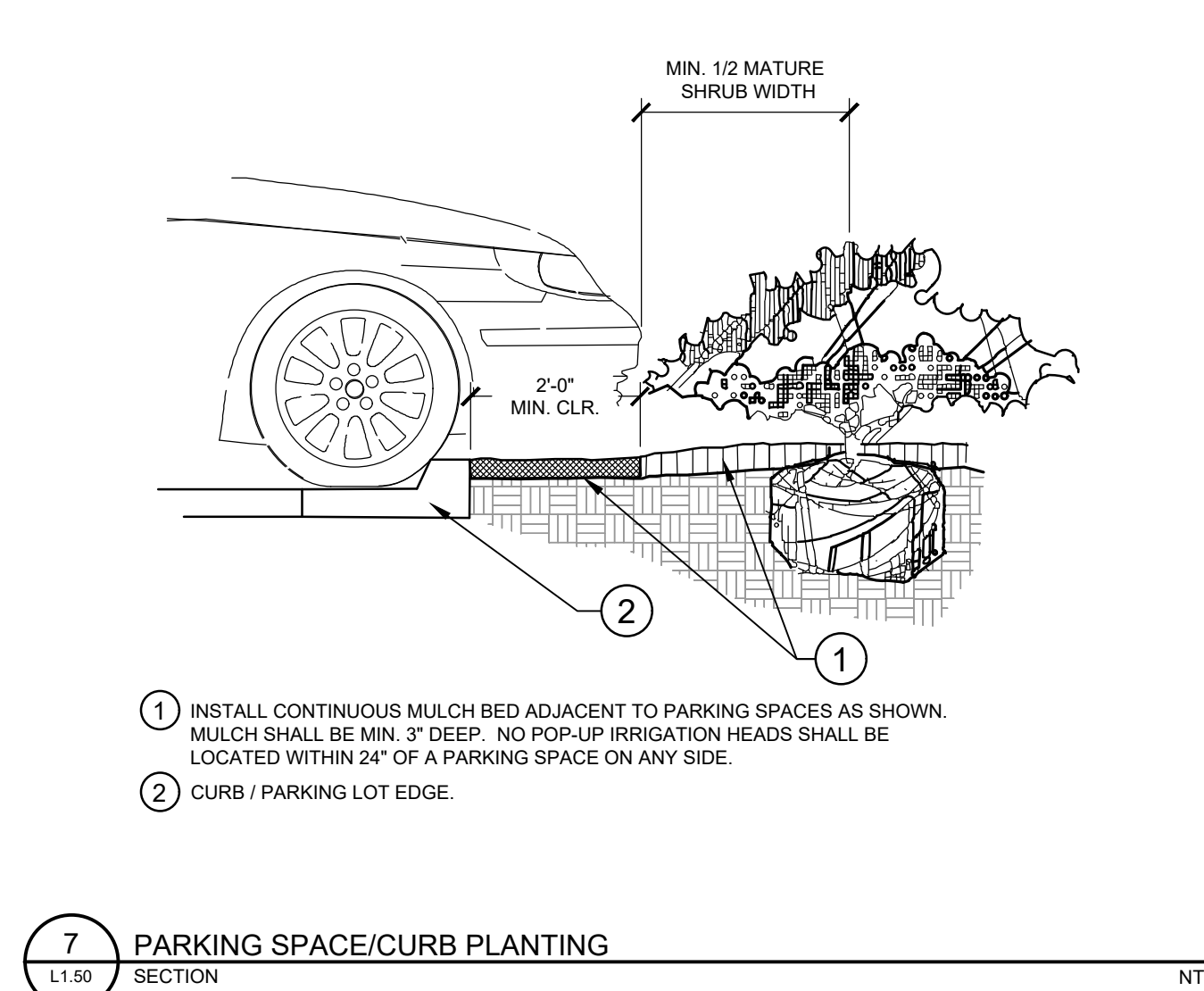
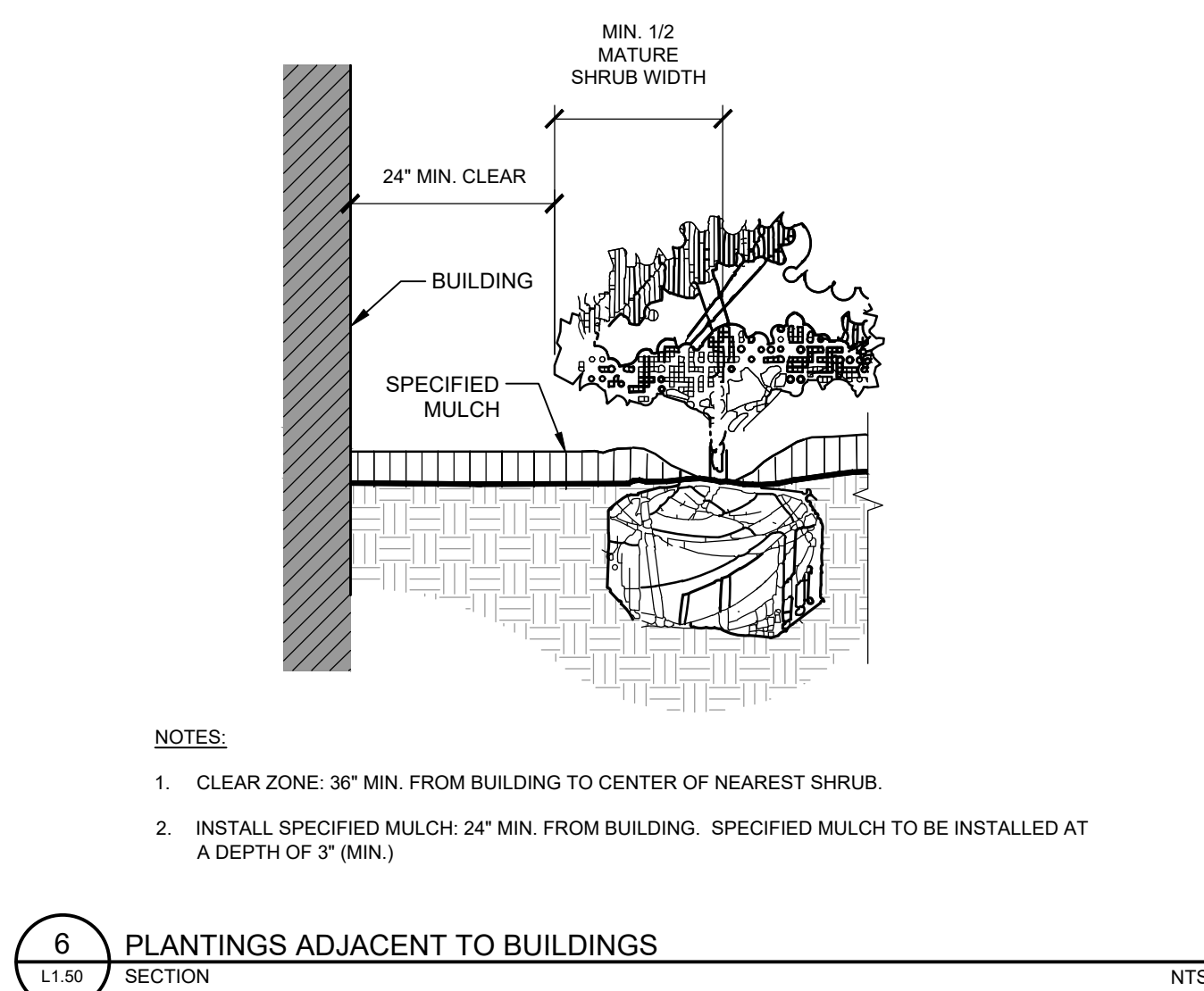
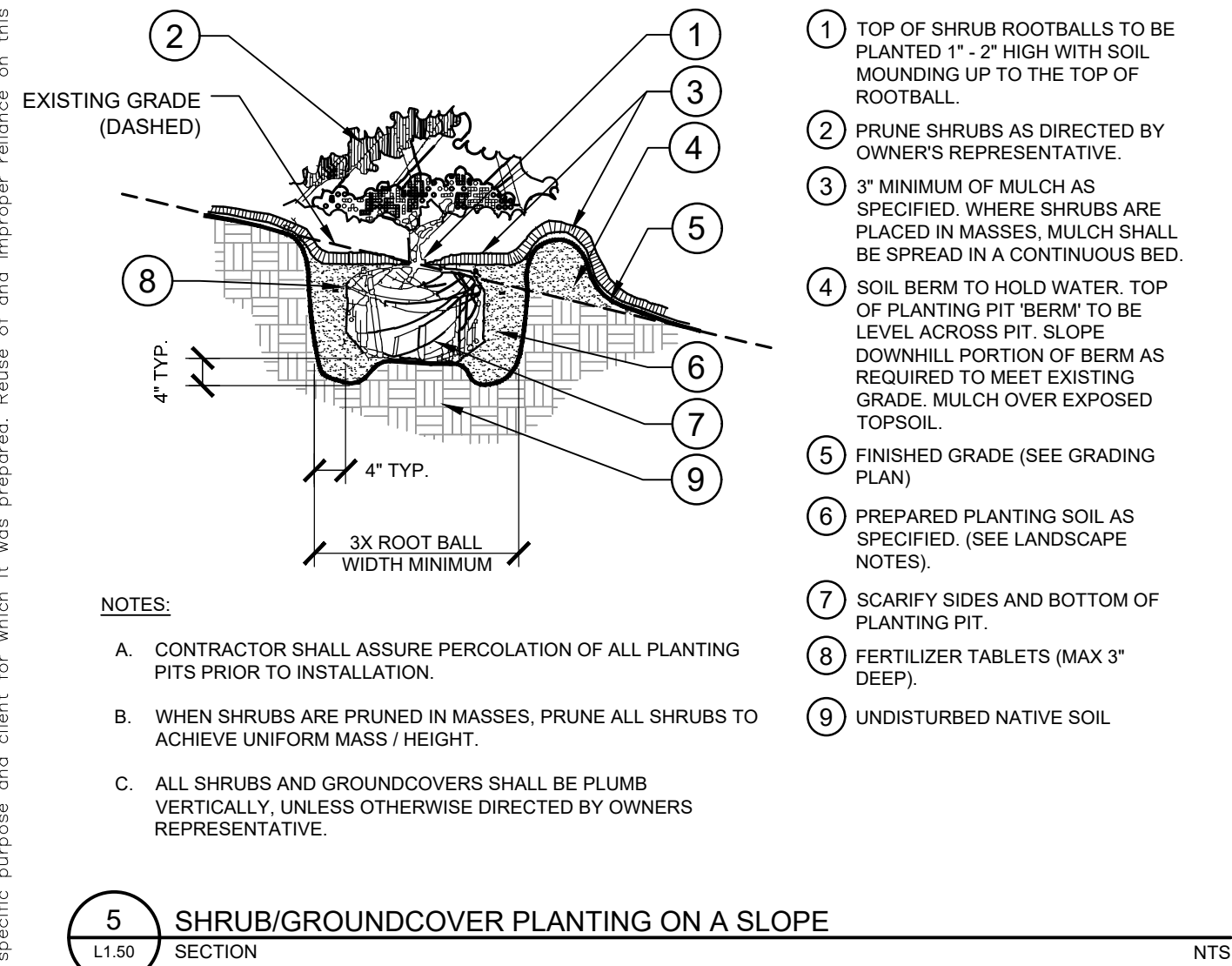
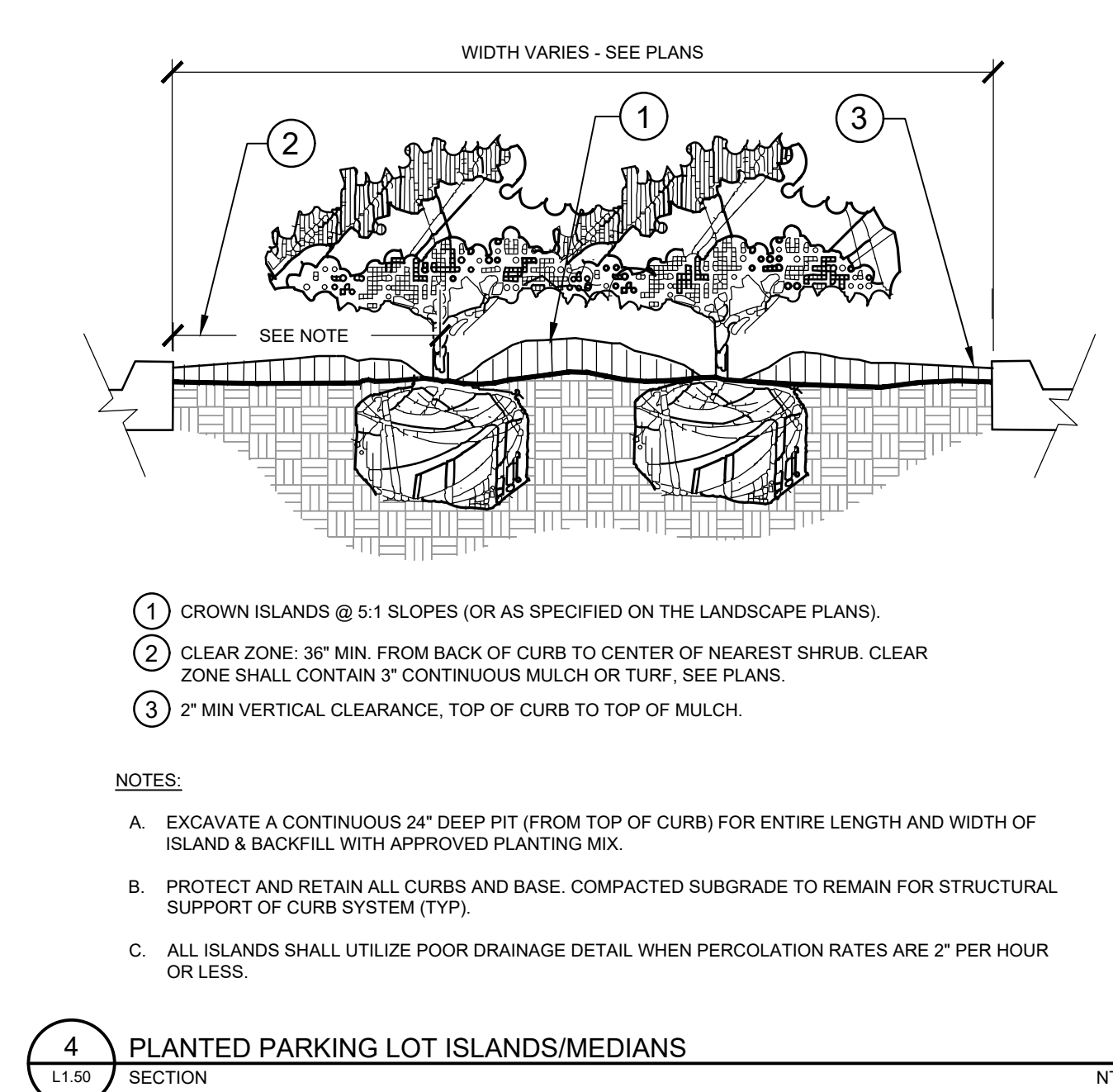
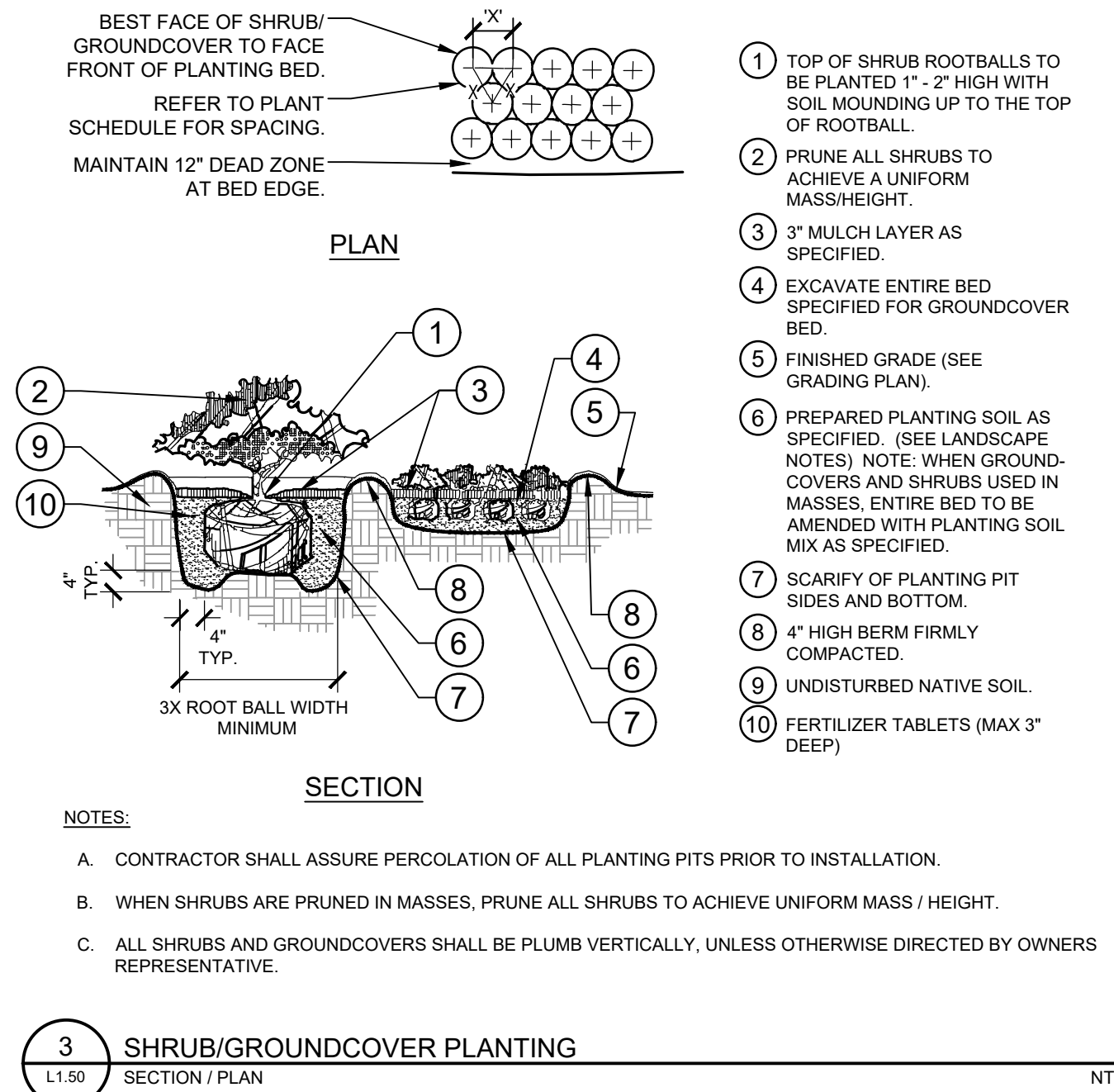
