DPFG Management & Consulting, LLC

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Agenda Package

Regular Meeting

Date & Time:
Thursday
March 25, 2021
11:30 a.m.

Location:
17555 Sawgrass Bay Blvd
Clermont, Florida
With
Zoom Conference Call Available

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Avalon Groves
Community Development District

DPFG Management & Consulting, LLC

[X] 250 International Parkway, Suite 280
Lake Mary FL 32746
(321) 263-0132 Ext. 738

March 18, 2021

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, March 25, 2021** at **11:30 a.m.** at the **Amenity Center located at 17555 Sawgrass Bay Blvd, Clermont FL** with **Zoom Conference Call Available.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Comings-Thibault
Patricia Comings-Thibault
District Manager

cc: Attorney
Engineer
District Records

Avalon Groves Community Development District

Board of Supervisors Meeting

Thursday, March 25th at 11:30 AM

via Zoom – AUDIO ONLY

Dear Residents

We welcome you to join us for the Board of Supervisors Meeting to be held on Thursday, March 25th at 11:30 AM. This meeting will be held in person and via Zoom, an online platform that allows us to hold necessary Board meetings without having to leave the safety of your home. While many may know and have used Zoom as a video conference platform, we will be using it in audio only mode, so there will be no visual on your end to visually see, so as a note, your computer is working fine if you do not see a video stream. With Zoom you have two options for joining the meeting; telephone or computer, and it will all be audio based, meaning no video recording. Please follow the instructions below for either telephone or computer attendance. If you have any questions in regard to the agenda, please email them to ccleveland@dpfgmc.com before the meeting so that they can be answered accordingly. Please be advised that the meeting will not start until the host, the District Manager, has started the meeting. Thank you for your patience in these trying times and we look forward to hearing from you.

Join Zoom Meeting by Computer
https://us02web.zoom.us/j/84333672462?pwd=Q2FEdW1CK1ozQzl1VGlCZzJHd2RCZz09

Meeting ID: 843 3367 2462
Password: 058297

Join Zoom Meeting by Phone
Dial by your location – Follow the Prompts – Meeting ID - 843 3367 2462 – **Hit # when it requests a participant ID**

+1 253 215 8782 US
+1 301 715 8592 US
+1 346 248 7799 US (Houston)
+1 929 205 6099 US (New York)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)

District: **AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, March 25, 2021
Time: 11:30 AM
Location: 17555 Sawgrass Bay Blvd
Clermont, Florida With
Zoom Conference Call Available

Dial-in Number: +1 253 215 8782
Meeting ID: 843 3367 2462
Passcode: 058297

Agenda

Note: For the full agenda package, please contact jleger@dpfgmc.com

I. Roll Call

II. Audience Comments (Limited to three minutes on agenda items)

III. Administrative Matters

A. Steadfast Environmental – Waterway Inspection — Exhibit 1

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 25, 2021 — Exhibit 2

C. Consideration for Acceptance – The February 2021 Unaudited Financial Report — Exhibit 3

D. Presentation of the March Field Operations Report — Exhibit 4

IV. Business Matters

A. Presentation of Approved Serenoa Preliminary Plat 2 — Exhibit 5

B. Consideration of LCH Request for Grant Easement — Exhibit 6

V. Consent Agenda

A. Ratification of Yellowstone Proposals — Exhibit 7

- Quarterly Well/Pump Inspection - $239.73
- Pump Station Repair Part 2 - $695.91
- Village 2 Annuals Installation - $469.70

VI. Audience Comments (New Business)

VII. Staff Reports

A. District Manager

B. District Counsel

C. Amenity Manager

VIII. Supervisors Requests

IX. Adjournment

EXHIBIT 1

STEADFAST
ENVIRONMENTAL



Avalon Groves CDD Aquatics

Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

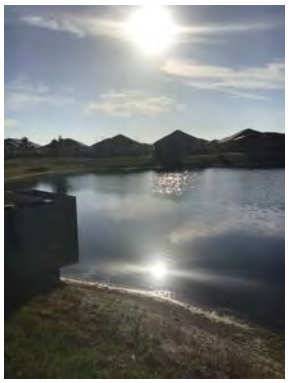
Jorge Jaramillo, Inspector

3/16/2021 9:07 AM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com

Site: 32







Comments:
Minimal surface filamentous algae was targeted on 3/16/2021. Results are anticipated to occur within 7-10 days of the application date, further monitoring as well as treatment will continue if necessary.

Site: 49







Comments:
Azolla, a floating vegetation similar to Duckweed is starting to develop along the wild (conservation side) of the pond. Treatment for the growth will be applied during upcoming maintenance visits.

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com

Site: 33







Pond is in great condition no signs of algae or invasive vegetation. Further monitoring and necessary treatment will continue.

Site: 31







Comments:

Minimal surface filamentous algae growth was treated during previous maintenance visits. All growth was observed to be well into the decomposition stage indicating a successful treatment.

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com

Site: 29







Pond in great condition no signs of any algae all unwanted vegetation has been treated. Further monitoring as well as necessary treatment to continue.

Site: 30







Site #30 is looking good! Minimal Fragrant water lily growth will be managed and controlled accordingly.

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com

Site: 35







Very minimal surface filamentous algae on the south side of the pond was observed and treated during the 3/16/2021 inspection. Results should be visible within 48 hours from that little amount of growth.

Site: 28







Planktonic algae is beginning to develop which gives the pond the sort of "pea soup" appearance. Treatments will be applied over the course of a few visits, results evident within 7-10 days.

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com

Site: 22







A 1-2 foot swath of a submersed vegetation known as slender spikerush is currently being treated. Submersed vegetation takes slightly longer to gain control of, we anticipate results within 14-21 days.

Site: 21







Pond is an excellent condition no signs of any algae or unwanted vegetation. Further monitoring and necessary treatment will continue.

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San Antonio, FL 33576
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Management Summary

Late February and early March weather are already showing signs of temperature increases. Higher temperatures with stagnant rainfall is the greatest algae producing mixture for Florida waterways. Increased ambient and water temperatures will create liquid greenhouses for both algal and submersed vegetative growth. While growth is most common observed within the shallow areas around the pond perimeter, it can quickly spread out on the entire water surface if not properly treated immediately.

Warmer temperatures prevent water from mixing, allowing algae to grow thicker and faster. Warmer water is easier for small organisms to move through and allows algae to float to the surface faster. Algal blooms absorb sunlight, making water even warmer and promoting more blooms

Our dedicated Avalon Grove CDD Technicians have been targeting growth in several waterways within the community for filamentous algal activity. Much of the growth was gone into the decomposition stage, results are always expected within 7-14 days with more difficult species of algae. Thus far roughly 90% of the targeted growth has been successfully treated as it is beginning to decompose. However, follow up treatment will certainly be necessary in order to obtain maximum results

A removal of previously treated dead and dying vegetation was performed on pond #5. Vegetation consisted mostly of Cattails and Torpedograss. Technicians will remain aware of this removal and immediately treat any emergent growth to ensure we protect the investment that the CDD has invested in this pond.

Recommendations / Action Items

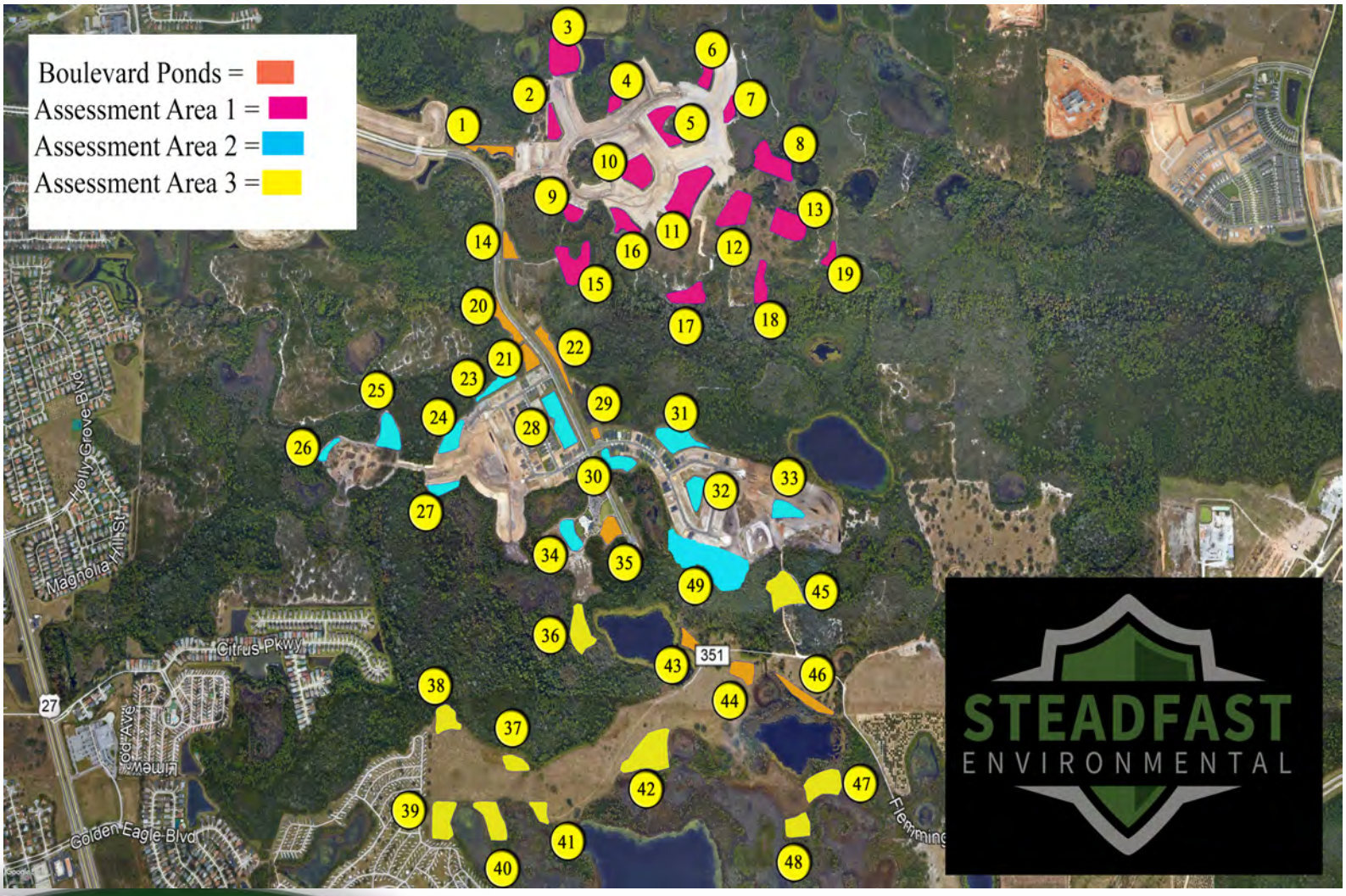
-Continue to target filamentous algae growth.

-Follow up treatment for submersed slender spikerush.

-Azolla treatments on pond #49

Thank you for choosing Steadfast Environmental!

STEADFAST
ENVIRONMENTAL



Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

EXHIBIT 2

MINUTES OF MEETING

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, February 25, 2021 at 11:30 a.m., 17555 Sawgrass Bay Blvd, Clermont, Florida and via Zoom conference call.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Thibault called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Candice Smith	Board Supervisor, Vice Chairwoman
Brad Walker *(via phone)*	Board Supervisor, Assistant Secretary
Jon Seifel	Board Supervisor, Assistant Secretary
Greg Meath	Board Supervisor, Assistant Secretary

Also present were:

Patricia Thibault	District Manager, DPFG Management & Consulting
Christopher Cleveland *(via phone)*	DPFG Management & Consulting
Jere Earlywine	District Counsel, Hopping Green & Sams

The following is a summary of the discussions and actions taken at the February 25, 2021 Avalon Groves CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Exhibit 1: Steadfast Environmental – Waterway Inspection

B. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 28, 2021

> On a MOTION by Mr. Meath, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on January 28, 2021 for the Avalon Groves Community Development District.

C. Exhibit 3: Consideration for Acceptance – The January 2021 Unaudited Financial Report

> On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board accepted the January 2021 Unaudited Financial Report for the Avalon Groves Community Development District.

D. Exhibit 4: Presentation of the February Field Operations Report

Ms. Smith asked about hog activity, and Ms. Thibault stated that she had not been made aware of any. Ms. Smith requested that field services look out for signs of hog rootings on the property.

FOURTH ORDER OF BUSINESS – Business Items

A. Exhibit 5: Consideration of Request for Grant of Easement

This item was tabled pending further research by Ms. Smith and District Counsel.

B. Consideration of Matters Regarding Bond Financing

- Exhibit 6: Presentation of Engineer's Supplemental Report, 2021 Bond Issuance, dated February 1, 2021
- Exhibit 7: Presentation of Third Supplemental Special Assessment Methodology Report, dated February 10, 2021 (final pricing)
- Exhibit 8: Consideration & Adoption of **Resolution 2021-07**, Supplemental Assessment

> On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adopted **Resolution 2021-07**, adopting a Supplemental Assessment resolution for 2021 bonds, for the Avalon Groves Community Development District.

(Mr. Walker left the meeting.)

C. Consideration of Issuer's Counsel Documents

- Exhibit 9: Developer's Declaration of Consent
- Exhibit 10: Supplemental Disclosure of Public Finance
- Exhibit 11: Supplemental Notice of Special Assessments
- Exhibit 12: Acquisition Agreement
- Exhibit 13: Collateral Assignment

> On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the Issuer's Counsel Documents in substantial form, for the Avalon Groves Community Development District.

D. Consideration of Construction Related Materials

- Exhibit 14: Special Warranty Deed
- Exhibit 15: Acquisition of Work Product

> On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the Special Warranty Deed and Letter Agreement for Acquisition of Improvements & Work Product, for the Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 16: Ratification of Yellowstone Proposals

- Pump Station Repair Part 2 - $695.91
- Quarterly Well/Pump Inspection - $239.73

B. Exhibit 17: Ratification of Pinel & Carpenter Property Valuation Agreement

> On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the ratification of all items on the Consent Agenda, for the Avalon Groves Community Development District.

SIXTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, the next item followed.

B. District Counsel

There being none, the next item followed.

C. Amenity Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Meath made a motion to adjourn the meeting.

On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adjourned the meeting for the Avalon Groves Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairman □ Vice Chairman**

EXHIBIT 3

Avalon Groves
Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
February 28, 2021

Avalon Groves Community Development District
Balance Sheet
Unaudited
February 28, 2021

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	2019	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	CIP 2019	TOTAL
ASSETS:										
CASH	$ 1,173,445	$ -	$ -	$ -	$ -	$ -	$ 20	$ -	$ -	$ 1,173,465
INVESTMENTS:										
REVENUE FUND	-	36,326	1	1	92,559	-	-	-	-	128,887
CAP INTEREST	-	0	0	0	0	-	-	-	-	1
DS RESERVE	-	175,702	520,029	-	105,301	-	-	-	-	801,032
COST OF ISSUANCE	-	-	-	-	13,159	-	-	-	-	13,159
PREPAYMENT ACCOUNT	-	1,807	29,196	7,796	-	-	-	-	-	38,798
SINK FUND ACCT (AA2)	-	2	4	-	0	-	-	-	-	7
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	0	-	-	-	0
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	3	-	-	3
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	57,976	-	57,976
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	1,170	1,170
PREPAID ITEMS	-	-	-	-	-	-	-	-	-	-
DUE FROM GF	-	118	830	280	2,861	-	-	-	-	4,088
ON ROLL - RECEIVABLE ASSMT.	11,173	1,198	7,151	-	-	-	-	-	-	19,521
DEPOSITS	1,587	-	-	-	-	-	-	-	-	1,587
TOTAL ASSETS	**$ 1,186,205**	**$ 215,153**	**$ 557,210**	**$ 8,077**	**$ 213,881**	**$ 0**	**$ 23**	**$ 57,976**	**$ 1,170**	**$ 2,239,695**
LIABILITIES:										
ACCOUNTS PAYABLE	$ 26,864	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,864
ACCRUED EXPENSES	-	-	-	-	-	-	-	-	-	-
DUE TO DEBT SERVICE	695,656	-	-	-	-	-	-	-	-	695,656
DUE TO CONSTRUCTION	-	-	-	-	-	-	-	-	-	-
ON ROLL - DEFERRED REVENUE	11,173	1,198	7,151	-	2,861	-	-	-	-	22,382
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-
										-
FUND BALANCE:										
										-
NONSPENDABLE:										
PREPAID AND DEPOSITS	1,587	-	-	-	-	-	-	-	-	1,587
ASSIGNED:										-
OPERATING RESERVES	-	-	-	-	-	-	-	-	-	-
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	450,926	213,955	550,059	8,077	211,020	0	23	57,976	1,170	1,493,207
TOTAL LIABILITIES & FUND BALANCE	**$ 1,186,205**	**$ 215,153**	**$ 557,210**	**$ 8,077**	**$ 213,881**	**$ 0**	**$ 23**	**$ 57,976**	**$ 1,170**	**$ 2,239,695**

Avalon Groves Community Development District

Statement of Revenue, Expenditures And Change In Fund Balance

For The Period Ending February 28, 2021

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
ON ROLL ASSESSMENTS	$ 515,807	214,920	$ 524,552	$ 309,632
EXCESS FEES	-	-	741	741
DEVELOPER FUNDING			16,332	
MISCEALLANEOUS REVENUE			3,500	
LOT CLOSINGS			6,821	
TOTAL REVENUES	**515,807**	**214,920**	**551,945**	**310,373**
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,000	13,333	16,000	(2,667)
BANK FEES	150	63		63
AUDITING	2,750	2,750		2,750
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	4,000	1,667	2,189	(522)
ENGINEERING SERVICES	12,000	5,000	11,430	(6,430)
LEGAL SERVICES	25,000	10,417	4,832	5,585
TECHNOLOGY & WEBSITE ADMIN.	1,650	1,650	2,015	(365)
MISCELLANEOUS (appraisal, etc.) (Validation Fee)	500	208	5,400	(5,192)
BOS MEETING	-	-	200	(200)
TOTAL GENERAL ADMINISTRATIVE	**78,225**	**35,263**	**42,241**	**(6,778)**
INSURANCE				
INSURANCE	7,900	7,900	7,581	319
TOTAL INSURANCE	**7,900**	**7,900**	**7,581**	**319**
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,000	5,000	-	5,000
ARBITRAGE REBATE	1,500	1,500	-	1,500
TRUSTEE FEES	10,500	10,500	7,000	3,500
TOTAL DEBT ADMINISTRATION	**17,000**	**17,000**	**7,000**	**10,000**
UTILITIES				
UTILITIES-ELECTRICITY	2,500	2,500	1,918	582
STREETLIGHTS	150,000	62,500	37,500	25,000
UTILITY CONTINGENCY	30,000	12,500	7,251	5,249
TOTAL UTILITIES	**182,500**	**77,500**	**46,668**	**30,832**
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	25,600	10,667	12,073	(1,406)
LANDSCAPE MAINTENANCE	247,520	103,133	95,404	7,729
LANDSCAPE - REPLENISHMENT	15,000	15,000	3,080	11,920
WETLAND MITIGATION & MAINTENANCE	32,000	20,800	1,800	19,000
FIELD MANAGEMENT	6,000	2,500	-	2,500
FIELD CONTINGENCY	25,000	10,417	-	10,417
HARDSCAPE REPAIRS & MAINT.	5,000	2,083	-	2,083
BUILDOUT CONTINGENCY	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	**356,120**	**164,600**	**112,358**	**52,242**
INTEREST EXPENSE			**16,332**	
TOTAL EXPENDITURES	**641,745**	**302,263**	**232,179**	**86,615**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(125,938)**	**(87,343)**	**319,766**	**407,109**
FUND BALANCE - BEGINNING	-	-	132,746	-
FUND BALANCE - ENDING	**$ (125,938)**	**$ (87,343)**	**$ 452,512**	**$ 407,109**

Avalon Groves Community Development District
SERIES 2017A-1 (AA1)
For The Period Starting October 1, 2020 Ending February 28, 2021

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	$ 185,153	185,153	$ 118	$ (185,035)
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)			44,644	
INTEREST	-	-	8	8
LESS: DISCOUNT ASSESSMENTS (4%)	(7,715)	(7,715)	-	7,715
LOT CLOSINGS	-	-	36,320	36,320
TOTAL REVENUE	**177,438**	**177,438**	**81,089**	**(140,993)**
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	7,715	7,715	-	7,715
INTEREST EXPENSE			66,106	
NOVEMBER 1, 2020	66,981	66,981	-	66,981
MAY 1, 2020	66,106	66,106	-	66,106
PRINCIPAL RETIREMENT				
MAY 1, 2019	35,000	35,000	25,000	10,000
TOTAL EXPENDITURES	**175,802**	**175,802**	**91,106**	**150,802**
EXCESS REVENUE OVER (UNDER) EXPEND.	1,636	1,636	(10,017)	(291,795)
TRANSFER IN			(38,097)	
TRANSFER OUT			-	
FUND BALANCE - BEGINNING		-	262,070	262,070
FUND BALANCE - ENDING	**$ 1,636**	**$ 1,636**	**$ 213,955**	**$ (29,725)**

Avalon Groves Community Development District
SERIES 2017A-1 (AA2)
For The Period Starting October 1, 2020 Ending February 28, 2021

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	$ 559,241	186,414	$ 830	$ (185,584)
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)				
INTEREST	-	-	25	25
MISCELLANEOUS REVENUE	(23,302)	(23,302)	16,332	39,634
TOTAL REVENUE	**535,939**	**163,112**	**17,186**	**(145,925)**
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	23,302	23,302	-	23,302
INTEREST EXPENSE			-	
NOVEMBER 1, 2019	210,131	210,131	207,444	2,687
MAY 1, 2020	207,444	207,444	-	207,444
PRINCIPAL RETIREMENT				
MAY 1, 2019	100,000	100,000	30,000	70,000
TOTAL EXPENDITURES	**540,877**	**540,877**	**237,444**	**303,433**
EXCESS REVENUE OVER (UNDER) EXPEND.	(4,938)	(377,765)	(220,257)	(449,359)
TRANSFER IN			94,086	
TRANSFER OUT			-	
FUND BALANCE - BEGINNING		-	676,231	676,231
FUND BALANCE - ENDING	**$ (4,938)**	**$ (377,765)**	**$ 550,059**	**$ 226,872**