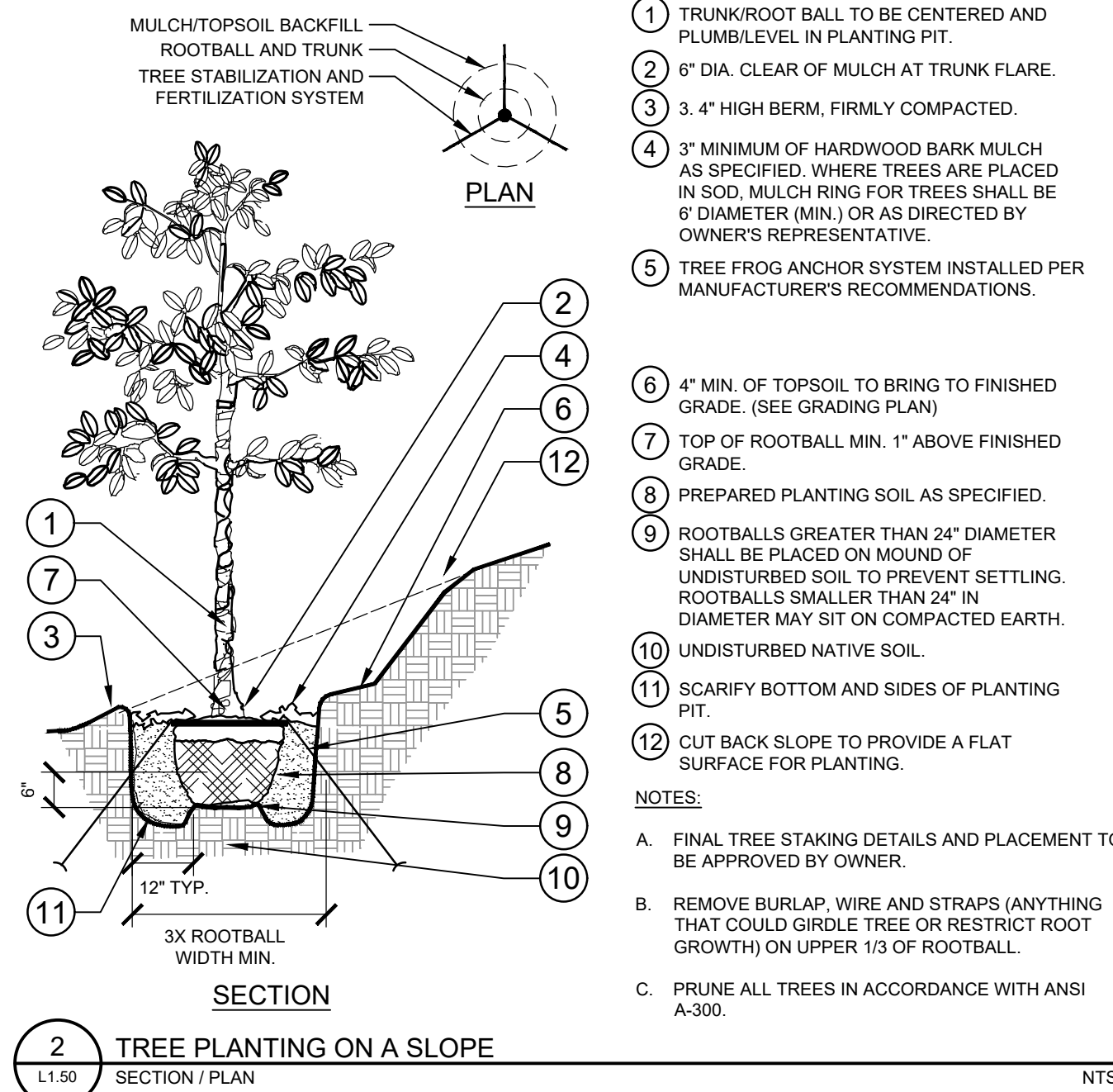
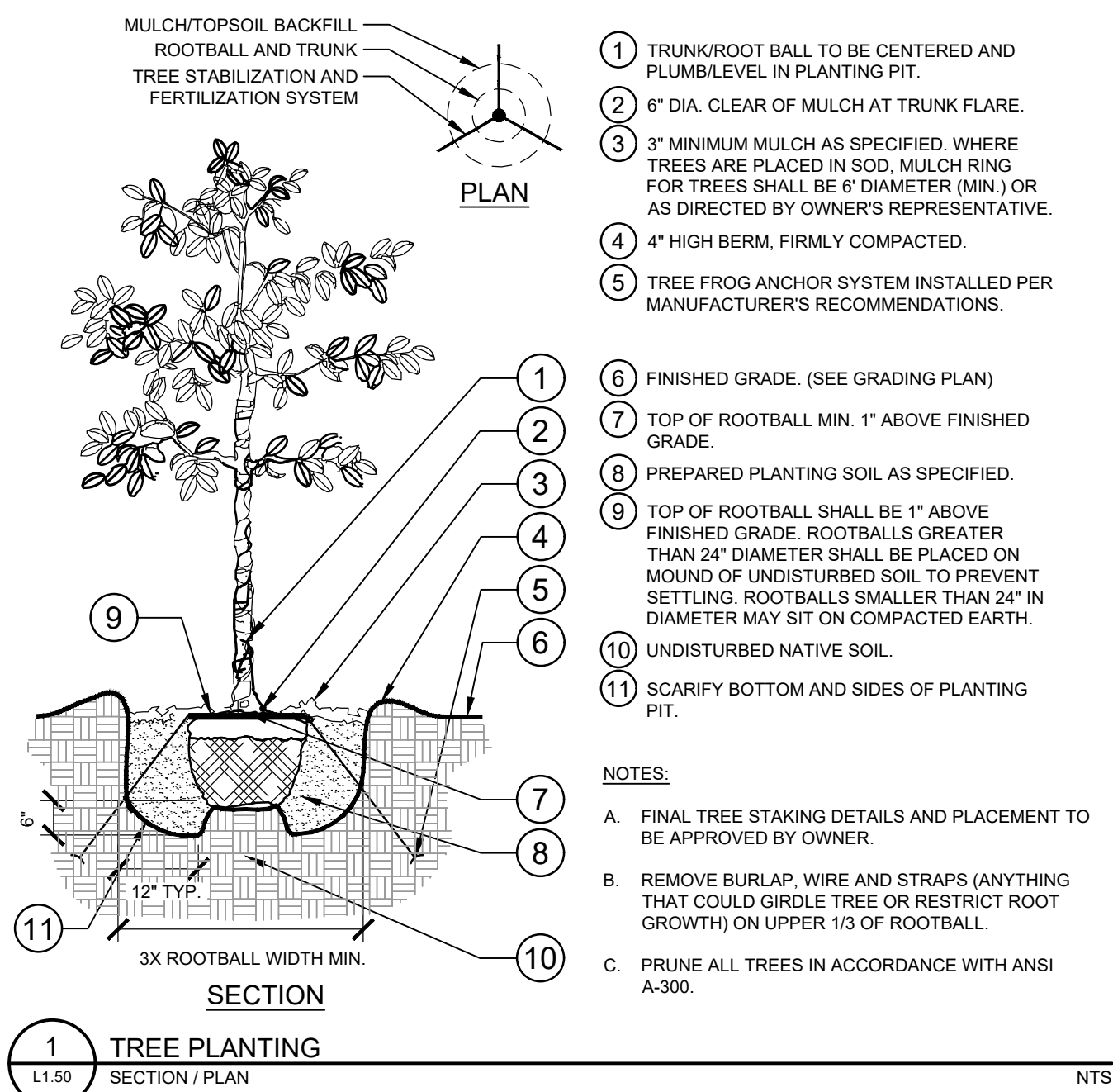
LANDSCAPE CALCULATIONS PER HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE		
CODE	REQUIRED	PROVIDED
BUFFERS - RESIDENTIAL BUFFERS - MINIMUM (MIN.) 15 FT. LANDSCAPE WALL BUFFER DEPTH - MIN. 6 FT. HIGH DECORATIVE WALL MEASURED FROM FINISH GRADE TO THE HIGHEST SIDE - COLUMN SPACING PER LDC 7.02.01.B.2 - WITHIN EACH FIFTY-FOOT (50') INCREMENT ONE (1) CANOPY TREE, TWO (2) UNDERSTORY TREES, AND 30 L.F. OF SHRUBS MAINTAINED 36" HT. - LOCATED ON COMMON PROPERTY AND DEDICATED TO HOMEOWNERS' ASSOCIATION FOR OWNERSHIP & MAINTENANCE RESPONSIBILITIES - 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	BUFFER D: 500 LF 500 LF / 25 LF = 20 TREES, ALTERNATING CANOPY & UNDERSTORY, CONTINUOUS HEDGEROW MAINTAINED AT 3' HT. BUFFER E: 500 LF 500 LF / 25 LF = 20 TREES, ALTERNATING CANOPY & UNDERSTORY, CONTINUOUS HEDGEROW MAINTAINED AT 3' HT.	BUFFER D: 20 TREES, ALTERNATING CANOPY & UNDERSTORY, CONTINUOUS HEDGEROW MAINTAINED AT 3' HT. BUFFER E: 20 TREES, ALTERNATING CANOPY & UNDERSTORY, CONTINUOUS HEDGEROW MAINTAINED AT 3' HT.