Avalon Groves Community Development District
SERIES 2017A-2 (AA2)
For The Period Starting October 1, 2020 Ending February 28, 2021

		ACTUAL YEAR-TO-DATE
I. REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	$	280
INTEREST		0
LESS: DISCOUNT ASSESSMENTS (4%)		-
TOTAL REVENUE		**280**
II. EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		-
INTEREST EXPENSE		-
MAY 1, 2019		-
NOVEMBER 1, 2019		-
PRINCIPAL PREPAYMENT		-
MAY 1, 2019		-
TOTAL EXPENDITURES		**-**
EXCESS REVENUE OVER (UNDER) EXPEND.		280
TRANSFER IN		
TRANSFER OUT		-
FUND BALANCE - BEGINNING		7,797
FUND BALANCE - ENDING		**$ 8,077**

Avalon Groves Community Development District
SERIES 2019
For The Period Starting October 1, 2020 Ending February 28, 2021

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	$ 228,907	228,907	$ 131,858	$ (97,049)
LOT CLOSINGS DR HORTON			92,554	
INTEREST	-	-	8	8
LESS: DISCOUNT ASSESSMENTS (4%)	(9,156)	(9,156)	-	9,156
TOTAL REVENUE	**219,751**	**219,751**	**224,420**	**(87,885)**
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	9,156	9,156	-	9,156
INTEREST EXPENSE			-	
			-	
NOVEMBER 1, 2019	72,065	72,065	72,065	0
MAY 1, 2020	72,065	72,065	-	72,065
PRINCIPAL RETIREMENT				
MAY 1, 2019	65,000	65,000	65,000	-
TOTAL EXPENDITURES	**218,286**	**218,286**	**137,065**	**81,221**
EXCESS REVENUE OVER (UNDER) EXPEND.	1,465	1,465	87,355	(169,106)
TRANSFER IN				
TRANSFER OUT			(56,102)	
FUND BALANCE - BEGINNING		-	179,767	179,767
FUND BALANCE - ENDING	**$ 1,465.00**	**$ 1,465**	**$ 211,020**	**$ 10,661**

Avalon Groves Community Development District

Construction In Progress (AA1)

Statement of Revenue, Expenditures And Changes In Fund Balance

For The Period Starting October 1, 2020 Ending February 28, 2021

	ACTUAL YEAR-TO-DATE
REVENUES	
BOND PROCEEDS	$ -
INTEREST	-
TOTAL REVENUES	**-**
EXPENDITURES	
REQUISITIONS	-
TRUSTEE FEES	-
TOTAL EXPENSE	**-**
TOTAL EXPENDITURES	**-**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**-**
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ -**

Avalon Groves Community Development District

Construction In Progress A-1 (AA2)

Statement of Revenue, Expenditures And Changes In Fund Balance

For The Period Starting October 1, 2020 Ending February 28, 2021

	ACTUAL YEAR-TO-DATE
REVENUES	
NET PROCEEDS	$ -
INTEREST	2
TOTAL REVENUES	**2**
EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TRUSTEE FEES	-
TOTAL EXPENSE	**-**
TOTAL EXPENDITURES	**-**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**2**
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	21
FUND BALANCE - ENDING	**$ 23**

Avalon Groves Community Development District

Construction In Progress A-2 (AA2)

Statement of Revenue, Expenditures And Changes In Fund Balance

For The Period Starting October 1, 2020 Ending February 28, 2021

	ACTUAL YEAR-TO-DATE
REVENUES	
DEVELOPER FUNDING	-
INSURANCE CLAIM	$ -
INTEREST	904
TOTAL REVENUES	**904**
EXPENDITURES	
REQUISITIONS	52,063
TRUSTEE FEES	-
TOTAL EXPENSE	**52,063**
TOTAL EXPENDITURES	**52,063**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(51,159)**
TRANSFER IN	2,998
TRANSFER OUT	-
FUND BALANCE - BEGINNING	106,137
FUND BALANCE - ENDING	**$ 57,976**

Avalon Groves Community Development District

Construction In Progress 2019

Statement of Revenue, Expenditures And Changes In Fund Balance

For The Period Starting October 1, 2020 Ending February 28, 2021

	ACTUAL YEAR-TO-DATE
REVENUES	
DEVELOPER FUNDING	$ -
INSURANCE CLAIM	-
INTEREST	-
TOTAL REVENUES	**-**
EXPENDITURES	
REQUISITIONS	-
TRUSTEE FEES	-
TOTAL EXPENSE	**-**
TOTAL EXPENDITURES	**-**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**-**
TRANSFER IN	114
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,056
FUND BALANCE - ENDING	**$ 1,170**

Avalon Groves Community Development District
Bank Reconciliation
February 28, 2021

		BU
Balance Per Bank Statement	$	1,177,397.71
Less: Outstanding AP Checks		(3,932.31)
Adjusted Bank Balance	**$**	**1,173,465.40**
Beginning Bank Balance Per Books	$	1,179,745.46
Deposits & Interest		28,192.37
Cash Disbursements		(34,472.43)
Balance Per Books	**$**	**1,173,465.40**

Avalon Groves CDD
Check Register
Operating Account
FY 2021

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
9/30/2020		**EOY**	**Balance**	**-**	**-**	**257,375.02**
10/01/2020	ACH100120.1	Sumter Electric Cooperative	8/13-9/15 - 17325 Sawgrass Bay Blvd		310.61	257,064.41
10/01/2020	ACh100120.2	Sumter Electric Cooperative	8/13-9/15 - 16920 Sawgrass Bay Blvd		39.13	257,025.28
10/01/2020	ACH100120.3	Sumter Electric Cooperative	8/13-9/15 - 17052 Basswood Lane		39.09	256,986.19
10/01/2020	1345	Hopping Green & Sams	Legal Svc thru 08/31/20 (rcvd 10/2/20)		2,107.00	254,879.19
10/01/2020	1346	Innersync	ADA Website Compliance		1,515.00	253,364.19
10/08/2020	1347	Orlando Sentinel	Legal Ad 9/1/20		312.50	253,051.69
10/09/2020	1348	Egis Insurance Risk Advisors	Annual Renewal FY 20/21		7,581.00	245,470.69
10/12/2020	1349	Utilities, Inc. of Florida	8/25/20-9/23/20 utility Basswood Ln Irrigation		1,747.63	243,723.06
10/12/2020	1350	Yellowstone Landscape	Landscape Maintenance		11,760.00	231,963.06
10/16/2020	ACh101620.1	Sumter Electric Cooperative	9/15-10/14 - 17052 Basswood Lane		34.36	231,928.70
10/16/2020	ACH101620.2	Sumter Electric Cooperative	9/15-10/14 - 16920 Sawgrass Bay Blvd		34.33	231,894.37
10/16/2020	ACH101620.3	Sumter Electric Cooperative	9/15-10/14 - 17325 Sawgrass Bay Blvd		262.84	231,631.53
10/21/2020	1351	Heidt Design	Engineering Services		607.50	231,024.03
10/21/2020	1353	CLI Professional Landscaping	Landscape Maintenance		3,605.00	227,419.03
10/26/2020	1355	BIO-TECH CONSULTING, INC.			1,800.00	225,619.03
10/26/2020	1356	Steadfast Environmental, LLC	Pond Maintenance October 2020		1,936.41	223,682.62
10/29/2020			Deposit	16,331.64		240,014.26
10/30/2020	10/30/20 DS	Regions Bank.	Nov 2020 Interest Payment		16,331.64	223,682.62
10/31/2020		**EOM BALANCE**		**16,331.64**	**50,024.04**	**223,682.62**
11/01/2020	1357	Hopping Green & Sams	Legal Svc thru 09/30/20		853.00	222,829.62
11/01/2020	1358	Steadfast Environmental, LLC	Pond Maintenance November 2020		1,936.41	220,893.21
11/02/2020	ACH110220.1	Utilities, Inc. of Florida	Island -September		48.47	220,844.74
11/02/2020	ACH110220.2	Utilities, Inc. of Florida	Tot Lot - September 2020		11.51	220,833.23
11/05/2020			Deposit	1,968.01		222,801.24
11/12/2020	1359	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY20/21		175.00	222,626.24
11/12/2020	1360	Orlando Sentinel	Legal Ads 10/9-10/16, 10/20 and 10/23		1,653.78	220,972.46
11/12/2020	1361	Yellowstone Landscape	Landscape Maintenance		15,458.73	205,513.73
11/16/2020			Deposit	3,654.83		209,168.56
11/17/2020			Deposit	59,752.55		268,921.11
11/19/2020	1362	Heidt Design	Engineering Services		340.00	268,581.11
11/23/2020	1363	DPFG M&C	Managment Svcs September		4,000.00	264,581.11
11/25/2020	ACH112520	Sumter Electric Cooperative	TECO Account# - Duplicate Payment		190.00	264,391.11
11/27/2020			Deposit	176,098.33		440,489.44
11/30/2020	ACh113020.1	Utilities, Inc. of Florida			11.71	440,477.73
11/30/2020	ACh113020.2	Utilities, Inc. of Florida			33.92	440,443.81
11/30/2020		**EOM BALANCE**		**241,473.72**	**24,712.53**	**440,443.81**
12/01/2020	ACH120120.1	Sumter Electric Cooperative	10/14-11/13 - 17325 Sawgrass Bay Blvd		302.40	440,141.41
12/01/2020	ACH120120.2	Sumter Electric Cooperative	10/14-11/12 - 17052 Basswood Lane		34.36	440,107.05
12/01/2020	ACH120120.3	Sumter Electric Cooperative	10/14-11/12- 16920 Sawgrass Bay Blvd		34.33	440,072.72
12/04/2020			Deposit	718,796.61		1,158,869.33
12/05/2020	1364	Steadfast Environmental, LLC	Pond Maintenance December 2020		2,733.41	1,156,135.92
12/05/2020	1365	Sumter Electric Cooperative	TECO Account#		190.00	1,155,945.92
12/05/2020	1366	Yellowstone Landscape	Landscape Maintenance		4,415.00	1,151,530.92
12/10/2020	ACH121020	Recovered Energy Technologies			150,000.00	1,001,530.92
12/12/2020	1367	Yellowstone Landscape	Landscape Maintenance		19,721.67	981,809.25
12/21/2020			Deposit	209,480.93		1,191,290.18
12/29/2020	ACH122920.1	Utilities, Inc. of Florida	Tot Lot - November 2020		11.71	1,191,278.47
12/29/2020	ACH122920.2	Utilities, Inc. of Florida	Island -10/23-11/30- Nov 2020		27.00	1,191,251.47
12/30/2020	ACH123020.1	Sumter Electric Cooperative	11/12-12/11- 16920 Sawgrass Bay Blvd		34.41	1,191,217.06
12/30/2020	ACH123020.2	Sumter Electric Cooperative	11/13-12/11 - 17325 Sawgrass Bay Blvd		264.15	1,190,952.91
12/30/2020	1368	CLI Professional Landscaping	Landscape Maintenance		8,650.00	1,182,302.91
12/30/2020	1369	DPFG M&C	Annual Website Service Fee		500.00	1,181,802.91
12/30/2020	1370	Heidt Design	Engineering Services		1,547.50	1,180,255.41
12/30/2020	1371	Hopping Green & Sams	Legal Svc thru 11/30/2020		814.50	1,179,440.91
12/30/2020	1372	Yellowstone Landscape	Landscape Maintenance		2,364.45	1,177,076.46
12/30/2020	1373	Utilities, Inc. of Florida			4,103.62	1,172,972.84
12/30/2020	ACH123020	Sumter Electric Cooperative	11/12 - 12/11 - 17052 Basswood Lane		34.46	1,172,938.38
12/31/2020		**EOM BALANCE**		**928,277.54**	**195,782.97**	**1,172,938.38**
01/04/2021	1374	Steadfast Environmental, LLC	Pond Maintenance January 2021		2,733.41	1,170,204.97
01/08/2021			Deposit	26,973.36		1,197,178.33
01/15/2021			Deposit	793.67		1,197,972.00
01/15/2021			Deposit	793.67		1,198,765.67
01/15/2021			Deposit	632.81		1,199,398.48
01/15/2021			Deposit	632.81		1,200,031.29
01/15/2021	1375	Utilities, Inc. of Florida	11/30 - 12/30 utility Basswood Ln Irrigation		1,468.01	1,198,563.28
01/15/2021	1376	Yellowstone Landscape	Landscape Maintenance		16,175.00	1,182,388.28
01/20/2021	1377	Heidt Design	Engineering Services		3,450.00	1,178,938.28
01/22/2021			Deposit	3,500.00		1,182,438.28
01/28/2021	1379	Yellowstone Landscape	Landscape Maintenance		2,120.51	1,180,317.77
01/29/2021	1380	Hopping Green & Sams	Legal Svc thru 12/31/20		592.31	1,179,725.46
01/31/2021		**EOM BALANCE**		**33,326.32**	**26,539.24**	**1,179,725.46**
02/01/2021	ACH020121.1	Utilities, Inc. of Florida	Tot Lot - December 2020		11.71	1,179,713.75
02/01/2021	ACH020121.2	Utilities, Inc. of Florida	Island -December 2020		19.83	1,179,693.92
02/01/2021	1378	Steadfast Environmental, LLC	Pond Maintenance February 2021		2,733.41	1,176,960.51
02/02/2021	ACH020221.1	Sumter Electric Cooperative	12/11 - 01/14- 16920 Sawgrass Bay Blvd		40.41	1,176,920.10
02/02/2021	ACH020221.2	Sumter Electric Cooperative	12/11 - 01/14 - 17325 Sawgrass Bay Blvd		354.70	1,176,565.40
02/02/2021	ACH020221.3	Sumter Electric Cooperative	12/11 - 01/14 - 17052 Basswood Lane		40.27	1,176,525.13
02/04/2021	1381	Yellowstone Landscape	Landscape Maintenance		16,175.00	1,160,350.13
02/08/2021	1382	Fireman Tom's Pressure Washing Co.	Pressure Washing		720.00	1,159,630.13
02/10/2021	1385	Pinel & Carpenter, Inc.	Validation Fee Deposit		2,700.00	1,156,930.13
02/11/2021	1386	Heidt Design	Engineering Services		3,090.00	1,153,840.13
02/11/2021	1387	Utilities, Inc. of Florida	12/30 - 01/27 utility Basswood Ln Irrigation		1,480.80	1,152,359.33
02/12/2021	1388	Heidt Design	Engineering Services		273.99	1,152,085.34
02/12/2021	1389	Candice Smith	BOS Meeting 1/28		200.00	1,151,885.34
02/16/2021			Deposit	3,968.35		1,155,853.69
02/17/2021	1390	Orlando Sentinel	Legal Ad 01/13/2021- Notice of BOS Meeting		267.50	1,155,586.19
02/22/2021	1391	Hopping Green & Sams			3,425.08	1,152,161.11
02/22/2021			Deposit	24,224.02		1,176,385.13
02/23/2021	1392	Pinel & Carpenter, Inc.	Validation Fee Deposit - Forestar		2,700.00	1,173,685.13
02/26/2021	1393	Yellowstone Landscape	Landscape Maintenance		239.73	1,173,445.40
02/28/2021				**28,192.37**	**34,472.43**	**1,173,445.40**

EXHIBIT 4

AVALON GROVE
COMMUNITY DEVELOPMENT DISTRICT
MARCH 2021
FIELD INSPECTION REPORT

TABLE OF CONTENTS

Landscape:

- **Entrances**
- **Ponds & Fountain**
- **Amenity Center/Clubhouse**
- **Sod, Sidewalks and Irrigation**
- **Palm and Pine Tress**
- **Pump and Dirt Dumping**

Maintenance Map

ENTRANCES

These pictures show the condition of the monuments and surrounding landscape around the entrance to Amenity Center and Sawgrass Blvd.





PONDS

These pictures show the condition of the Ponds, Amenity Center, and surrounding turf.





PONDS

These pictures show the condition of the Ponds and surrounding turf.





AMENITY CENTER

These pictures show the condition of the trees and landscape at the Amenity Center.





AMENITY CENTER

These pictures show the condition of the dog park, playground at the Amenity Center.





AMENITY CENTER

These pictures show the condition of the trees, pals, beds, and landscape at the Amenity Center.





PALM/PINE TREES

These pictures show the condition of the Berm, Palm Trees and Pine Trees along Sawgrass Blvd.



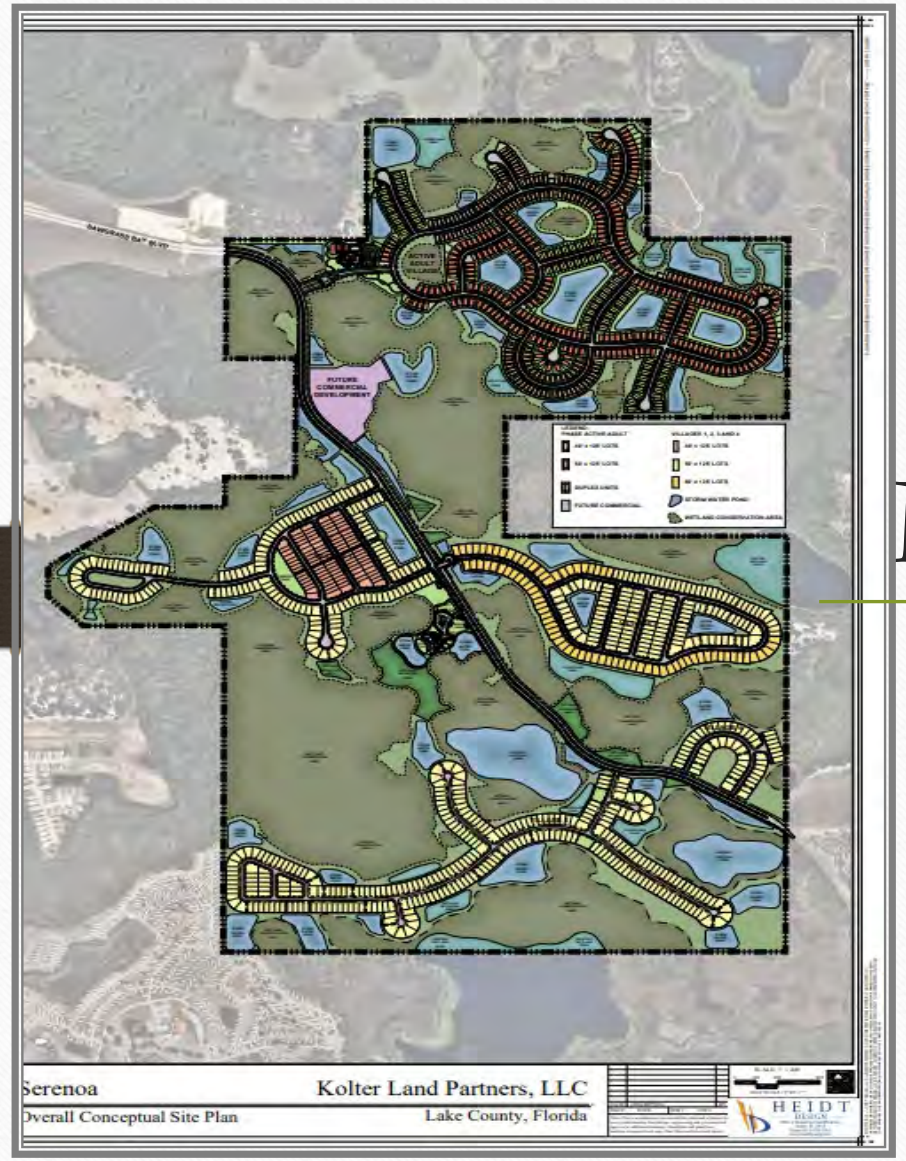


PUMP/DIRT DUMPING

These pictures show the pump on the North side of Sawgrass Blvd. and the dirt being dumped at the end of Sawgrass Blvd.







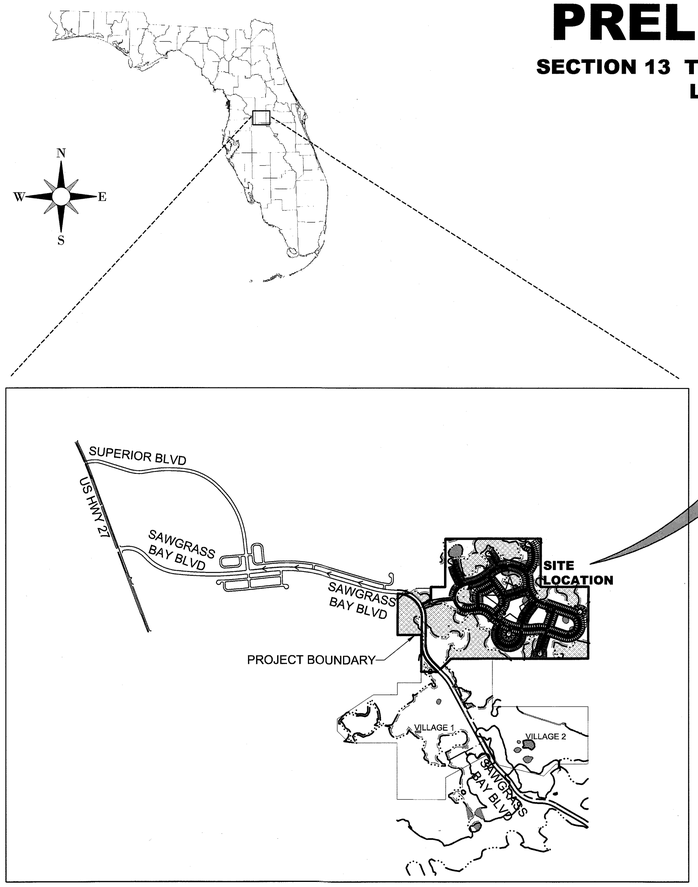
MAINTENANCE MAP

EXHIBIT 5

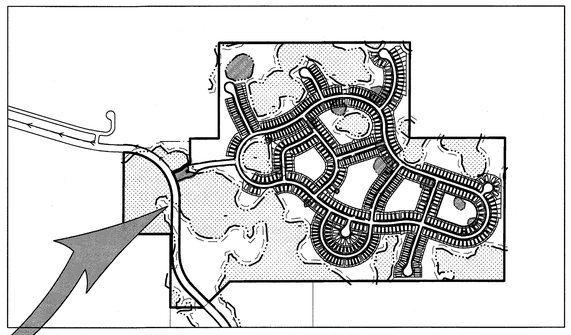
SERENOA
ACTIVE ADULT PARCEL

PRELIMINARY PLAT

SECTION 13 TOWNSHIP 24 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



LOCATION MAP
(1"=2,000')



SITE MAP
(1"=1,000')

LEGAL DESCRIPTION

SERENOA ACTIVE ADULT PRELIMINARY PLAT

Parcel 1

DESCRIPTION: A parcel of land lying in Section 13, Township 24 South, Range 26 East, Lake County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner said Section 13, run thence along the North boundary of the Northwest 1/4 of said Section 13, the following two (2) courses: 1) N.89°54'06"E., a distance of 1312.67 feet to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 13, said corner also being the **POINT OF BEGINNING**; 2) continue N.89°54'06"E., a distance of 1313.06 feet to the North 1/4 corner of aforesaid Section 13; thence along the North boundary of the Northeast 1/4 of said Section 13, N.89°53'52"E., a distance of 1324.47 feet to the Northwest corner of the Northeast 1/4 of said Northeast 1/4 of Section 13; thence along the West boundary of said Northeast 1/4 of the Northeast 1/4 of Section 13, S.00°19'36"W., a distance of 1326.88 feet to the Southeast corner thereof; thence along the South boundary of said Northeast 1/4 of the Northeast 1/4 of Section 13, N.89°53'00"E., a distance of 1322.94 feet to the Southeast corner thereof; thence along the East boundary of aforesaid Northeast 1/4 of Section 13, S.00°23'33"W., a distance of 1327.50 feet to the East 1/4 corner of said Section 13; thence along the East boundary of the Southeast 1/4 of said Section 13, S.00°11'52"W., a distance of 664.02 feet to the Southeast corner of the North 1/4 of said Southeast 1/4 of Section 13; thence along the South boundary of said North 1/4 of the Southeast 1/4 of Section 13, S.89°54'20"W., a distance of 2643.19 feet to the Southwest corner thereof; thence S.89°54'39"W., a distance of 1146.49 feet; thence S.45°17'48"W., a distance of 411.51 feet; thence N.44°42'12"W., a distance of 316.79 feet; thence Northwesterly, 505.80 feet along the arc of a tangent curve to the right having a radius of 644.00 feet and a central angle of 45°00'00" (chord bearing N.22°12'12"W., 492.90 feet); thence N.00°17'48"E., a distance of 738.54 feet; thence Northerly, 410.61 feet along the arc of a tangent curve to the left having a radius of 773.00 feet and a central angle of 30°26'06" (chord bearing N.14°55'15"W., 405.80 feet); thence N.78°12'26"E., a distance of 24.20 feet; thence N.66°32'33"E., a distance of 106.86 feet; thence Northeasterly, 150.15 feet along the arc of a non-tangent curve to the right having a radius of 247.00 feet and a central angle of 34°49'47" (chord bearing N.59°05'42"E., 147.85 feet); thence N.00°06'54"W., a distance of 343.40 feet to the South boundary of the Northwest 1/4 of aforesaid Northwest 1/4 of Section 13; thence along said South boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 13, N.89°53'06"E., a distance of 396.48 feet to the Southeast corner thereof; thence along the East boundary of said Northwest 1/4 of the Northwest 1/4 of Section 13, N.00°15'40"E., a distance of 1326.91 feet to the **POINT OF BEGINNING**.

Containing 286.336 acres, more or less.

Parcel 2

DESCRIPTION: A parcel of land lying in Section 13, Township 24 South, Range 26 East, Lake County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner said Section 13, run thence along the West boundary of the Northwest 1/4 of said Section 13, S.00°17'32"W., a distance of 1513.37 feet to the **POINT OF BEGINNING**; thence Southeasterly, 1052.63 feet along the arc of a non-tangent curve to the right having a radius of 667.00 feet and a central angle of 90°25'18" (chord bearing S.44°54'51"E., 946.74 feet); thence S.00°17'48"W., a distance of 738.54 feet; thence Southeasterly, 589.05 feet along the arc of a tangent curve to the left having a radius of 750.00 feet and a central angle of 45°00'00" (chord bearing S.22°12'12"E., 574.03 feet); thence S.44°42'12"E., a distance of 316.79 feet; thence S.45°17'48"W., a distance of 0.00 feet; thence N.89°42'12"W., a distance of 457.85 feet to the East boundary of the West 1/4 of the North 1/2 of the Southwest 1/4 of aforesaid Section 13; thence along said East boundary of the West 1/4 of the North 1/2 of the Southwest 1/4 of Section 13, N.00°15'16"E., a distance of 1023.26 feet to the Northeast corner thereof; thence along the South boundary of aforesaid Northwest 1/4 of Section 13, S.89°53'58"W., a distance of 656.90 feet to the West 1/4 corner of said Section 13; thence along aforesaid West boundary of the Northwest 1/4 of Section 13, N.00°17'32"E., a distance of 1141.15 feet to the **POINT OF BEGINNING**.

Containing 18.253 acres, more or less.

Prepared For:

VK AVALON GROVES, LLC

14025 RIVEREDGE DR., SUITE 175
TAMPA, FL 33637
Phone: (813) 615-1244

DEVELOPMENT REVIEW

PROJECT # __2017020011_____ APPLICATION REQUEST # __3109_____
PROJECT NAME: __SERENOA ACTIVE ADULT PARCEL_____
ALTERNATE KEY # ___1101701_____ ORDINANCE # __2016-20_____
REVIEWER PLEASE SIGN AND DATE BELOW
ENVIRONMENTAL _____
COMMENTS: _____
PUBLIC SAFETY / EMERGENCY 911 _____ 7/14/17
COMMENTS: _____
HEALTH DEPARTMENT _____ 7/20/17
COMMENTS: _____
FIRE _____ 7.10.17
COMMENTS: _____
CONCURRENCY _____
COMMENTS: _____
PUBLIC WORKS _____ 7/20/17
COMMENTS: _____
PLANNING & ZONING _____ 7/21/17
COMMENTS: _____
LANDSCAPE _____
COMMENTS: _____
PRELIMINARY/FINAL DEVELOPMENT REVIEW
APPROVAL _____
DATED __7/21/17__ MANAGER, PLANNING & ZONING DIVISION (OR DESIGN

5904-A Hampton Oaks Parkway
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629

www.HeidtDesign.com

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405

Sheet List Table

Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-102	OVERALL SITE WITH SURROUNDING ZONING AND FLUC
C-103	EXISTING SITE
C-104	OVERALL SITE PLAN
C-105 - C-108	SITE PLAN
L-200	TREE REMOVAL COVER
L-201 - L-218	TREE REMOVAL PLAN
L-400	LANDSCAPE PLAN COVER
L-401 - L418	LANDSCAPE PLAN
L-470	LANDSCAPE NOTES & DETAILS

OWNER/DEVELOPER:

VK AVALON GROVES, LLC
14025 RIVEREDGE DR., SUITE 175
TAMPA, FL 33637
ATTN: GREG MEATH,
V.P. LAND DEVELOPMENT
(813) 615-1244

GEOTECHNICAL ENGINEER:

FAULKNER ENGINEERING
SERVICES, INC.
DAVID W. FAULKNER, P.E.
2734 CAUSEWAY CENTER DRIVE
TAMPA, FLORIDA 33619
(813) 621-8168

CIVIL ENGINEER:

HEIDT DESIGN, LLC
VICTOR E BARBOSA P.E.
5904-A HAMPTON OAKS PARKWAY
TAMPA, FLORIDA 33610
(813) 253-5311

SURVEYOR:

GEOPOINT SURVEYING, INC.
DAVID WILLIAMS, P.S.M.
1403 E. 5TH AVENUE
TAMPA, FL 33605
(813) 248-8888
davidw@geopointsurvey.com

NOTE: PER LDF CH. 6.06.01F, SOIL REMOVAL OFFSITE SHALL NOT EXCEED 200% OF THE MINIMUM STORMWATER RETENTION/DETENTION VOLUME REQUIRED.

CALL 48 HOURS BEFORE YOU DIG

Sunshine State One Call 811 OF FLORIDA, INC.

1-800-432-4770

SERENOA
ACTIVE ADULT PARCEL

VK AVALON GROVES, LLC

RECEIVED JUL 21 2017 BY:

RECEIVED JUL 21 2017 BY:

4	06/29/2017	RESPONSE TO COUNTY COMMENTS
3	06/01/2017	RESPONSE TO COUNTY COMMENTS
2	04/05/2017	RESPONSE TO COUNTY COMMENTS
1	02/09/2017	REVIEW SUBMITTAL
	DATE	DESCRIPTION

PLAN REVISIONS

	DATE	DESCRIPTION

PLAN REVISIONS

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HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.86

ADDRESS CONTROL NUMBER	
WATER COMMITMENT	
SEWER COMMITMENT	
SJRWMD	
WATER DEP	
SEWER DEP	
COUNTY PROJECT NUMBER	2017020011
APPLICATION REQUEST NUMBER	3109
ORDINANCE NUMBER	2016-20

PERMIT / FILE NUMBERS

FLORIDA PROFESSIONAL ENGINEER

VICTOR EDGARDO BARBOSA LICENSE No. 58548 STATE OF FLORIDA PROFESSIONAL ENGINEER
VICTOR E BARBOSA
DATE: SIGNED AND SEALED
REGISTRATION NO. 58548

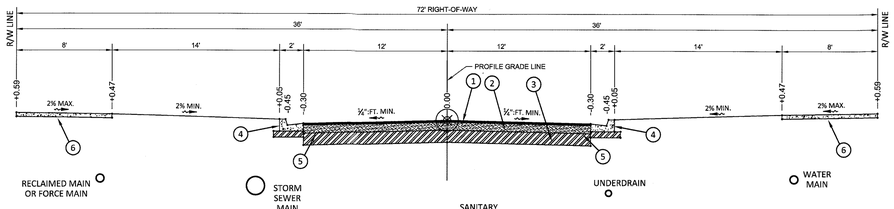
FILE:	PP-COVER
PROJECT NO:	KLP-AG-1038
GRADING & DRAINAGE	
DESIGN BY:	FRANCIS
DRAWN BY:	FRANCIS
UTILITIES	
DESIGN BY:	JONES
DRAWN BY:	JONES

COVER SHEET

C-100

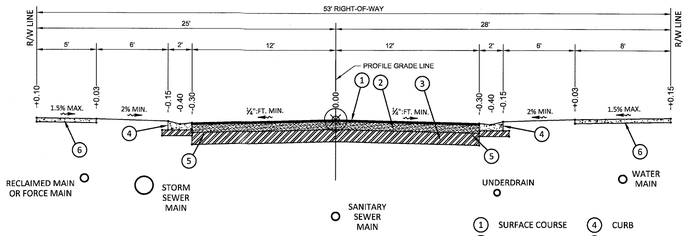
\\HD-ENG\HD_PROJECTS\AVALON GROVES\ACTIVE ADULT PARCEL\ENGINEERING\PP-COVER.DWG-C-100 2017/06/29 10:38 AM ERIC FRANCIS

SSM: ----



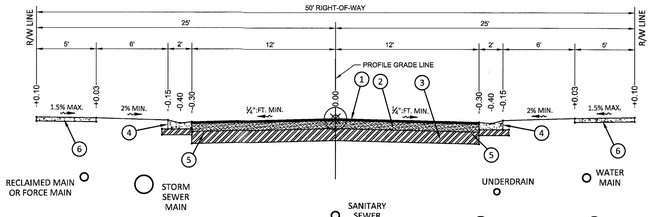
BAY CEDAR WAY

RESIDENTIAL STREET
72' RIGHT-OF-WAY
SCALE: 1" = 6'



BLAZING STAR CIR

RESIDENTIAL STREET
53' RIGHT-OF-WAY
SCALE: 1" = 6'



MYRTLE OAK CT
BEAUTYBERRY WAY
BLUE SAGE LOOP
GOLDENROD CT
SUMMERSWEET WAY
WINGED ELM CT
BLUESTEM CT
MEADOW BEAUTY WAY
DEERBERRY WAY
SKY FLOWER CT
##########
##########

RESIDENTIAL STREET
50' RIGHT-OF-WAY
SCALE: 1" = 6'

GENERAL NOTES:

1. Total Acres: 304.6 Ac.
2. Total Units within Serenoa Active Adult Parcel: 577 Single Family Dwellings
3. Total Dwelling Units allowable per zoning Ordinance 2016-20: 1,659.
4. Wetland Area: 98.9 Ac.
5. Open Water Area: 35.2 Ac.
6. Net Density (Units/Total Area-Wetland Area-Open Water Area): 3.4 Units/Acre
7. Potable Water by Utilities, Inc.
8. Sewage Disposal by Utilities, Inc.
9. Reclaimed Water by Utilities, Inc.
10. Zoned: PUD Ordinance No. 2016-20.
11. Active Adult Parcel is within FLUC: Rural Transition. Maximum ISR per FLUC = 0.60. Density and open space calculations can be found on Sheet C-104.
12. Elevations shown hereon are in feet and refer to the North American Vertical Datum 1988. Conversion from NAVD 88 to NGVD 29: +0.86'.
13. Construction plans to be submitted to and approved by St. Johns River Water Management District (SJRWMD).
14. The project will be designed in accordance with the Florida Fire Prevention Code.
15. Size and width of easements based on actual drainage design to be determined at final plat stage.
16. Roads to be dedicated to Homeowners Association.
17. Drainage plans and calculations to comply with requirements as referenced in Subdivision Regulations of the Land Development Code of Lake County, Florida.
18. A 50' wetland setback shall be maintained from the approved jurisdictional wetland line PER Comp Plan Policy III-2.5.13 and LDR 6.01.04.A.
19. Minimum Lot Sizes: See Lot Details This Sheet.
20. Minimum Setbacks: See Lot Details This Sheet.
21. Maximum building height = 50 feet for principal structures.
22. Parking to be provided in accordance with the Land Development Code.
23. Landscaped easements to be owned and maintained by an Homeowners Association or CDD.
24. Conservation areas to be owned by a CDD.
25. Drainage easements between lots to be dedicated to a CDD.
26. Electrical power distribution and telephone service lines shall be underground wherever possible.
27. Project lies within FEMA FLOOD ZONES A, AE & X, per FIRM Panel 675 of 750, Map Number 12069C0675E, dated: December 18, 2012.
28. A minimum of 1.5 acres of parks/green space, exclusive of retention areas, shall be provided and shall be owned and maintained by the HOA.

LOT COUNT TABLE

Active Adult Phase 1	
Paired Home Lots (SFA)	36
40' Lots (SFD)	67
40' Star Lots (SFD)	2
50' Lots (SFD)	91
Total Lots	**196**

Active Adult Phase 2	
Paired Home Lots (SFA)	32
40' Lots (SFD)	20
50' Lots (SFD)	53
Total Lots	**105**

Active Adult Phase 3	
Paired Home Lots (SFA)	34
40' Lots (SFD)	49
40' Star Lots (SFD)	2
50' Lots (SFD)	56
Total Lots	**141**

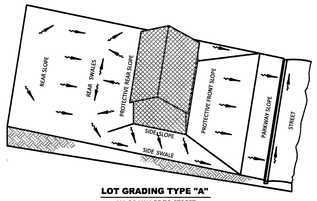
Active Adult Phase 4	
Paired Home Lots (SFA)	34
50' Lots (SFD)	98
50' Star Lots (SFD)	3
Total Lots	**135**

Total AA Lots	**577**

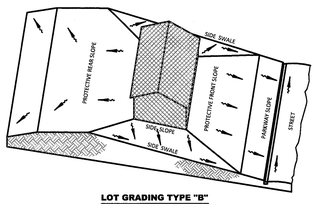
NOTE: STAR LOTS INDICATE LOTS WHICH HAVE LESS THAN THE TYPICAL PAD DIMENSIONS

Lot Count Table Totals	
LOT SIZE	TOTAL
Paired Home Lots (SFA)	136
40' Lots (SFD)	140
50' Lots (SFD)	301
Total Lots	**577**

Total Lots Within PUD	
Active Adult Phase 1-4	577
Village 1 Phase A	118
Village 2 Phase A	103
Village 1 Phase B (Future)	128
Village 2 Phase B (Future)	130
Village 3 (Future)	285
Village 4 (Future)	61
Total Lots	**1,402**



LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET



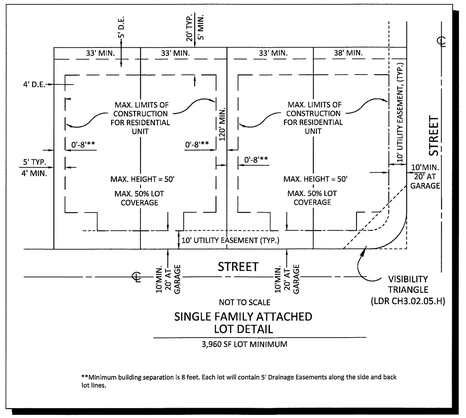
LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

PUD SETBACK REQUIREMENTS

2. Residential requirements:
   a. Single Family Residential Dimensional Standards

Minimum Dimensions	Single Family Attached (Townhomes)	Single Family Attached (Paired Homes)	Single Family Detached	Live / Work Unit
Front Setback:	10 feet from dwelling to adjacent road rights of way; 5 feet from dwelling to adjacent common space.			
Secondary Front Setback:	10 feet			
Side Setback:	5 feet for detached side or 0 feet for attached units (along the shared property line of common wall). Lot drainage easement shall be a minimum of 8-feet wide between structures.	0 feet. Minimum separation of 8 feet between structures for lot drainage easement.	0 feet. Minimum separation of 8 feet between structures for lot drainage easement.	5 feet for detached side or 0 feet for attached units (along the shared property line of common wall). Lot drainage easement shall be a minimum of 8-feet wide between structures.
Rear setback:	5-feet or 4 feet from an alley			
Front garage setback	Garages shall be setback at least 20 feet from the front property line.			
Lot Width (in feet)	15	20	23	20
Lot Depth (in feet)	50	50	60	50
Unit Width (in feet)	15	18	18	18
Living Area (in feet)	600	500	650	500

* NO TOWNHOMES ARE PROPOSED WITHIN THE SERENOA ACTIVE ADULT PARCEL

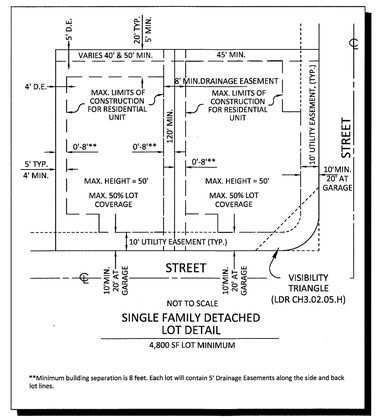


NOT TO SCALE

SINGLE FAMILY ATTACHED
LOT DETAIL

3,960 SF LOT MINIMUM

**Minimum building separation is 8 feet. Each lot will contain 5' Drainage Easements along the side and back lot lines.

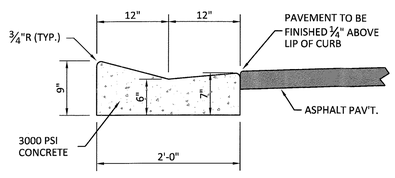


NOT TO SCALE

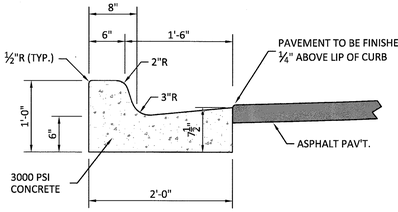
SINGLE FAMILY DETACHED
LOT DETAIL

4,800 SF LOT MINIMUM

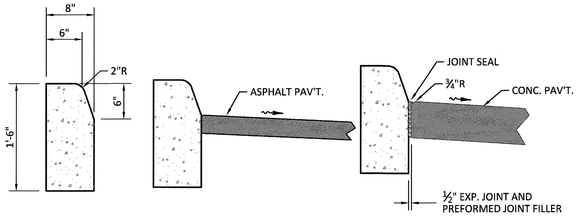
**Minimum building separation is 8 feet. Each lot will contain 5' Drainage Easements along the side and back lot lines.