LDC 7.02.01.B.2 & LDC 7.02.01.B.3 BUFFERS - NON-RESIDENTIAL BUFFERS - MINIMUM WIDTH OF 15 FEET - ONE CANOPY TREE, TWO UNDERSTORY TREES AND 30 LINEAR FEET OF SHRUBS AND GROUND COVER FOR EACH 50 LINEAR FEET OF BUFFER. CANOPY TREES SHALL BE LOCATED AT LEAST 7.5 FEET AND NO MORE THAN 10 FEET FROM SIDEWALKS AND OTHER WALKWAYS IN ORDER TO PROVIDE SHADE WHILE MINIMIZING CONFLICTS BETWEEN TREE ROOTS AND SIDEWALKS. SIMILARLY, CANOPY TREES SHALL BE USED TO SHADE PARKING AREAS THAT ADJOIN BUFFERS. UNDERSTORY TREES MAY BE PLANTED IN GROUPINGS AND PALMS MAY BE PLANTED IN PLACE OF UNDERSTORY TREES WHEN CLUSTERED IN GROUPINGS OF THREE OR MORE TREES.	BUFFER A: 566 LF 566 LF / 50 LF = 12 X 2 = 12 CANOPY TREES + 24 UNDERSTORY TREES; CONTINUOUS HEDGEROW BUFFER B: 865 LF 865 LF / 50 LF = 18 X 2 = 18 CANOPY TREES + 36 UNDERSTORY TREES; CONTINUOUS HEDGEROW BUFFER C: 573 LF 573 LF / 50 LF = 12 X 2 = 12 CANOPY TREES + 24 UNDERSTORY TREES; CONTINUOUS HEDGEROW BUFFER F: 1,135 LF 1,135 LF / 50 LF = 23 X 2 = 23 CANOPY TREES + 46 UNDERSTORY TREES; CONTINUOUS HEDGEROW	BUFFER A: 12 CANOPY TREES + 24 UNDERSTORY TREES; CONTINUOUS HEDGEROW BUFFER B: 18 CANOPY TREES + 36 UNDERSTORY TREES; CONTINUOUS HEDGEROW BUFFER C: 12 CANOPY TREES + 24 UNDERSTORY TREES; CONTINUOUS HEDGEROW BUFFER F: 23 CANOPY TREES + 46 UNDERSTORY TREES; CONTINUOUS HEDGEROW
LDC 7.02.02.A-B BUFFERS - ADDITIONAL (PUD) - EVERGREEN HEDGE TO BE MAINTAINED AT 4' MIN. HEIGHT OR APPROVED EQUAL W/ SHADE TREES AT 50' OC	BUFFER G: 1,125 LF 1,125 LF / 50 LF = 23 = 23 CANOPY TREES; 1,125 LF / 50 LF = 23 CANOPY TREES MAINTAINED AT 4' HT.	BUFFER G: 23 CANOPY TREES; CONTINUOUS HEDGEROW MAINTAINED AT 4' HT.
APPROVED PUD		

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. 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 (2 1/2"). 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.

[illegible]

Plotted By: Lopez, Roy. Sheet Set: HILLSIDE GROVES PHASES 2-4. Layout: L1.50. September 23, 2025. 04:36:42pm. K:\ORL\LA\14965036_Hillside Groves\CAD\CONST\Plan\Sheet\L1.00_PH2-4_LANDSCAPE PLAN.dwg
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PHASE 2-4 LANDSCAPE PLAN		HILLSIDE GROVES		FLORIDA		
SHEET NUMBER L1.50		HOWEY-IN-THE-HILLS		9/23/2025		

9/23/2025