STANDARD MIAMI CURB
SCALE: 1" = 1'



TYPE "F" CURB & GUTTER
SCALE: 1" = 1'



TYPE "D" CURB
SCALE: 1" = 1'

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Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405
5806-B Breckenridge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

GENERAL NOTES

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL
2	04/05/2017	RESPONSES TO COUNTY COMMENTS
3	05/01/2017	VISIBILITY TRIANGLE NOTE

PROJECT NO: KLP-AG-1038
FILE: PP-NOTES
DESIGN BY: FRANCIS
DRAWN BY: FRANCIS

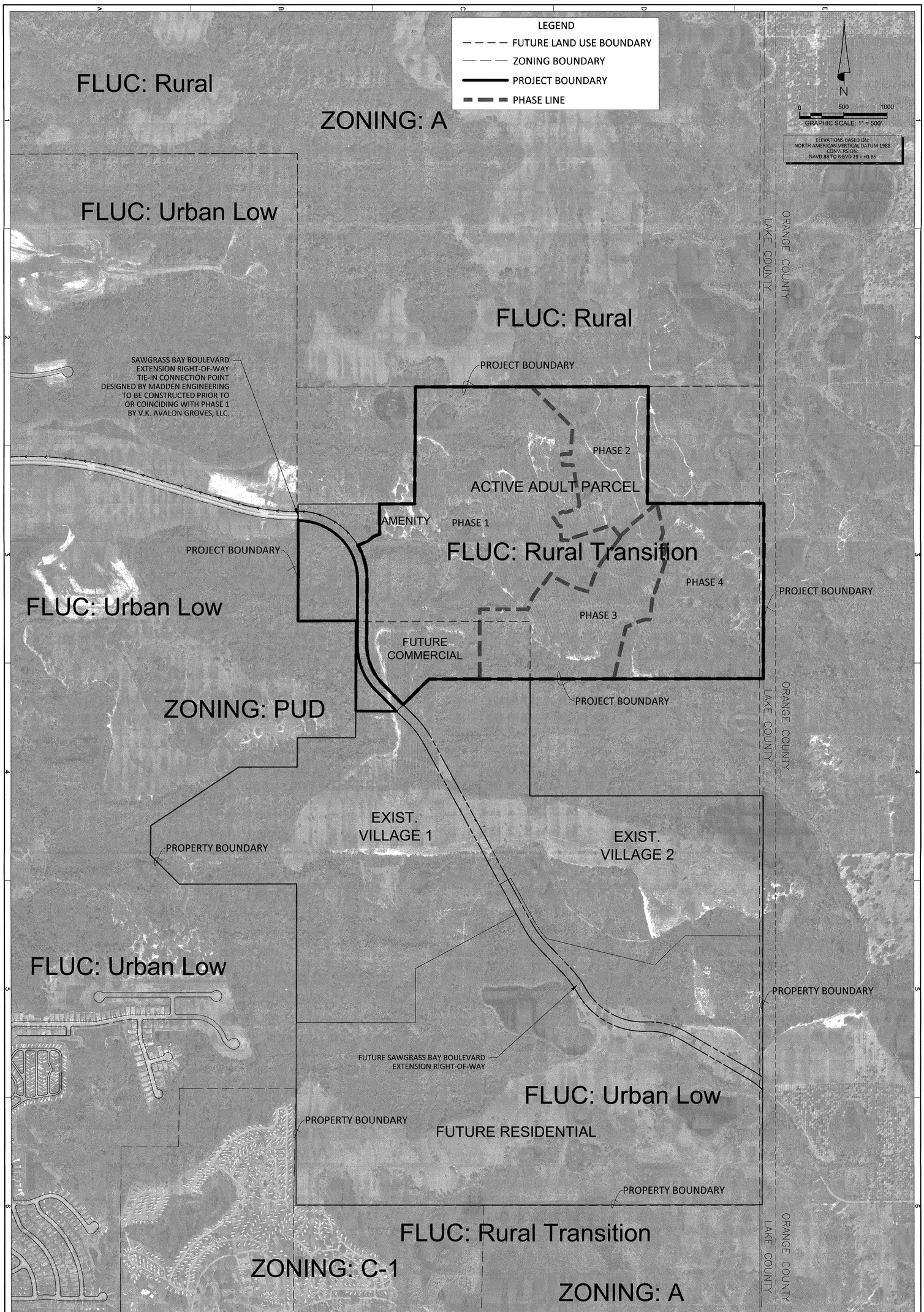
FLORIDA PROFESSIONAL ENGINEER

VICTOR EDGARDO BARROSA LICENSE No. 58548 STATE OF FLORIDA PROFESSIONAL ENGINEER
VICTOR E BARROSA
DATE: 5/1/2017
REGISTRATION NO. 58548

C-101

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C-102

VICTOR E. BARBOSA
No. 58548
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
DATE SIGNED: 06/26/2017

FLORIDA PROFESSIONAL ENGINEER

PROJECT NO: KP-AG-1038
FILE: PP-OVERALL-SITE
DESIGN BY: FRANCIS
DRAWN BY: FRANCIS

	DATE	DESCRIPTION
2	04/05/2017	RESPONSES TO COUNTY COMMENTS
1	02/09/2017	REVIEW SUBMITTAL

DATE	DESCRIPTION

SERENOA
ACTIVE ADULT PARCEL
OVERALL SITE WITH SURROUNDING ZONING AND FLUC

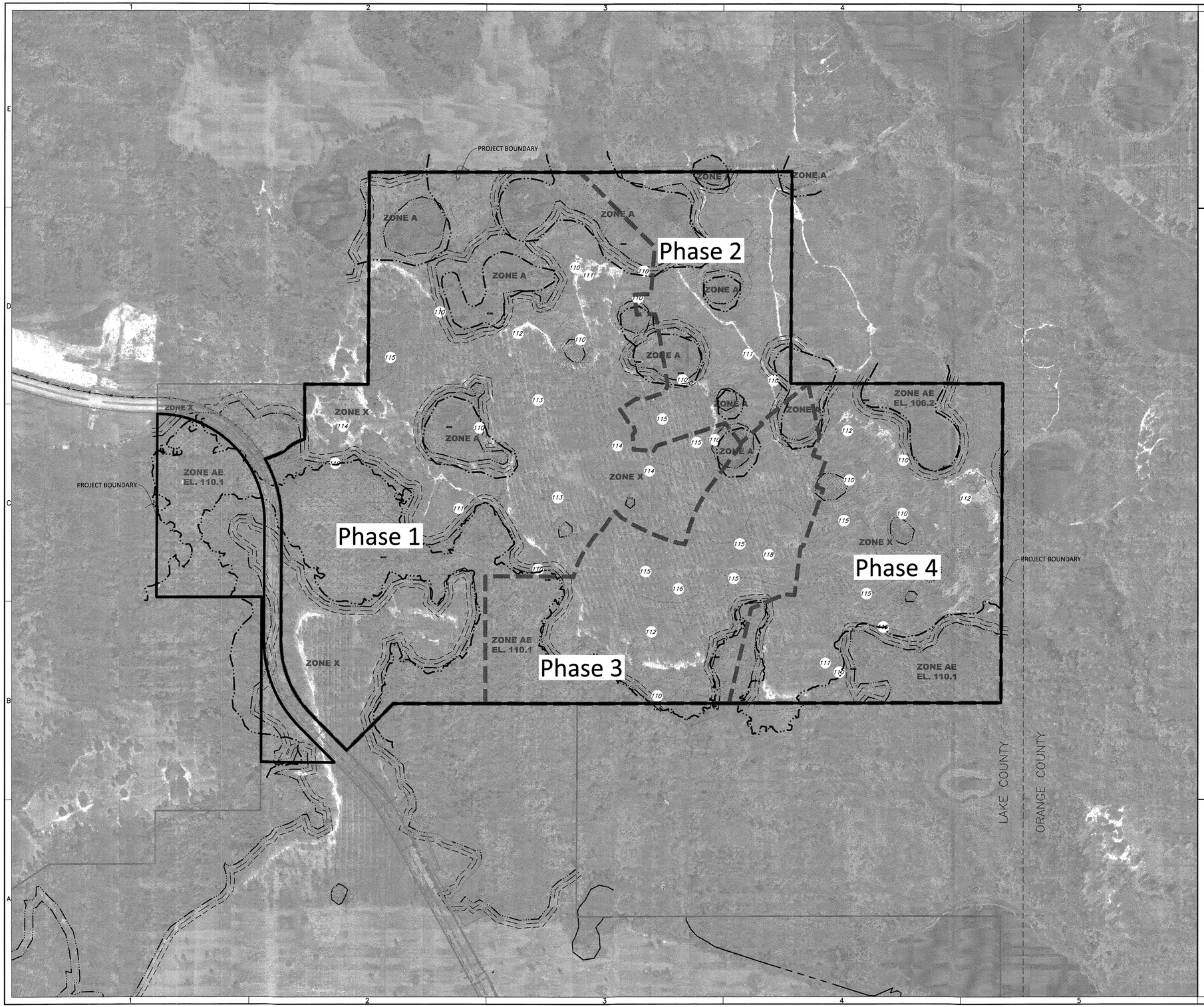
PREPARED FOR: VK AVALON GROVES, LLC

5906-B Breckenridge Pkwy.
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0 300 600

GRAPHIC SCALE: 1" = 300'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.86

WETLAND LEGEND

- WETLAND LINE
- 25' SETBACK (SJRWMD)
- 50' SETBACK (LAKE COUNTY)
- FEMA FLOOD LINE

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5806-B Breckenridge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

EXISTING SITE

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	PP-EX-SITE
DESIGN BY:	FRANCIS
DRAWN BY:	FRANCIS

FLORIDA PROFESSIONAL ENGINEER

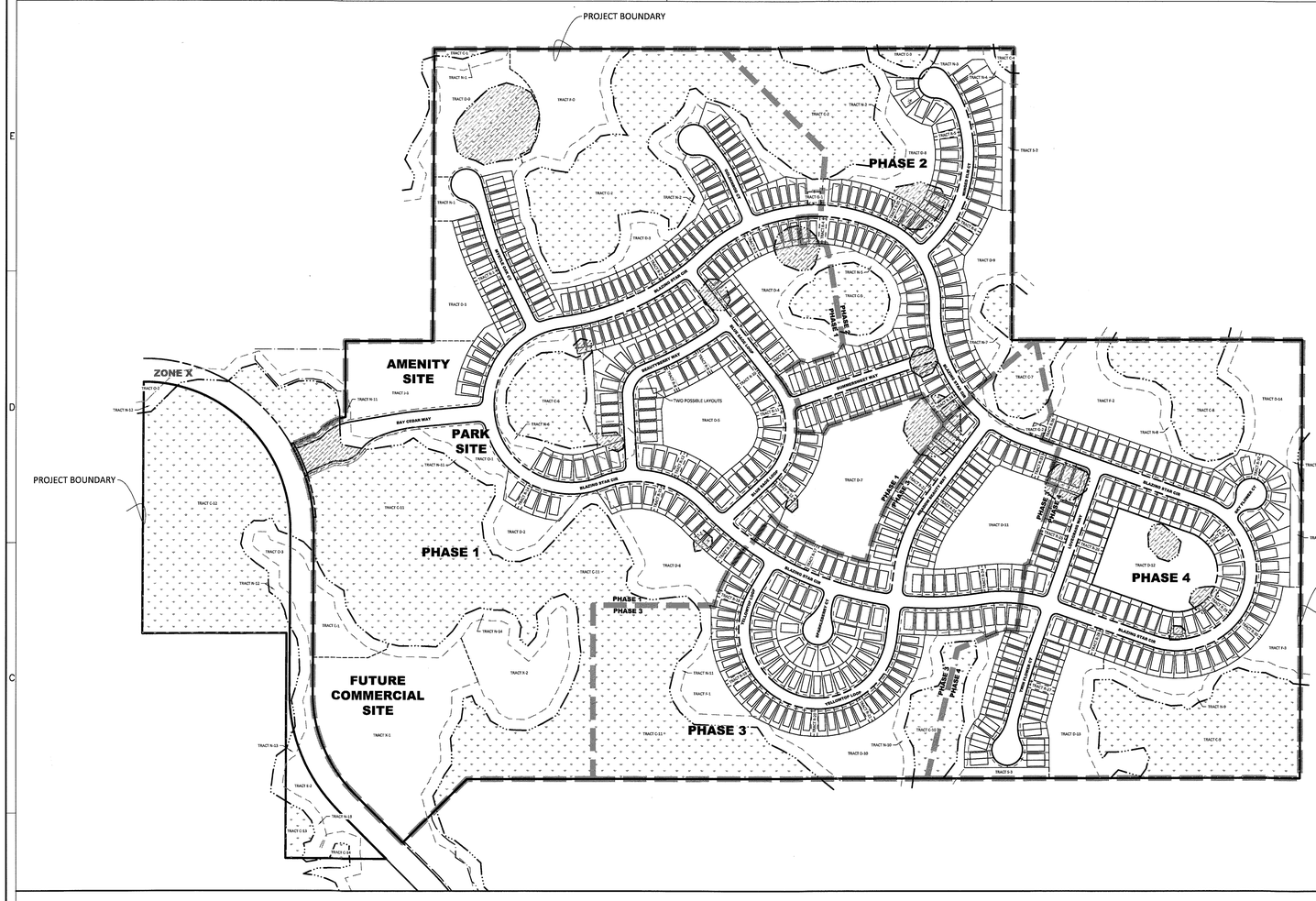
VICTOR EDGARDO BARBOSA
LICENSE
No. 58648
STATE OF FLORIDA

VICTOR E BARBOSA
DATE: 10PRO17 2017
REGISTRATION NUMBER: 58648

C-103

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N

0 300 600

GRAPHIC SCALE: 1" = 300'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.86

GENERAL LEGEND

- RIGHT-OF-WAY LINE
- WETLAND LINE
- 50' WETLAND CONS. AREA SETBACK
- TRACT SEPARATOR FOR CLARIFICATION

OPEN SPACE CALCULATION

A. TOTAL AREA OF SITE WITHIN PROPERTY BOUNDARIES (TSA) = 13,267,897 SF
B. TOTAL DEVELOPABLE AREA (TDA) = TSA - WETLAND CONSERVATION AREA - EXISTING TRACTS = 9,227,226 SF
C. MINIMUM OPEN SPACE REQUIRED (MOSR) = TDA X 25% = 2,306,806 SF
D. TOTAL OPEN SPACE PROVIDIED = SUM OF AREA OF TRACTS DESIGNATED "I" IN THE TRACT TABLE = 7,474,910 SF

NOTE: STORMWATER PONDS NORMAL WATER (OPEN WATER) AREA (EXCLUDED FROM OPEN SPACE) = 1,531,138 SF

Avalon Groves PUD - Min. Open Space Requirements

Tract Designation - FLU	Land Use	Acres	Min. O/S %	Min. O/S Required (Ac.)
North Tract - Rural Transition	Residential	188.98	50%	94.49
North Tract - Rural Transition	Wetlands	92.23	50%	46.12
South Tract - Urban Low	Residential	335.07	25%	83.77
South Tract - Urban Low	Village Center (Rec)	10	25%	2.50
South Tract - Urban Low	Wetlands	359.31	25%	89.83
TOTALS		**985.59**		**316.70**

NOTE: Per Avalon Groves Special Master Agreement (SM-05-16), Open Space acreage may be distributed across the entirety of the project regardless of Future Land Use designation. Further, wetland acreage within the Avalon Groves PUD is eligible to be designated as Open Space.

Avalon Groves PUD - Open Space Provided

Tract Designation - Phase	Land Use	Acres	O/S Provided (Ac.)	O/S Remaining to be Provided
Villages 1 & 2 - Phase 1A	Residential	88.91	19.31	
Villages 1 & 2 - Phase 1A	Wetlands	52.95	52.95	
Serenoa Active Adult Parcel - Phase 1 - 4	Residential	197.91	65.44	
Serenoa Active Adult Parcel - Phase 1 - 4	Wetlands	89.94	89.94	
Village / Phase				
Village / Phase				
TOTALS		**429.71**	**227.64**	**89.06**

STREET TABLE

STREET NAME	TYPE	AREA (SF)	OWNERSHIP	MAINTENANCE	OPEN SPACE
BAY CEDAR WAY	PRIVATE/GATED	84,695	HOA	HOA	E
BLAZING STAR CIR	PRIVATE/GATED	3,652,656	HOA	HOA	E
MYRTLE OAK CT	PRIVATE/GATED	49,337	HOA	HOA	E
BEAUTYBERRY WAY	PRIVATE/GATED	45,535	HOA	HOA	E
BLUE SAGE LOOP	PRIVATE/GATED	68,978	HOA	HOA	E
GOLDENROD CT	PRIVATE/GATED	36,332	HOA	HOA	E
SUMMERSWEET WAY	PRIVATE/GATED	34,860	HOA	HOA	E
WINGED ELM CT	PRIVATE/GATED	58,439	HOA	HOA	E
SPARKLEBERRY CT	PRIVATE/GATED	22,428	HOA	HOA	E
MEADOW BEAUTY WAY	PRIVATE/GATED	45,093	HOA	HOA	E
LOVEGRASS WAY	PRIVATE/GATED	31,522	HOA	HOA	E
SKY FLOWER CT	PRIVATE/GATED	18,838	HOA	HOA	E
YELLOWTOP LOOP	PRIVATE/GATED	74,875	HOA	HOA	E
TWIN FLOWER CT	PRIVATE/GATED	46,622	HOA	HOA	E
TOTAL		**4,270,210**			

HOA = HOMEOWNERS' ASSOCIATION
CDD = COMMUNITY DEVELOPMENT DISTRICT
UTIL = UTILITIES, INC.
I = INCLUDED IN THE OPEN SPACE CALCULATION
E = EXCLUDED FROM THE OPEN SPACE CALCULATION
N = NOT INCLUDED IN THE OPEN SPACE CALCULATION OR IN DEVELOPABLE AREA PROPOSED CALCULATION
NOTE: THE AREA AT NORMAL WATER WITHIN THE STORMWATER PONDS IS EXCLUDED FROM THE OPEN SPACE CALCULATIONS.

TRACT TABLE

	TRACT NO.	AREA (SF)	OWNERSHIP	MAINTENANCE	OPEN SPACE
WETLAND CONSERVATION	C-1	8,021	CDD	CDD	N
	C-2	746,932	CDD	CDD	N
	C-3	14,095	CDD	CDD	N
	C-4	7,438	CDD	CDD	N
	C-5	104,134	CDD	CDD	N
	C-6	131,396	CDD	CDD	N
	C-7	103,572	CDD	CDD	N
	C-8	193,023	CDD	CDD	N
	C-9	359,603	CDD	CDD	N
	C-10	117,313	CDD	CDD	N
	C-11	1,491,251	CDD	CDD	N
	C-12	611,093	CDD	CDD	N
	C-13	24,717	CDD	CDD	N
	C-14	5,302	CDD	CDD	N
	TOTAL	**3,917,890**			
STORMWATER POND	D-0	210,439	CDD	CDD	I/E
	D-1	97,773	CDD	CDD	I/E
	D-2	38,357	CDD	CDD	I/E
	D-3	24,642	CDD	CDD	I/E
	D-4	103,590	CDD	CDD	I/E
	D-5	140,521	CDD	CDD	I/E
	D-6	110,089	CDD	CDD	I/E
	D-7	284,359	CDD	CDD	I/E
	D-8	71,408	CDD	CDD	I/E
	D-9	56,994	CDD	CDD	I/E
	D-10	99,303	CDD	CDD	I/E
	D-11	164,145	CDD	CDD	I/E
	D-12	181,445	CDD	CDD	I/E
	D-13	93,432	CDD	CDD	I/E
	D-14	130,192	CDD	CDD	I/E
	TOTAL	**5,594,387**			
EXISTING DRAINAGE/UTILITY EASEMENT	E-1	75,339	CDD	CDD	N
	E-2	47,442	CDD	CDD	N
	TOTAL	**122,781**			
FLOODPLAIN COMPENSATION	F-0	154,163	CDD	CDD	E
	F-1	53,176	CDD	CDD	E
	F-2	131,189	CDD	CDD	E
	F-3	55,899	CDD	CDD	E
	TOTAL	**394,427**			
PUMP STATION	G-1	3,600	UTIL	UTIL	E
	G-2	3,600	UTIL	UTIL	E
	TOTAL	**7,200**			
AMENITY	J-1	176,244	HOA	HOA	E
	TOTAL	**176,244**			
WETLAND CONSERVATION BUFFER	N-1	47,337	CDD	CDD	I
	N-2	259,758	CDD	CDD	I
	N-3	18,842	CDD	CDD	I
	N-4	9,771	CDD	CDD	I
	N-5	69,964	CDD	CDD	I
	N-6	103,886	CDD	CDD	I
	N-7	87,150	CDD	CDD	I
	N-8	80,370	CDD	CDD	I
	N-9	98,480	CDD	CDD	I
	N-10	99,303	CDD	CDD	I
	N-11	189,495	CDD	CDD	I
	N-12	42,137	CDD	CDD	I
	N-13	39,187	CDD	CDD	I
	N-14	141,368	CDD	CDD	I
	N-15	13,851	CDD	CDD	I
	TOTAL	**1,463,292**			
PARK / OPEN SPACE	O-1	44,425	HOA	HOA	I
	O-2	4,578	HOA	HOA	I
	O-3	21,246	HOA	HOA	I
	TOTAL	**70,249**			
DRAINAGE EASEMENTS	R-1	3,750	CDD	CDD	I
	R-2	3,750	CDD	CDD	I
	R-3	3,750	CDD	CDD	I
	R-4	3,750	CDD	CDD	I
	R-5	3,750	CDD	CDD	I
	R-6	3,750	CDD	CDD	I
	R-7	3,750	CDD	CDD	I
	R-8	2,500	CDD	CDD	I
	R-9	2,500	CDD	CDD	I
	R-10	2,500	CDD	CDD	I
	R-11	3,750	CDD	CDD	I
	R-12	3,750	CDD	CDD	I
	R-13	3,750	CDD	CDD	I
	R-14	3,750	CDD	CDD	I
	R-15	3,660	CDD	CDD	I
	R-16	3,660	CDD	CDD	I
	R-17	2,500	CDD	CDD	I
	R-18	3,750	CDD	CDD	I
	R-19	3,750	CDD	CDD	I
	R-20	3,750	CDD	CDD	I
	R-21	3,750	CDD	CDD	I
	R-22	3,750	CDD	CDD	I
	R-23	3,750	CDD	CDD	I
	R-24	3,750	CDD	CDD	I
	R-25	3,750	CDD	CDD	I
	R-26	3,750	CDD	CDD	I
	R-27	3,750	CDD	CDD	I
	R-28	3,750	CDD	CDD	I
	R-29	3,750	CDD	CDD	I
	R-30	2,500	CDD	CDD	I
	R-31	3,750	CDD	CDD	I
	R-32	3,480	CDD	CDD	I
	R-33	3,750	CDD	CDD	I
	R-34	3,750	CDD	CDD	I
	R-35	3,125	CDD	CDD	I
	R-36	3,750	CDD	CDD	I
	TOTAL	**127,675**			
RESIDENTIAL BUFFER	S-1	21,620	CDD	CDD	I
	S-2	28,849	CDD	CDD	I
	S-3	20,036	CDD	CDD	I
	TOTAL	**70,505**			
FUTURE COMMERCIAL SITE AND POND	X-1	403,846	CDD	CDD	E
	X-2	148,802	CDD	CDD	I/E
	TOTAL	**552,648**			

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Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

OVERALL SITE PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL
2	04/05/2017	RESPONSES TO COUNTY COMMENTS
3	06/01/2017	NOTE ON LOT 5 (BEAUTYBERRY)
4	06/29/2017	RESPONSES TO COUNTY COMMENTS

PROJECT NO: KLP-AG-1038
FILE: PP-MASTER-SITE
DESIGN BY: FRANCIS
DRAWN BY: FRANCIS

FLORIDA PROFESSIONAL ENGINEER

VICTOR E. BARBOSA LICENSE No. 58548 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

C-104

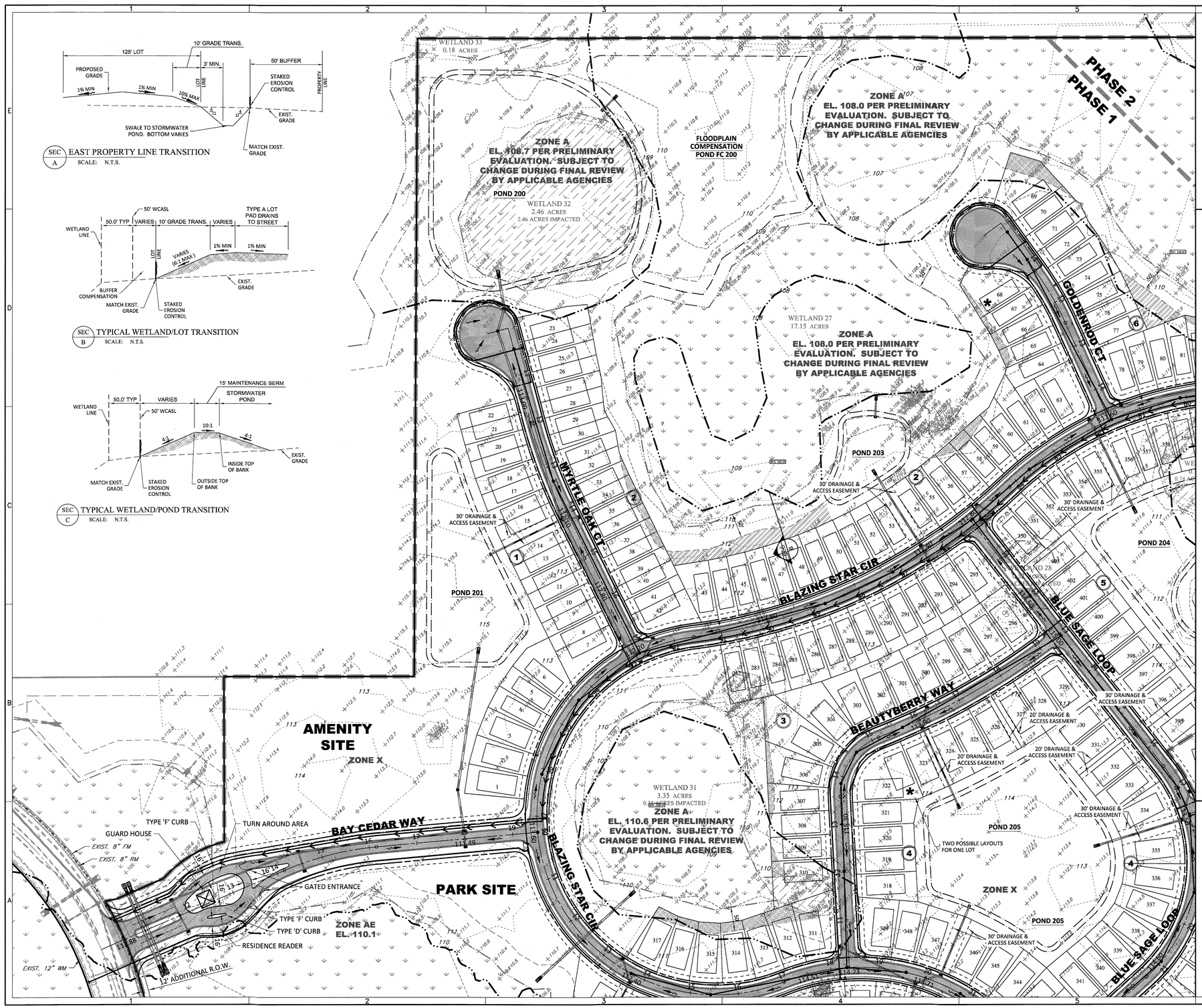
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SEC A EAST PROPERTY LINE TRANSITION
SCALE: N.T.S.

SEC B TYPICAL WETLAND/LOT TRANSITION
SCALE: N.T.S.

SEC C TYPICAL WETLAND/POND TRANSITION
SCALE: N.T.S.



N
0 100 200
GRAPHIC SCALE: 1" = 100'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.86

GENERAL LEGEND

- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- WETLAND IMPACT
- WETLAND SETBACK ENCROACHMENT
- WETLAND SETBACK COMPENSATION

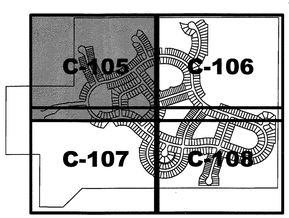
DRAINAGE LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE & PIPE
10	10	STRUCTURE NO.
15	15.00	CONTOUR
		DIRECTION OF SURFACE FLOW

WATER & SEWER LEGEND

EXISTING	PROPOSED	
10	10	STORM STRUCTURE NUMBER / STORM DRAINAGE STRUCTURE
		WATER MAIN (WM)
		RECLAIMED WATER MAIN (RM)
		FIRE HYDRANT
		VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
S10	S10	SANITARY SEWER (SM)
		SANITARY FORCE MAIN (FM)

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SHEET KEY MAP

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www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

SITE PLAN

VK AVALON GROVES, LLC

DATE	DESCRIPTION	PREPARED BY
02/09/2017	1 REVIEW SUBMITTAL	
04/05/2017	2 RESPONSES TO COUNTY COMMENTS	
06/01/2017	3 RESPONSES TO COUNTY COMMENTS	
06/29/2017	4 RESPONSES TO COUNTY COMMENTS	

PROJECT NO: KLP-AG-1038
FILE: PP-SITE
DESIGN BY: FRANCIS
DRAWN BY: FRANCIS

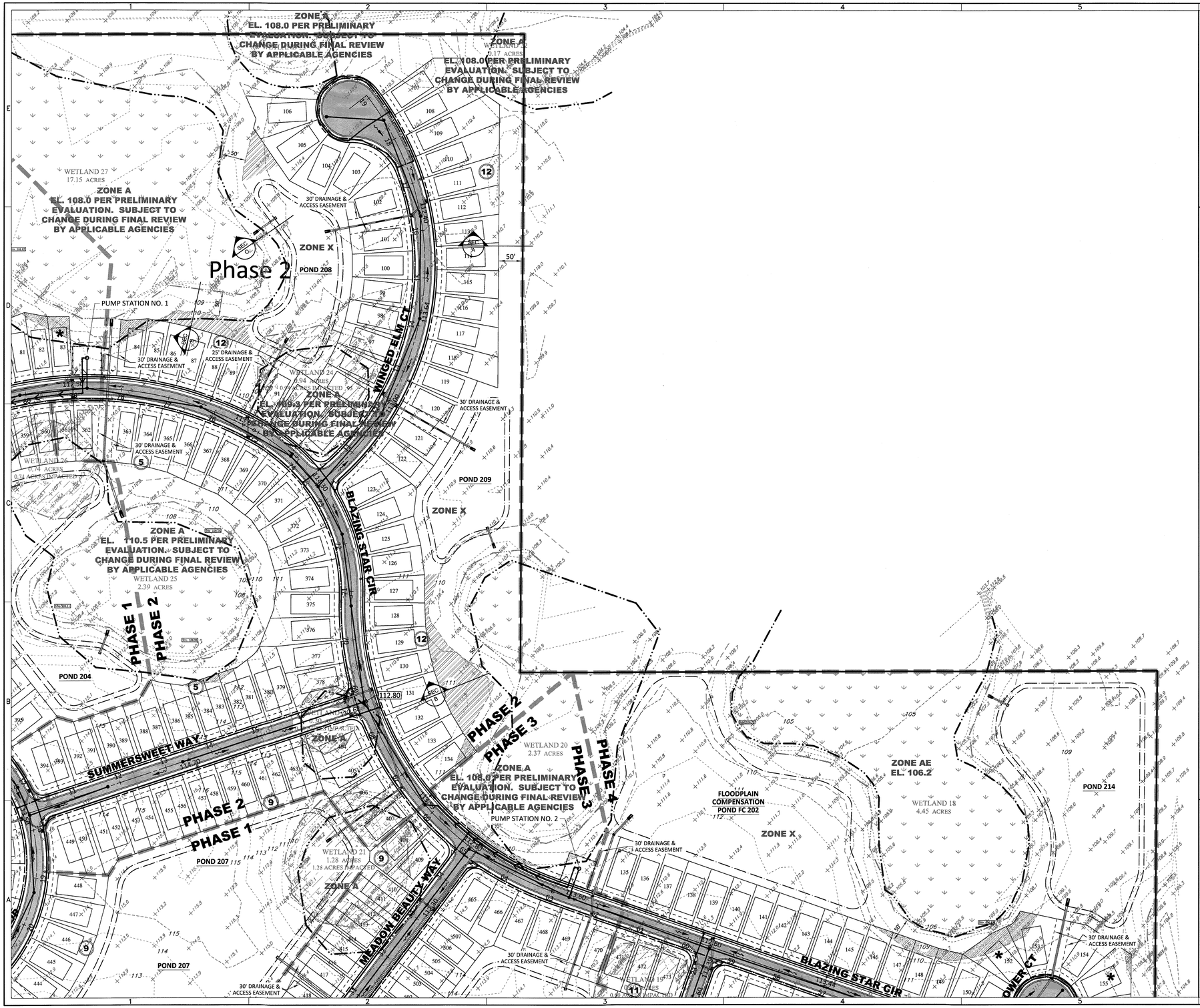
FLORIDA PROFESSIONAL ENGINEER

VICTOR EDGARDO BARBOSA
LICENSE No. 58548
STATE OF FLORIDA
VICTOR E BARBOSA
REGISTERED PROFESSIONAL ENGINEER
06/29/2017
No. 58548

C-105

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ELEVATIONS BASED ON:
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CONVERSION:
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GENERAL LEGEND

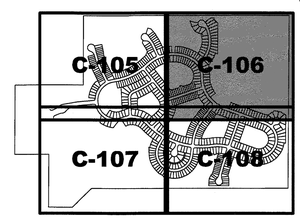
- RIGHT-OF-WAY LINE
- WETLAND LINE
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- FEMA FLOOD LINE
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- BOTTOM OF POND/TOP OF BANK OF POND
- WETLAND IMPACT
- WETLAND SETBACK ENCROACHMENT
- WETLAND SETBACK COMPENSATION

DRAINAGE LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE & PIPE
10	10	STRUCTURE NO.
15	15.00	CONTOUR
		DIRECTION OF SURFACE FLOW

WATER & SEWER LEGEND

EXISTING	PROPOSED	
10	10	STORM STRUCTURE NUMBER / STORM DRAINAGE STRUCTURE
		WATER MAIN (WM)
		RECLAIMED WATER MAIN (RM)
		FIRE HYDRANT
		VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
S10	S10	SANITARY SEWER (SM)
		SANITARY FORCE MAIN (FM)



SHEET KEY MAP

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www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

SITE PLAN

PREPARED FOR:
VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
4	06/29/2017	RESPONSES TO COUNTY COMMENTS
1	02/06/2017	REVIEW SUBMITTAL
	DATE	DESCRIPTION

PROJECT NO:	KLP-AG-1038
FILE:	PP-SITE
DESIGN BY:	FRANCIS
DRAWN BY:	FRANCIS

FLORIDA PROFESSIONAL ENGINEER

VICTOR EDGARDO BARBOSA
LICENSE
No. 58548
STATE OF
FLORIDA
VICTOR E BARBOSA
REGISTRATION NO. 58548

C-106

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EXIST. 12" WM

12' ADDITIONAL R.O.W.

SAWGRASS BAY BOULEVARD

WETLAND 11
27.72 ACRES
0.98 ACRES IMPACTED

ZONE AE
EL. 110.1

Phase 1

POND 202

30' DRAINAGE & ACCESS EASEMENT

BLUE SAGE

WETLAND 10
0.12 ACRES
0.06 AC. IMPACTED

POND 206

YELLOWTOP LOOP

PHASE 1

PHASE 3

ZONE AE
EL. 110.1

WETLAND 11
27.72 ACRES

FLOODPLAIN COMENSATION
POND FC 201

Phase 3

FUTURE COMMERCIAL SITE

ZONE X

ZONE AE
EL. 110.1

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GRAPHIC SCALE: 1" = 100'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
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GENERAL LEGEND

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- WETLAND LINE
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- WETLAND SETBACK ENCROACHMENT
- WETLAND SETBACK COMPENSATION

DRAINAGE LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE & PIPE
(10)	(10)	STRUCTURE NO.
15	15.00	CONTOUR
		DIRECTION OF SURFACE FLOW

WATER & SEWER LEGEND

EXISTING	PROPOSED	
(10)	(10)	STORM STRUCTURE NUMBER / STORM DRAINAGE STRUCTURE
		WATER MAIN (WM)
		RECLAIMED WATER MAIN (RM)
		FIRE HYDRANT
		VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
S10	S10	SANITARY SEWER (SM)
		SANITARY FORCE MAIN (FM)

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C-107 C-108

SHEET KEY MAP

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SERENOA
ACTIVE ADULT PARCEL

SITE PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
4	06/29/2017	RESPONSES TO COUNTY COMMENTS
2	04/05/2017	RESPONSES TO COUNTY COMMENTS
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	PP-SITE
DESIGN BY:	FRANCIS
DRAWN BY:	FRANCIS

FLORIDA PROFESSIONAL ENGINEER

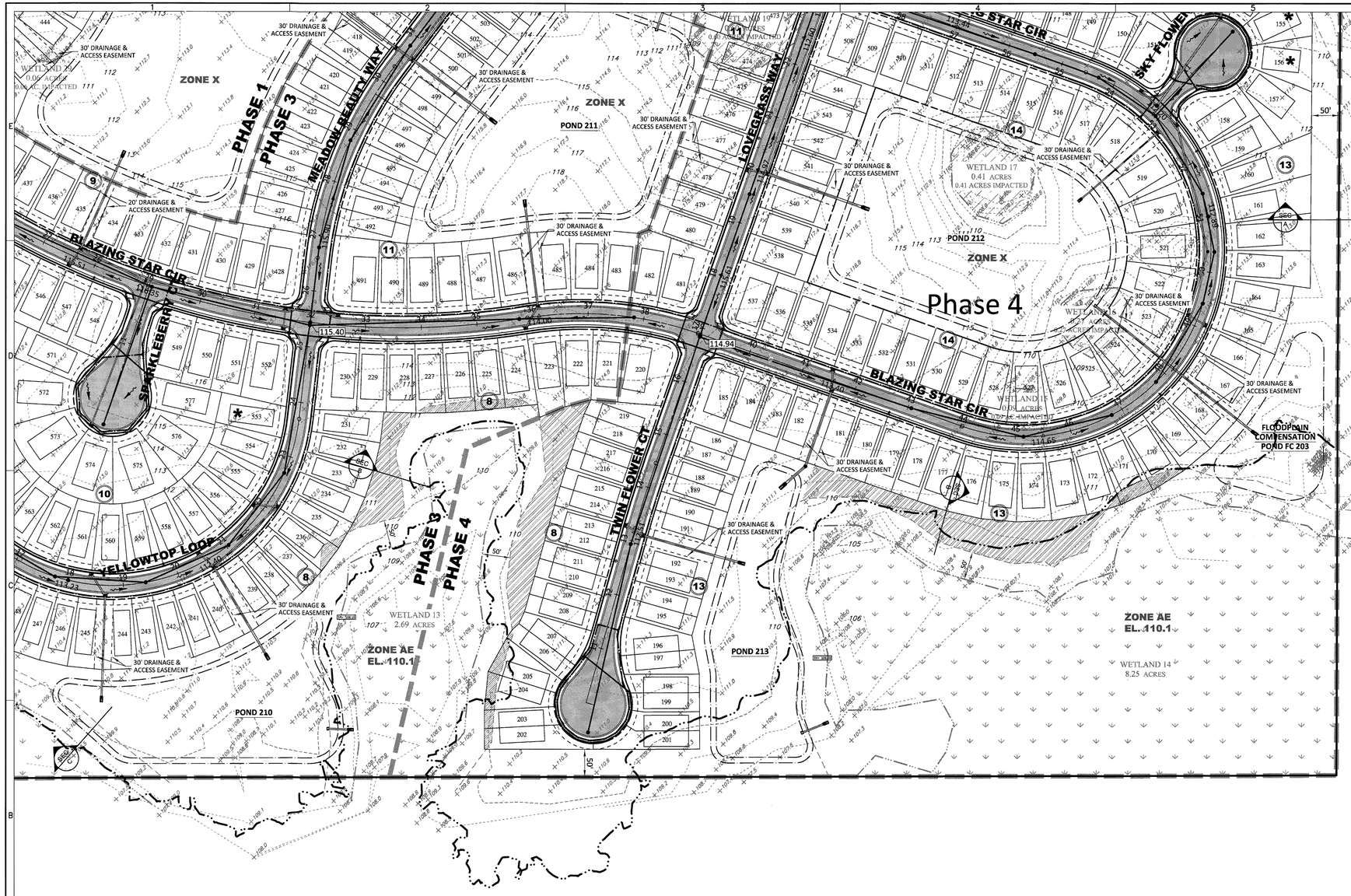
VICTOR EDGARDO BARBOSA
LICENSE
No. 58548
STATE OF FLORIDA
PROFESSIONAL ENGINEER

VICTOR E. BARBOSA
DATE:
REGISTRATION NO. 58548

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GRAPHIC SCALE: 1" = 100'

ELEVATIONS BASED ON:
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GENERAL LEGEND

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- WETLAND LINE
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- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- WETLAND IMPACT
- WETLAND SETBACK ENCROACHMENT
- WETLAND SETBACK COMPENSATION

DRAINAGE LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE & PIPE
(10)	(10)	STRUCTURE NO.
15	15.00	CONTOUR
		DIRECTION OF SURFACE FLOW

WATER & SEWER LEGEND

EXISTING	PROPOSED	
(10)	(10)	STORM STRUCTURE NUMBER / STORM DRAINAGE STRUCTURE
		WATER MAIN (WM)
		RECLAIMED WATER MAIN (RM)
		FIRE HYDRANT
		VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
(S10)	(S10)	SANITARY SEWER (SM)
		SANITARY FORCE MAIN (FM)

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SHEET KEY MAP

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Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629

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SERENOA
ACTIVE ADULT PARCEL

SITE PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
4	06/29/2017	RESPONSES TO COUNTY COMMENTS
2	04/05/2017	RESPONSES TO COUNTY COMMENTS
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	PP-SITE
DESIGN BY:	FRANCIS
DRAWN BY:	FRANCIS

FLORIDA PROFESSIONAL ENGINEER

VICTOR EDGARDO BARBOSA
LICENSE
No. 58548
STATE OF
VICTOR E BARBOSA, PE
DATE: 6/29/2017 SHEET LISTING
REGISTRATION NO. 58548

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ACTIVE ADULT (ALL PHASES) REQUIRED TREES & SHRUBS

SITE	BUFFER TYPE	TOTAL LINEAR FEET	TOTAL SHRUBS REQUIRED	TOTAL TREES REQUIRED	DIAMETER OF TREES REQUIRED (INCHES)	TOTAL INCHES OF TREES REQUIRED	TOTAL TREES PROVIDED	DIAMETER OF TREES PROVIDED (INCHES)	TOTAL INCHES OF TREES PROVIDED	TOTAL OF SHRUBS PROVIDED
INTERNAL ACCESS ROAD STREET TREES	ACCESS ROAD	38,954	0	779	2.5	1,948	779	2.5	1,948	0
BUILDING PERIMETER BUFFER	BUILDING	380	112	4	2.5	10	4	2.5	10	112
VEHICULAR GATES AND ASSOCIATED SECURITY WALLS LANDSCAPING	ENTRY	9,534 SF	0	24	2.5	60	24	2.5	60	0
RENTENTION POND BUFFER (3 TREE/150 LF)	RETENTION POND BUFFER	21,632	0	432	2.5	1,080	432	2.5	1,080	0
2 REQUIRED LOT TREES (LOTS 6,000 SF OR LESS) 197 LOTS	LOT TREES	0	0	394	2.5	985	394	2.5	985	0
3 REQUIRED LOT TREES (LOTS 6,001 SF-10,000) 381 LOTS	LOT TREES	0	0	1,143	2.5	2,858	1,143	2.5	2,858	0
4 REQUIRED LOT TREES (LOTS 10,001 SF TO 15,000) 21 LOTS	LOT TREES	0	0	84	2.5	210	84	2.5	210	0
TOTALS			112	2,860		7,151	2,860		7,151	112
Total PROTECTED TREES (IN INCHES) To Be Removed (ALL PHASES)										36,526
50% of TREES (IN INCHES) REQUIRING REPLACEMENT (ALL PHASES)										18,263
Total Tree Credit - SAVED TREES (IN INCHES)										21,820
Total Street, Lot, and Buffer Trees PROVIDED (IN INCHES)										7,151
Total Tree Credits (IN INCHES)										28,971
TOTAL REPLACEMENT INCHES REQUIRED							10,708" REPLACEMENT INCHES CREDIT			0 (2.5") TREES REQUIRED

Proposed Tree Credits Active Adult (ALL PHASES 1-4) - SAVED TREES

Saved Tree Credit	Credit Range	Credit Rating	Qty of Saved Tree	Total Credit	Total Credits In INCHES
2.5"	2"-6.99"	1	953	953	2,382.5
5"	7"-12.99"	2	947	1,894	9,470
7.5"	13" +	3	443	1,329	9,967.5
			Total Credits	4,176	21,820

ACTIVE ADULT (ALL PHASES) TREES TO BE REMOVED - TREE PERMIT REQUIRED

Saved Tree Credit		Trees Removed	Total Tree Credits	Total
Active Adult Phases 1-4		4,183	4,176	7
Total Number of Trees Requiring REMOVAL PERMITS				7

General Notes

- ANY TREES TO REMAIN ON-SITE SHALL BE BARRICADED PRIOR TO THE START OF CONSTRUCTION, SEE DETAILS WHERE APPLICABLE. CONTRACTOR SHALL NOT REMOVE VEGETATION BY GRUBBING OR PLACE SOIL DEPOSITS, DEBRIS SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF
- ANY KIND WITHIN THE BARRICADED AREA AROUND ANY TREE TO REMAIN ON-SITE. A MINIMUM DISTANCE OF TEN (10) FEET FROM ALL PROTECTED TREES AND TWENTY (20) FEET FROM ALL GRAND TREES SHALL BE MAINTAINED WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
- ALL PRUNING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE DONE IN A MANNER CONSISTENT WITH THE AMERICAN NATIONAL STANDARDS FOR THREE CARE OPERATIONS, ANSI Z300, CURRENT EDITION (SECTION 13-45 (H) (2))
- THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND SHALL CALL THE SUNSHINE STATE ONE CALL (811) (WWW.CALLSUNSHINE.COM).

TREES NOT LISTED ON LAKE COUNTY PROTECTED TREE SPECIES LIST AND TREES NOT REQUIRING REPLACEMENT ARE NOT INCLUDED IN CALCULATIONS/CHARTS. PER LAKE COUNTY CODE OF ORDINANCES SECTIONS 9.02.05 AND 9.02.06

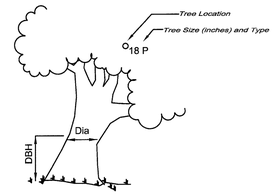
Street Tree Requirements

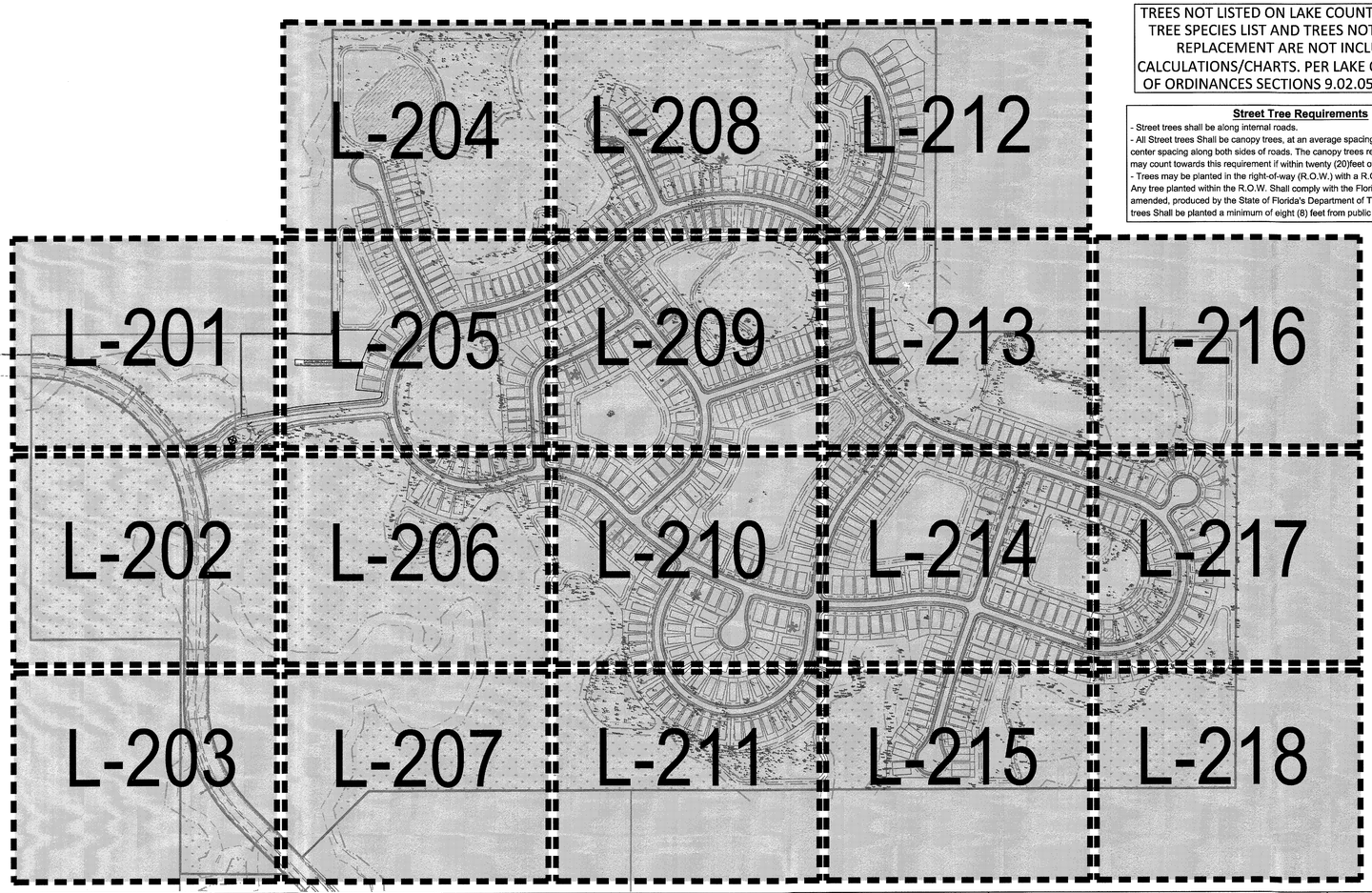
- Street trees shall be along internal roads.
- All Street trees Shall be canopy trees, at an average spacing of fifty (50) feet on center spacing along both sides of roads. The canopy trees required for residential lots may count towards this requirement if within twenty (20)feet of the right-of-way line.
- Trees may be planted in the right-of-way (R.O.W.) with a R.O.W. Utilization Permit. Any tree planted within the R.O.W. Shall comply with the Florida Green Book as amended, produced by the State of Florida's Department of Transportation. Canopy trees Shall be planted a minimum of eight (8) feet from public sidewalks.

TREE LEGEND

AP	AUSTRALIAN PINE	NP	NORFOLK PINE
C	CYPRESS	P	LONGLEAF PINE
CL	CHERRY LAUREL	PC	PECAN
CM	CAMPHOR	PE	PERSIMMON
CO	COCONUT PALM	PM	ROYAL PALM
CP	CABBAGE PALM (SABAL PALM)	PT	PAPER TREE
EL	ELM	QP	QUEEN PALM
F	FIG (STRANGLER FIG)	RB	RED BAY
FW	FIDDLEWOOD	RM	RED MAPLE
H	HICKORY	SB	SWEET BAY MAGNOLIA
LA	LAUREL OAK (DIAMOND OAK)	SC	SYCAMORE
LB	LOBLOLLY BAY	SG	SWEET GUM
LI	LIVE OAK	SL	SLASH PINE (YELLOW PINE)
M	MAGNOLIA	SP	SAND PINE (SCRUB PINE)
MB	MARLBERRY	T	TALLOW WOOD
MG	SOUTHERN MAGNOLIA	TO	TURKEY OAK
MH	MAHOGANY	WO	WATER OAK
MY	MYRTLE OAK	WP	WASHINGTON PALM
		WX	WAX MYRTLE

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.





SERENOA (ALL PHASES/VILLAGES) - TREE BANK CREDIT TABULATION CHART

Village/Phase	Qty of Saved Tree	Total Credits	Total Surplus Credits In INCHES
Villages 1 & 2 Phases 1A & 1B	1,296	2,385	650
Active Adult Phases 1-4	2,343	4,176	10,708
	Total Credits	6,561	11,358

The Saved Tree Credit May Be Used To Meet The Requirements Of The Landscape Standards Set Out In Section 9.01.
All canopy trees required pursuant to chapter 9.01 Shall be a minimum of (2.5) caliper inches and in a (30) gallon container or greater.

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

N

0 300 600

GRAPHIC SCALE: 1" = 300'

ELEVATIONS BASED ON:
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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL COVER

PREPARED FOR: VK AVALON GROVES, LLC

NO	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-200-PP
DESIGN BY: NKS
DRAWN BY: NKS

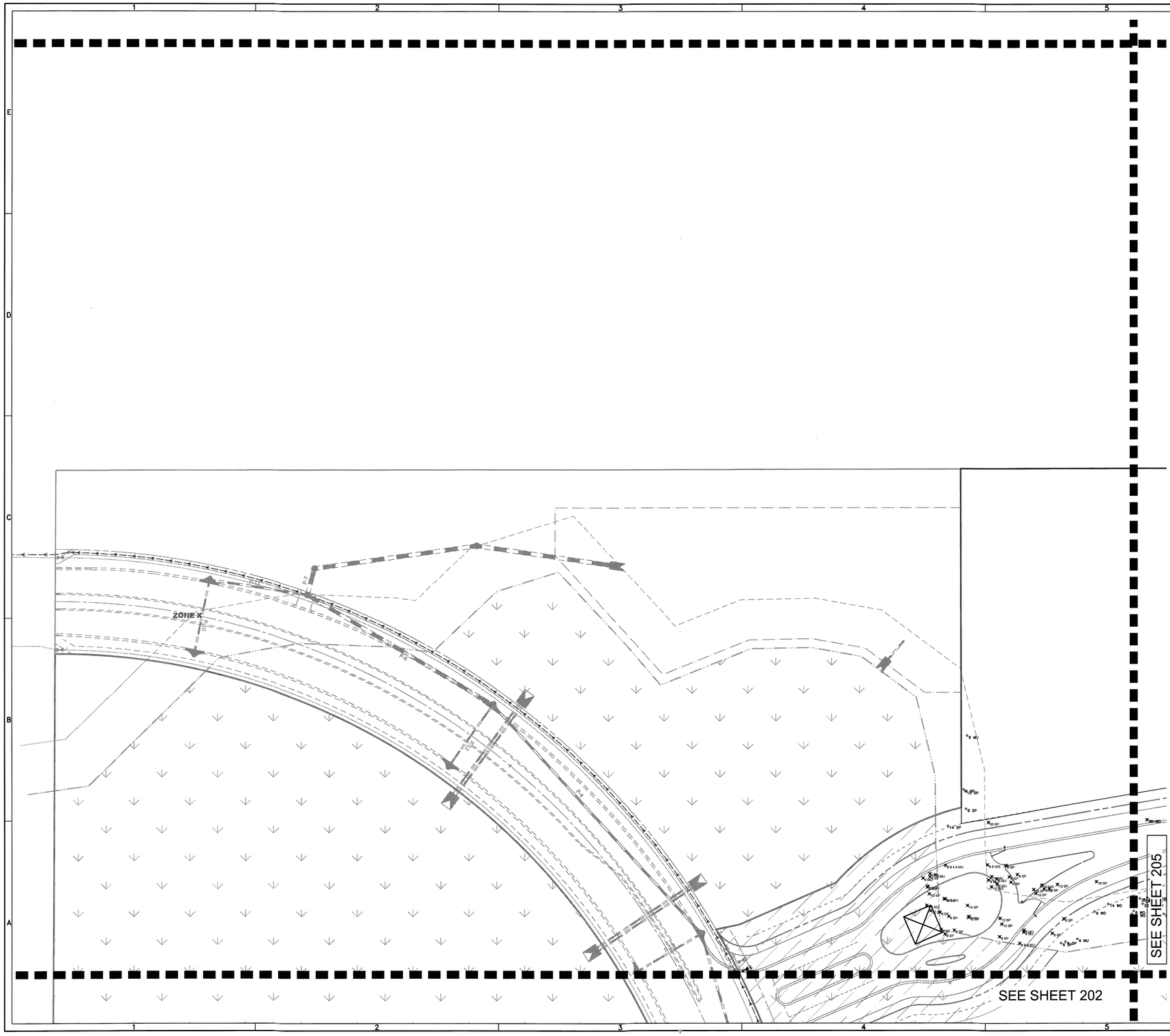
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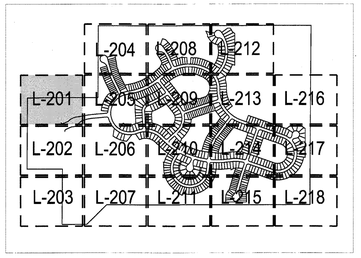
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
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SEE SHEET L-201

WETL
27.72
0.9± ACRE

P-14

P-16

P-15

P-17

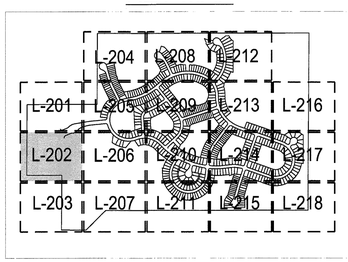
SEE SHEET L-206

SEE SHEET L-203

LEGEND

6 WO	TREE TO BE SAVED
8 LI	TREE TO BE REMOVED
	RIGHT-OF-WAY LINE
	WETLAND LINE
	WETLAND CONS. AREA SETBACK
	FEMA FLOOD LINE
	STAKED EROSION CONTROL
	BOTTOM OF POND/TOP OF BANK OF POND
	TREE BARRICADE
	PROJECT BOUNDARY

KEY MAP



N

0 50 100

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ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
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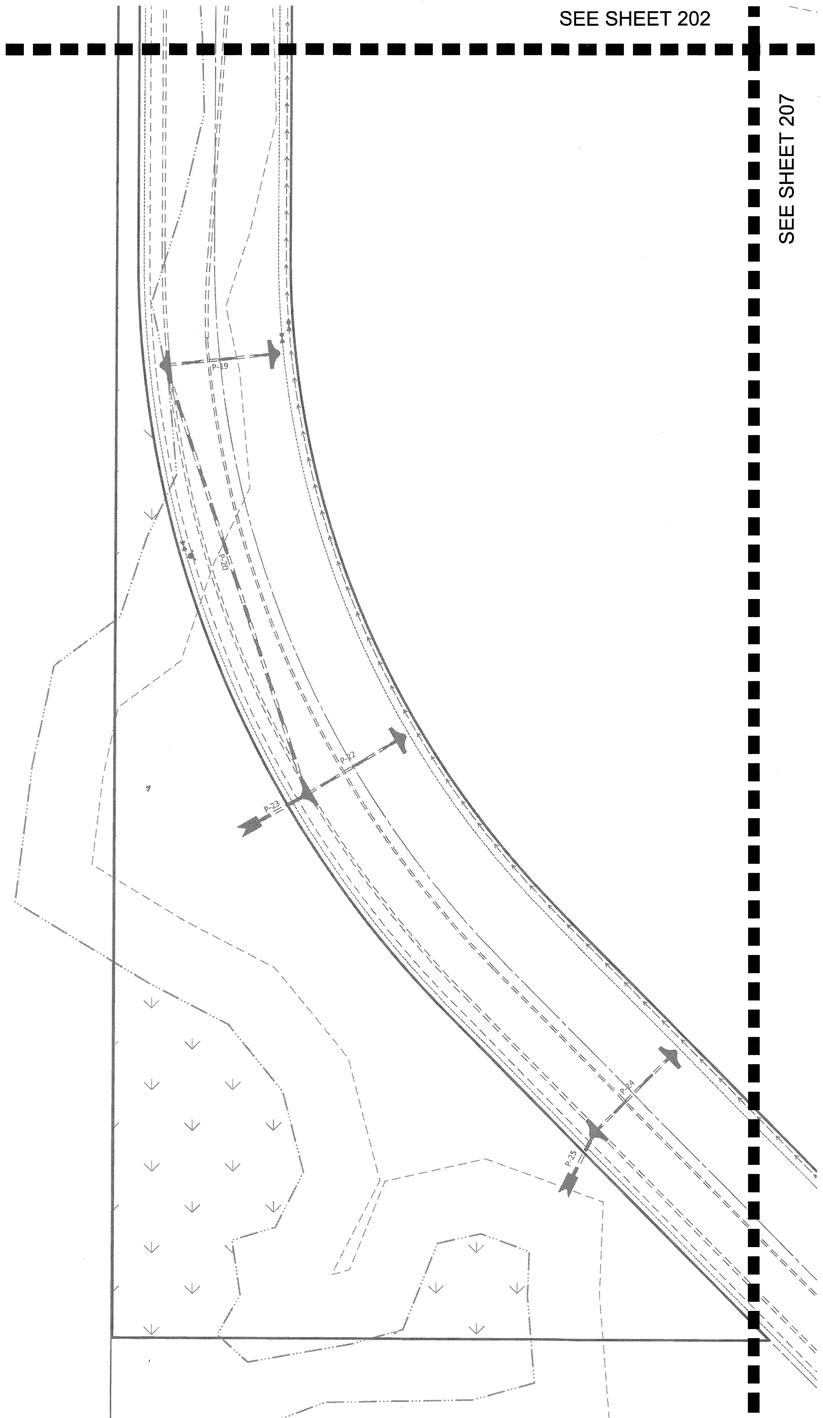
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SEE SHEET 202

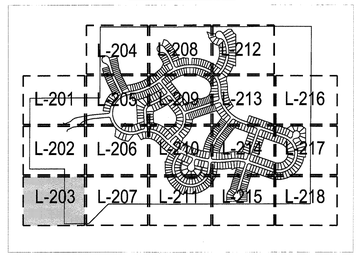
SEE SHEET 207



LEGEND

6 WO	TREE TO BE SAVED
8 LI	TREE TO BE REMOVED
	RIGHT-OF-WAY LINE
	WETLAND LINE
	WETLAND CONS. AREA SETBACK
	FEMA FLOOD LINE
	STAKED EROSION CONTROL
	BOTTOM OF POND/TOP OF BANK OF POND
	TREE BARRICADE
	PROJECT BOUNDARY

KEY MAP



N

0 50 100

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	03/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-201-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

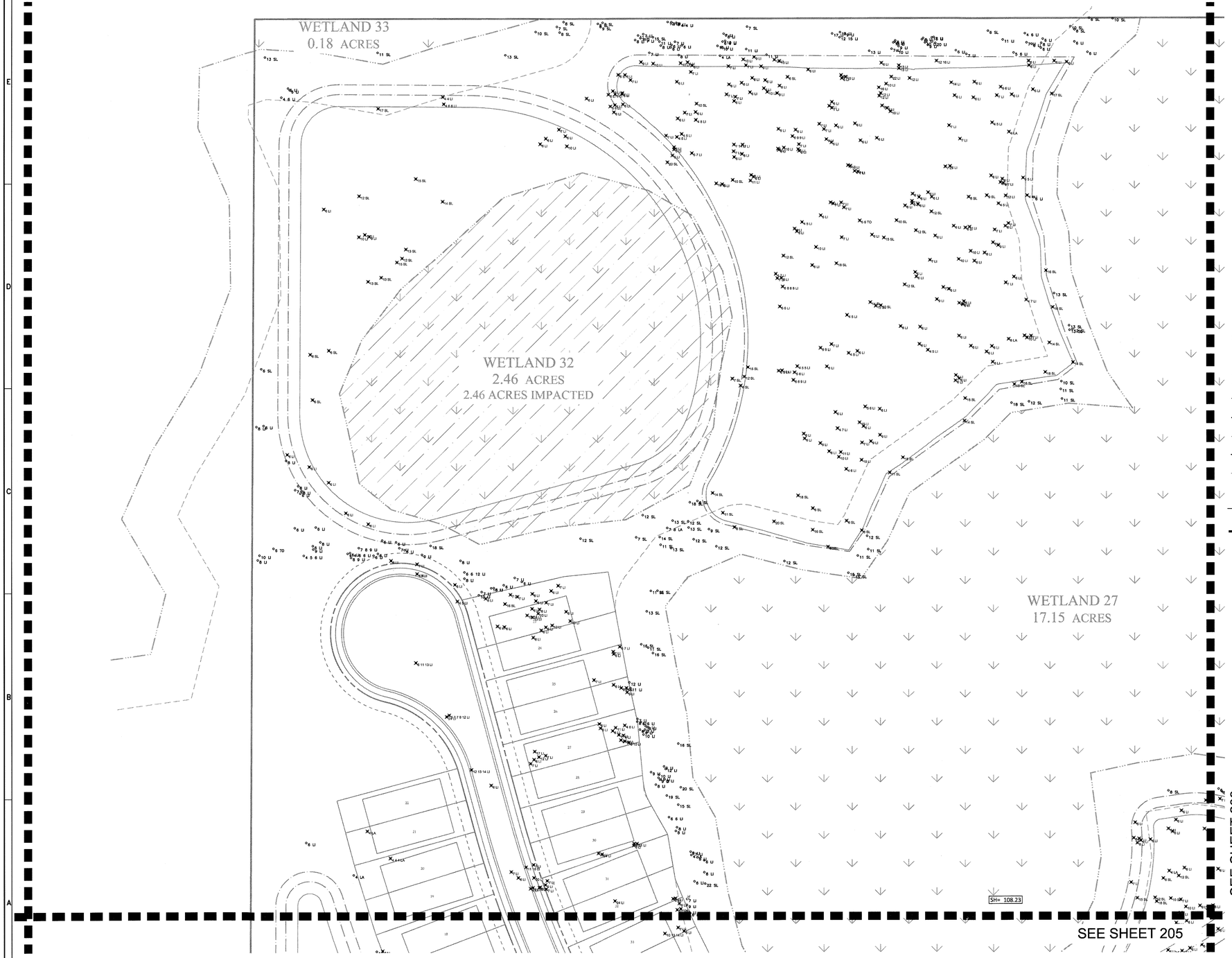
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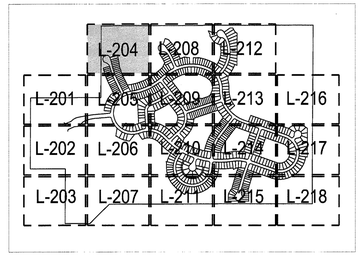
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

	DATE	DESCRIPTION

1	02/06/2017	REVIEW SUBMITTAL	

PROJECT NO:	KLP-AG-1038
FILE:	L-201-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

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WETLAND 31
3.35 ACRES
0.32 ACRES IMPACTED

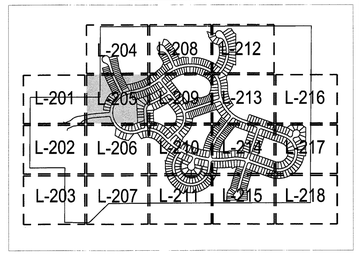
SEE SHEET 209

SEE SHEET 206

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

DESCRIPTION	DATE
REVIEW SUBMITTAL	02/09/2017

PROJECT NO:	KLP-AG-1038
FILE:	L-201-PP
DESIGN BY:	NKS
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NICKOLAS K. SCHILD
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WETLAND 11
27.72 ACRES
9.1 ACRES IMPACTED

SH= 110.16

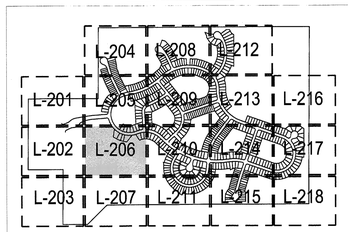
SEE SHEET 207

SEE SHEET 210

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

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ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

	DATE	DESCRIPTION

	DATE	DESCRIPTION
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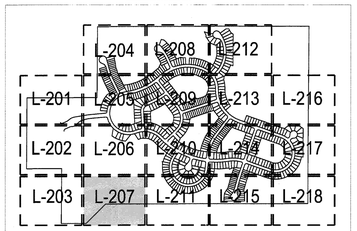
SEE SHEET 211

WETLAND 11
27.72 ACRES

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

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SERENOA
ACTIVE ADULT PARCEL

~~TREE REMOVAL PLAN~~

PREPARED FOR: VK AVALON GROVES, LLC

#	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-201-PP
DESIGN BY:	NKS
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WETLAND 27
17.15 ACRES

WETLAND
0.32 AC

WETLAND 26
0.74 ACRES
0.74 ACRES IMPACTED

SH= 106.87

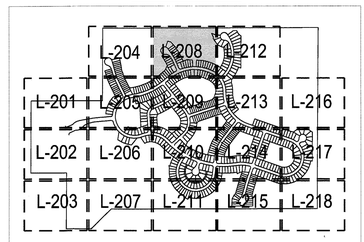
SEE SHEET 212

SEE SHEET 209

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
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WETLAND 26
0.74 ACRES IMPACTED

WETLAND 28
0.32 ACRES
0.32 ACRES IMPACTED

WETLAND 25
2.39 ACRES

SH= 109.16

SH= 109.11

SH= 108.96

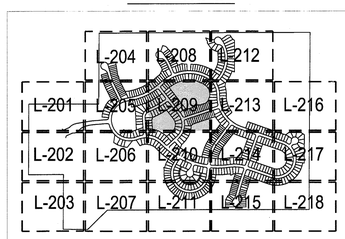
SEE SHEET 213

SEE SHEET 210

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
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Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

DESCRIPTION	DATE

1	02/09/2017	REVIEW SUBMITTAL	

PROJECT NO:	KLP-AG-1038
FILE:	L-201-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

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WETLAND 29
0.06 ACRES
0.06 AC. IMPACTED

WETLAND 30
0.13 ACRES
0.13 AC. IMPACTED

SR 54 108.32

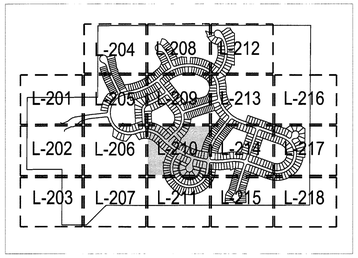
SEE SHEET 214

SEE SHEET 211

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

#	DATE	DESCRIPTION
1	03/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
DRAWN BY: NKS

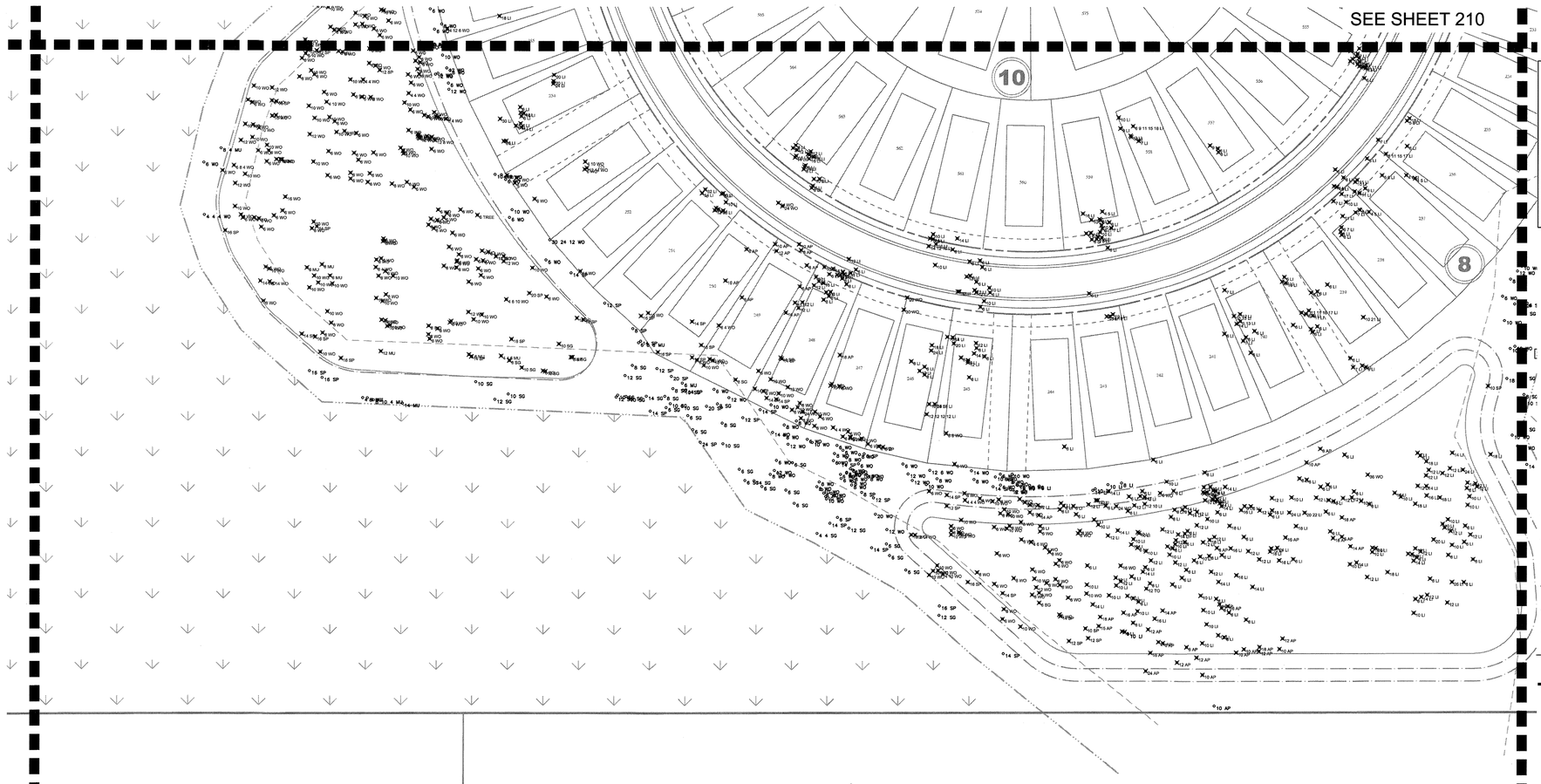
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NICKOLAS K. SCHILD
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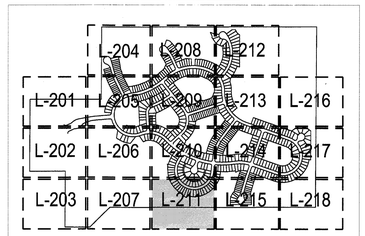
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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CONVERSION:
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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

	DATE	DESCRIPTION

	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-201-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

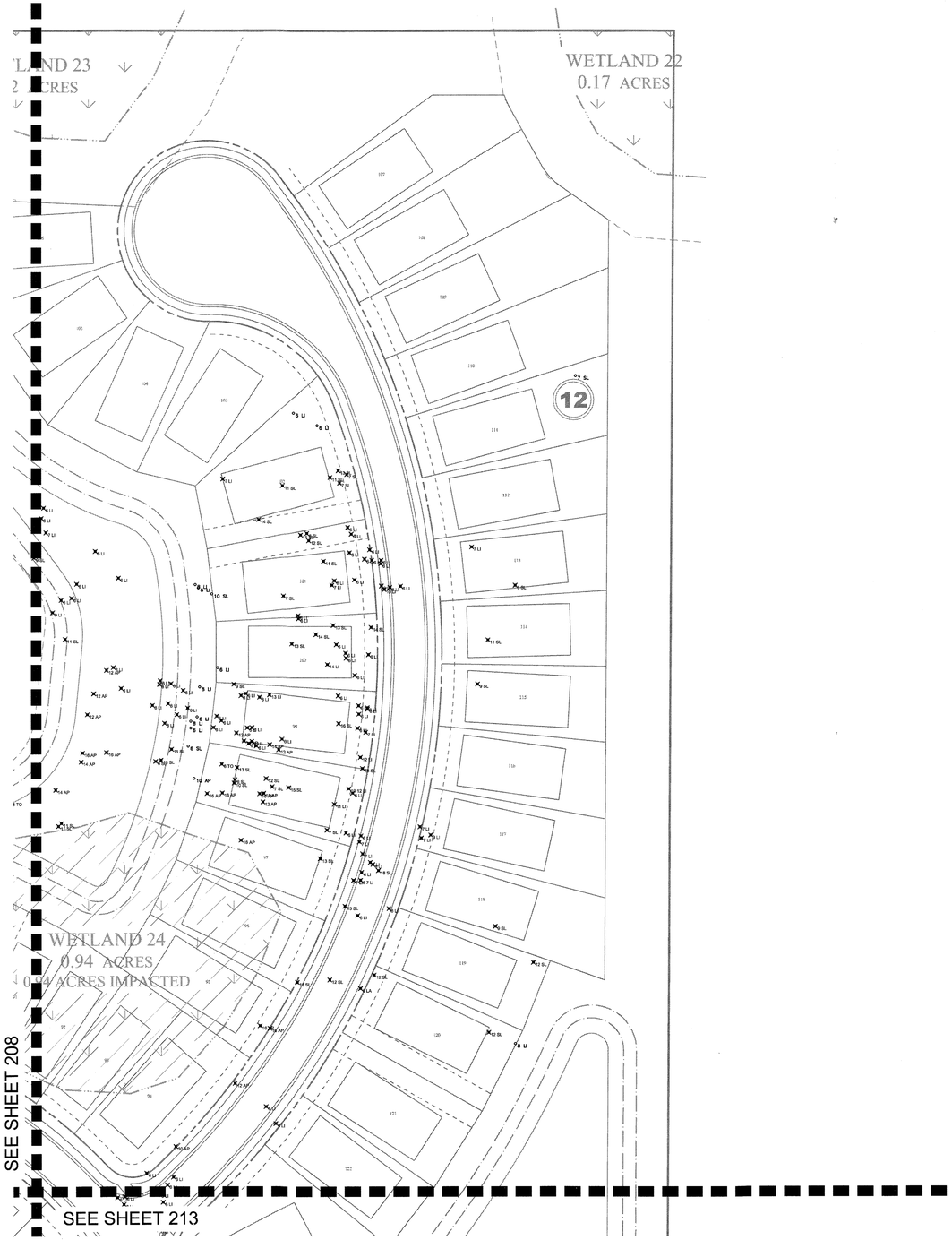
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LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

L-211

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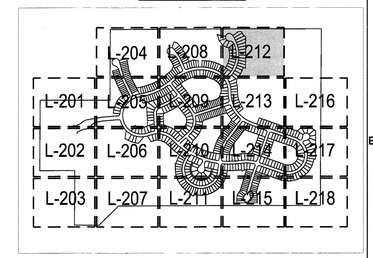
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: Jul 07, 17
REGISTRATION NO. 6667232

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WETLAND 34
0.30 ACRES
0.30 ACRES IMPACTED

WETLAND 20
2.37 ACRES

WETLAND 21
1.28 ACRES
1.28 ACRES IMPACTED

12

9

SH= 106.78

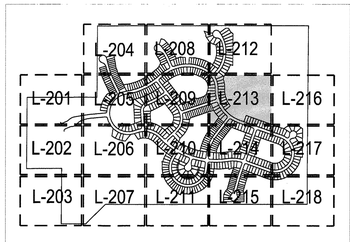
SEE SHEET 216

SEE SHEET 214

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
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KEY MAP



N

0 50 100

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ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
DRAWN BY: NKS

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NICKOLAS K. SCHILD
DATE: JUL 07 2017
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WETLAND 19
0.60 ACRES
0.60 ACRES IMPACTED

WETLAND
0.41 ACRES
0.41 ACRES IMPACTED

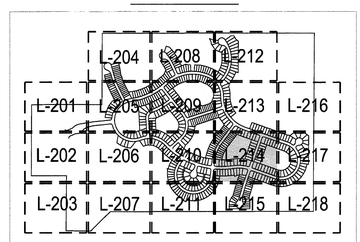
SEE SHEET 217

SEE SHEET 215

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
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- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

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TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
DRAWN BY: NKS

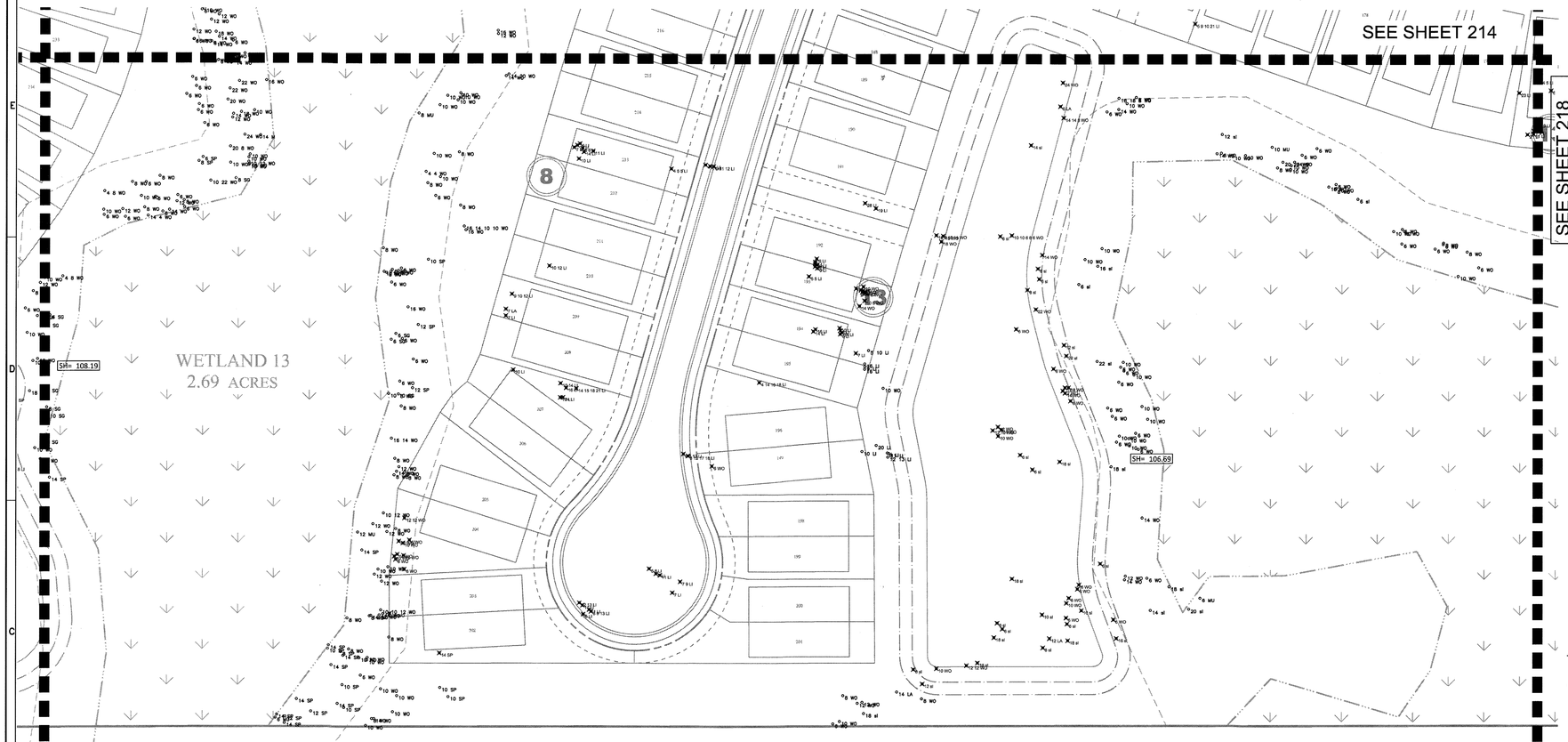
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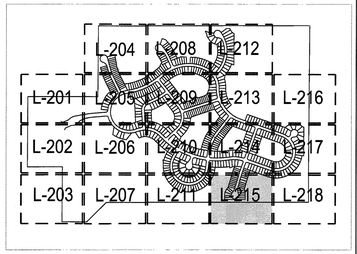
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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CONVERSION:
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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/06/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-201-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

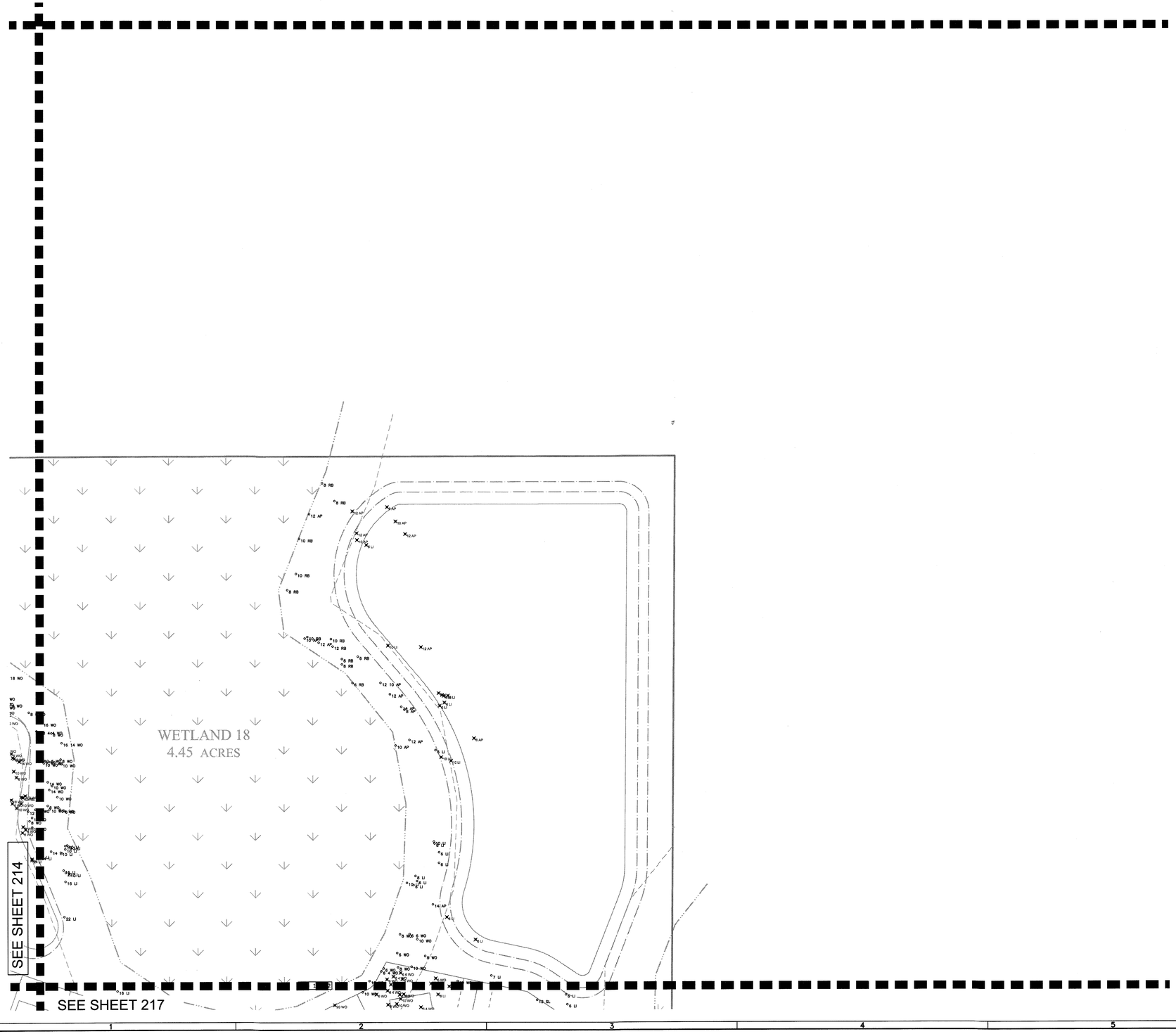
FLORIDA REGISTERED
LANDSCAPE ARCHITECT

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DATE: JUL 07 2017
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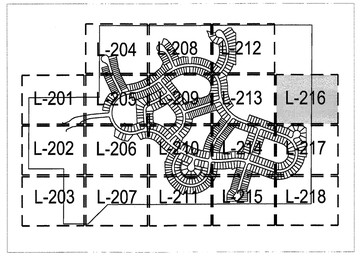
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

	DATE	DESCRIPTION

	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
DRAWN BY: NKS

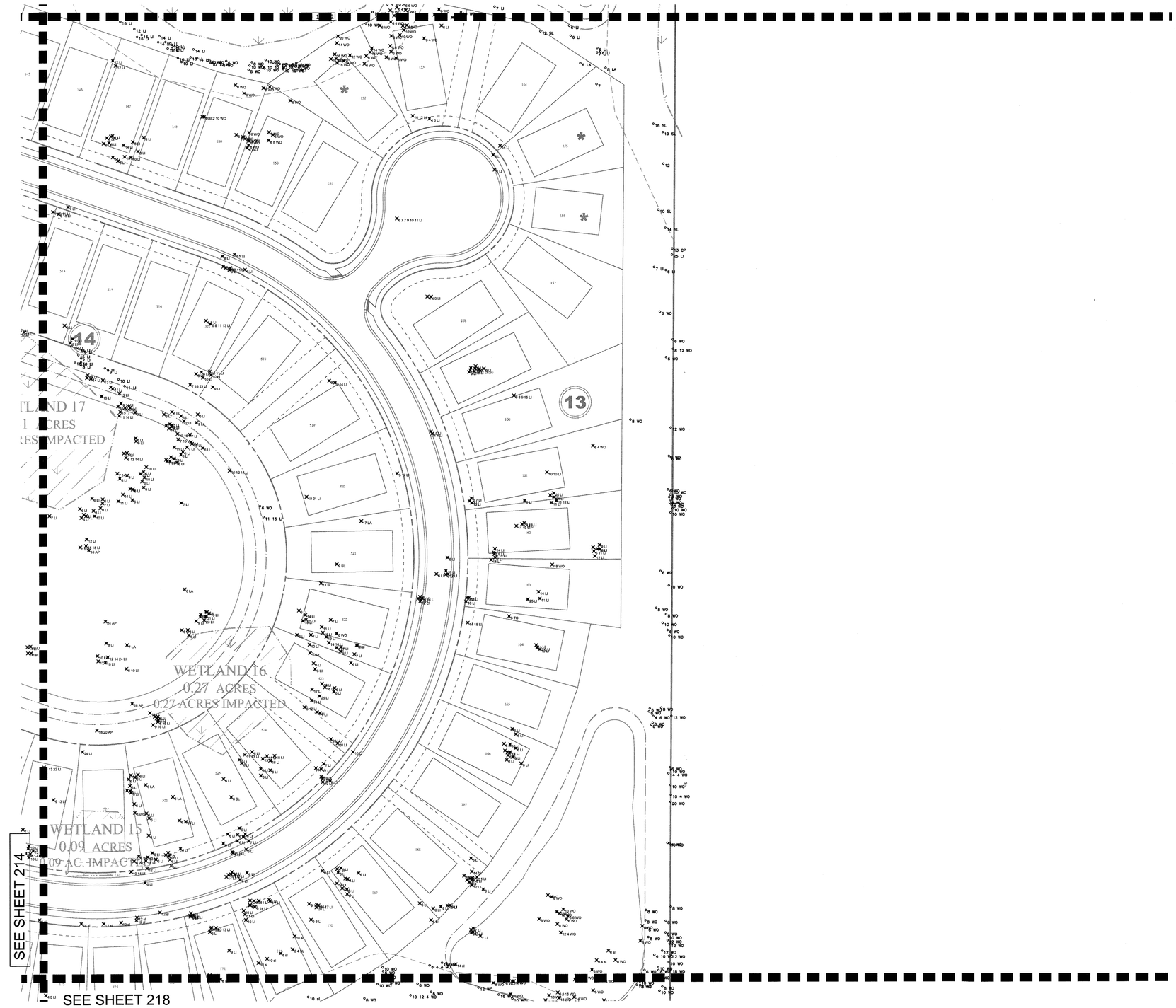
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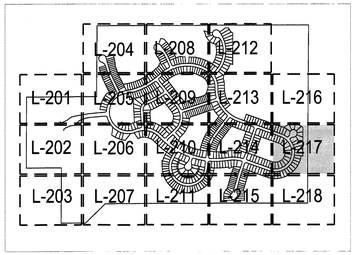
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LEGEND

6 WO	TREE TO BE SAVED
8 LI	TREE TO BE REMOVED
	RIGHT-OF-WAY LINE
	WETLAND LINE
	WETLAND CONS. AREA SETBACK
	FEMA FLOOD LINE
	STAKED EROSION CONTROL
	BOTTOM OF POND/TOP OF BANK OF POND
	TREE BARRICADE
	PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

	DATE	DESCRIPTION

	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
DRAWN BY: NKS

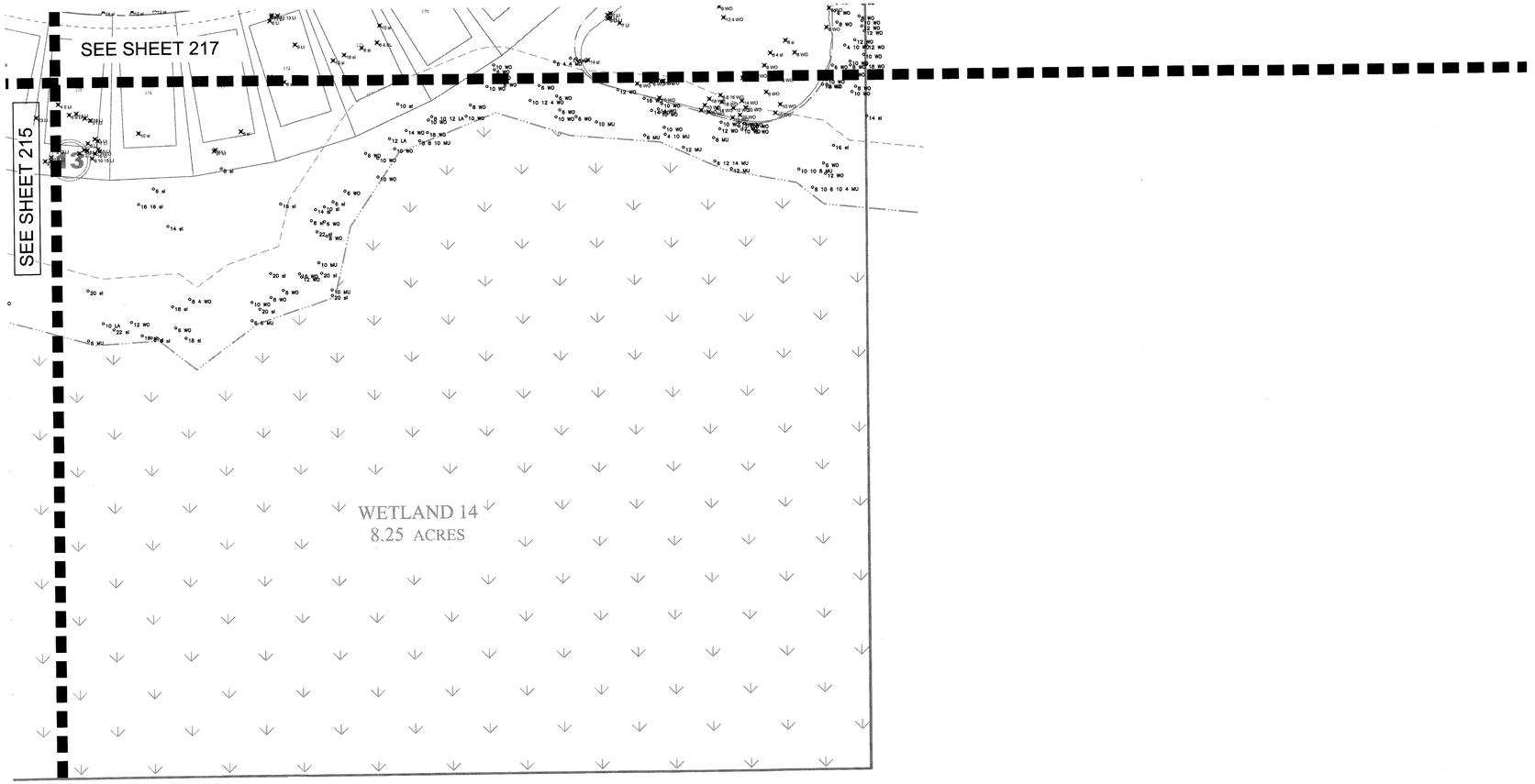
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NICKOLAS K. SCHILD
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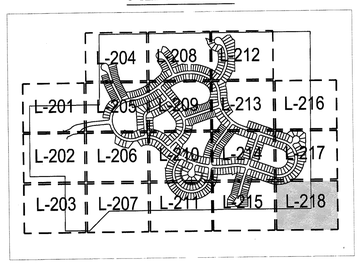
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
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KEY MAP



N

0 50 100

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ELEVATIONS BASED ON:
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www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	03/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-201-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

L-218

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ACTIVE ADULT (ALL PHASES) REQUIRED TREES & SHRUBS

SITE	BUFFER TYPE	TOTAL LINEAR FEET	TOTAL SHRUBS REQUIRED	TOTAL TREES REQUIRED	DIAMETER OF TREES REQUIRED (INCHES)	TOTAL INCHES OF TREES REQUIRED	TOTAL TREES PROVIDED	DIAMETER OF TREES PROVIDED (INCHES)	TOTAL INCHES OF TREES PROVIDED	TOTAL OF SHRUBS PROVIDED
INTERNAL ACCESS ROAD STREET TREES	ACCESS ROAD	38,954	0	779	2.5	1,948	779	2.5	1,948	0
BUILDING PERIMETER BUFFER	BUILDING	380	112	4	2.5	10	4	2.5	10	112
VEHICULAR GATES AND ASSOCIATED SECURITY WALLS LANDSCAPING	ENTRY	9,534 SF	0	24	2.5	60	24	2.5	60	0
RENTENTION POND BUFFER (3 TREE/150 LF)	RETENTION POND BUFFER	21,632	0	432	2.5	1,080	432	2.5	1,080	0
2 REQUIRED LOT TREES (LOTS 6,000 SF OR LESS) 197 LOTS	LOT TREES	0	0	394	2.5	985	394	2.5	985	0
3 REQUIRED LOT TREES (LOTS 6,001 SF-10,000) 381 LOTS	LOT TREES	0	0	1,143	2.5	2,858	1,143	2.5	2,858	0
4 REQUIRED LOT TREES (LOTS 10,001 SF TO 15,000) 21 LOTS	LOT TREES	0	0	84	2.5	210	84	2.5	210	0
TOTALS			112	2,860		7,151	2,860		7,151	112

Total PROTECTED TREES (IN INCHES) To Be Removed (ALL PHASES)	36,526
50% of TREES (IN INCHES) REQUIRING REPLACEMENT (ALL PHASES)	18,263
Total Tree Credit - SAVED TREES (IN INCHES)	21,820
Total Street, Lot, and Buffer Trees PROVIDED (IN INCHES)	7,151
Total Tree Credits (IN INCHES)	28,971
TOTAL REPLACEMENT INCHES REQUIRED	10,708" REPLACEMENT INCHES CREDIT / 0 (2.5") TREES REQUIRED

Proposed Tree Credits Active Adult (ALL PHASES 1-4) - SAVED TREES

Saved Tree Credit	Credit Range	Credit Rating	Qty of Saved Tree	Total Credit	Total Credits In INCHES
2.5"	2"-6.99"	1	953	953	2,382.5
5"	7"-12.99"	2	947	1,894	9,470
7.5"	13" +	3	443	1,329	9,967.5
			Total Credits	4,176	21,820

ACTIVE ADULT (ALL PHASES) TREES TO BE REMOVED - TREE PERMIT REQUIRED

Saved Tree Credit		Trees Removed	Total Tree Credits	Total
Active Adult Phases 1-4		4,183	4,176	7
Total Number of Trees Requiring REMOVAL PERMITS				7

General Notes

- ANY TREES TO REMAIN ON-SITE SHALL BE BARRICADED PRIOR TO THE START OF CONSTRUCTION, SEE DETAILS WHERE APPLICABLE. CONTRACTOR SHALL NOT REMOVE VEGETATION BY GRUBBING OR PLACE SOIL DEPOSITS, DEBRIS SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF
- ANY KIND WITHIN THE BARRICADED AREA AROUND ANY TREE TO REMAIN ON-SITE. A MINIMUM DISTANCE OF TEN (10) FEET FROM ALL PROTECTED TREES AND TWENTY (20) FEET FROM ALL GRAND TREES SHALL BE MAINTAINED WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
- ALL PRUNING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE DONE IN A MANNER CONSISTENT WITH THE AMERICAN NATIONAL STANDARDS FOR THREE CARE OPERATIONS, ANSI Z300, CURRENT EDITION (SECTION 13-45 (H) (2))
- THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND SHALL CALL THE SUNSHINE STATE ONE CALL (811) (WWW.CALLSUNSHINE.COM).

TREES NOT LISTED ON LAKE COUNTY PROTECTED TREE SPECIES LIST AND TREES NOT REQUIRING REPLACEMENT ARE NOT INCLUDED IN CALCULATIONS/CHARTS. PER LAKE COUNTY CODE OF ORDINANCES SECTIONS 9.02.05 AND 9.02.06

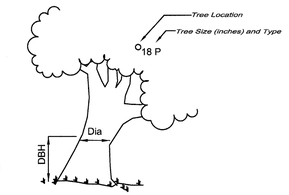
Street Tree Requirements

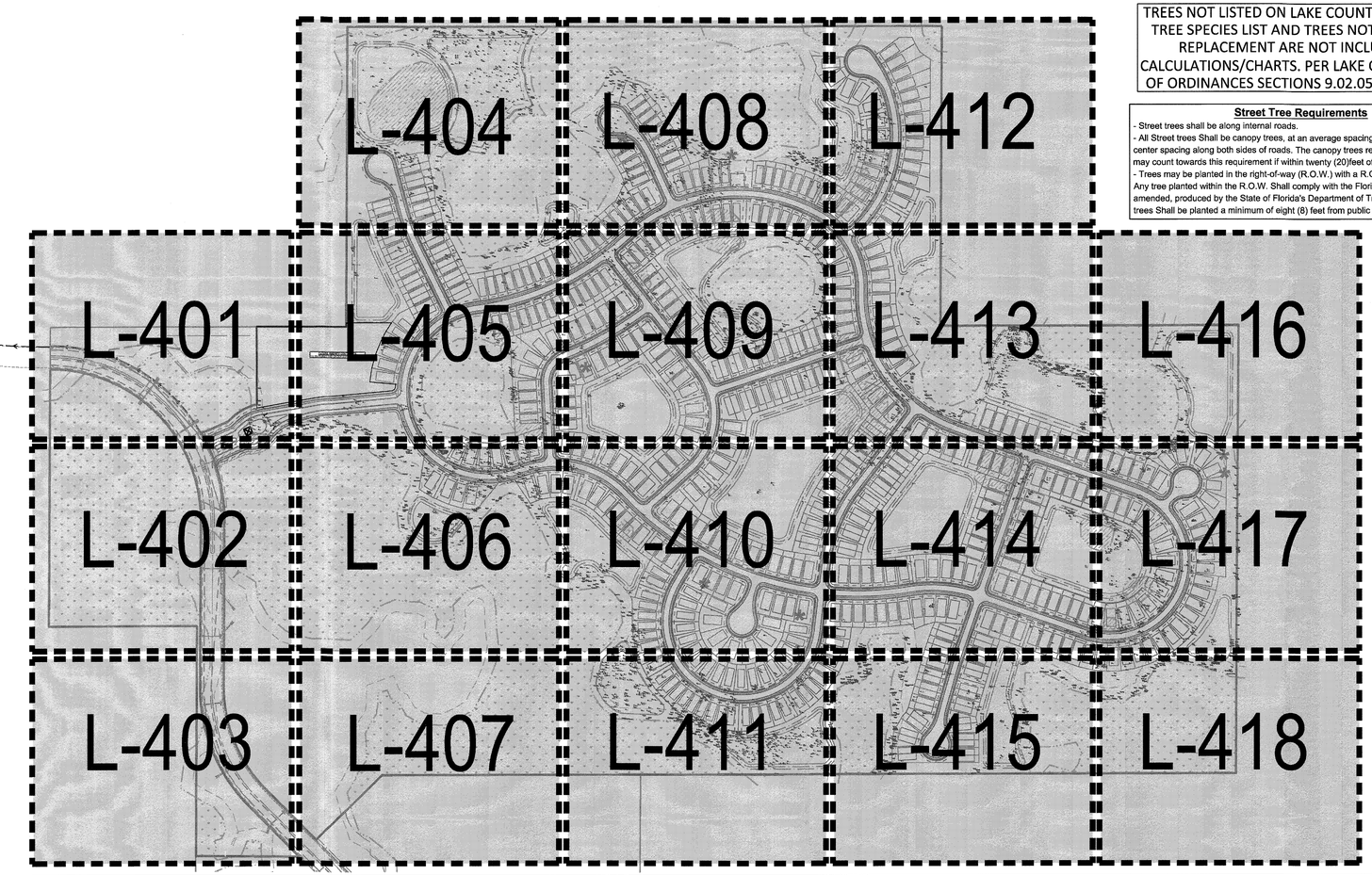
- Street trees shall be along internal roads.
- All Street trees Shall be canopy trees, at an average spacing of fifty (50) feet on center spacing along both sides of roads. The canopy trees required for residential lots may count towards this requirement if within twenty (20)feet of the right-of-way line.
- Trees may be planted in the right-of-way (R.O.W.) with a R.O.W. Utilization Permit. Any tree planted within the R.O.W. Shall comply with the Florida Green Book as amended, produced by the State of Florida's Department of Transportation. Canopy trees Shall be planted a minimum of eight (8) feet from public sidewalks.

TREE LEGEND

AP	AUSTRALIAN PINE	NP	NORFOLK PINE
C	CYPRESS	P	LONGLEAF PINE
CL	CHERRY LAUREL	PC	PECAN
CM	CAMPHOR	PE	PERSIMMON
CO	COCONUT PALM	PM	ROYAL PALM
CP	CABBAGE PALM (SABAL PALM)	PT	PAPER TREE
EL	ELM	QP	QUEEN PALM
F	FIG (STRANGLER FIG)	RB	RED BAY
FW	FIDDLEWOOD	RM	RED MAPLE
H	HICKORY	SB	SWEET BAY MAGNOLIA
LA	LAUREL OAK (DIAMOND OAK)	SC	SYCAMORE
LB	LOBLOLLY BAY	SG	SWEET GUM
LI	LIVE OAK	SL	SLASH PINE (YELLOW PINE)
M	MAGNOLIA	SP	SAND PINE (SCRUB PINE)
MB	MARLBERRY	T	TALLOW WOOD
MG	SOUTHERN MAGNOLIA	TO	TURKEY OAK
MH	MAHOGANY	WO	WATER OAK
MY	MYRTLE OAK	WP	WASHINGTON PALM
		WX	WAX MYRTLE

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.





SERENOA (ALL PHASES/VILLAGES) - TREE BANK CREDIT TABULATION CHART

Village/Phase	Qty of Saved Tree	Total Credits	Total Surplus Credits In INCHES
Villages 1 & 2 Phases 1A & 1B	1,296	2,385	650
Active Adult Phases 1-4	2,343	4,176	10,708
	Total Credits	6,561	11,358

The Saved Tree Credit May Be Used To Meet The Requirements Of The Landscape Standards Set Out In Section 9.01.
All canopy trees required pursuant to chapter 9.01 Shall be a minimum of (2.5) caliper inches and in a (30) gallon container or greater.

LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

N

0 300 600

GRAPHIC SCALE: 1" = 300'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
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SERENOA
ACTIVE ADULT PARCEL
LANDSCAPE PLAN COVER

PREPARED FOR: VK AVALON GROVES, LLC

	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-400-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

L-400

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ZONE X

FEMA FLOOD LINE

FDOT 540 SITE TRIANGLE
475' DISTANCE 40 MPH DESIGN SPEED

25' CLEAR SITE

Internal Access Road Street Trees
Developments with internal access roads shall be required to plant one (1) canopy tree on each side of the road approximately every fifty (50) feet.

Vehicular Gates and Associated Security Walls Landscaping

1. A minimum of four hundred (400) square feet of landscape area Shall be provided on each side of an entrance road.
2. Within each entrance area of four hundred (400) square feet, one (1) canopy tree or three (3) ornamental trees Shall be provided. The landscape area Shall have shrubs, perennials, vines or other ornamental plantings other than sod.
3. When a utility easement or other restrictive condition restricts the use of trees, then the tree portion of this requirement may be waived or limited by the County Manager or designee.

SEE SHEET 405

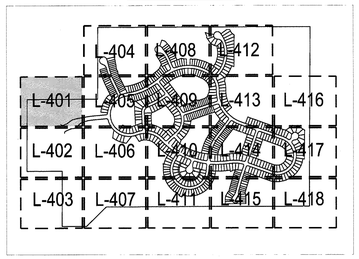
SEE SHEET 402

Street Tree Requirements
- Street trees shall be along internal roads.
- All Street trees Shall be canopy trees, at an average spacing of fifty (50) feet on center spacing along both sides of roads. The canopy trees required for residential lots may count towards this requirement if within twenty (20)feet of the right-of-way line.
- Trees may be planted in the right-of-way (R.O.W.) with a R.O.W. Utilization Permit. Any tree planted within the R.O.W. Shall comply with the Florida Green Book as amended, produced by the State of Florida's Department of Transportation. Canopy trees Shall be planted a minimum of eight (8) feet from public sidewalks.

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	STAKED EROSION CONTROL
	BOTTOM OF POND/TOP OF BANK OF POND
	TREE BARRICADE
	PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
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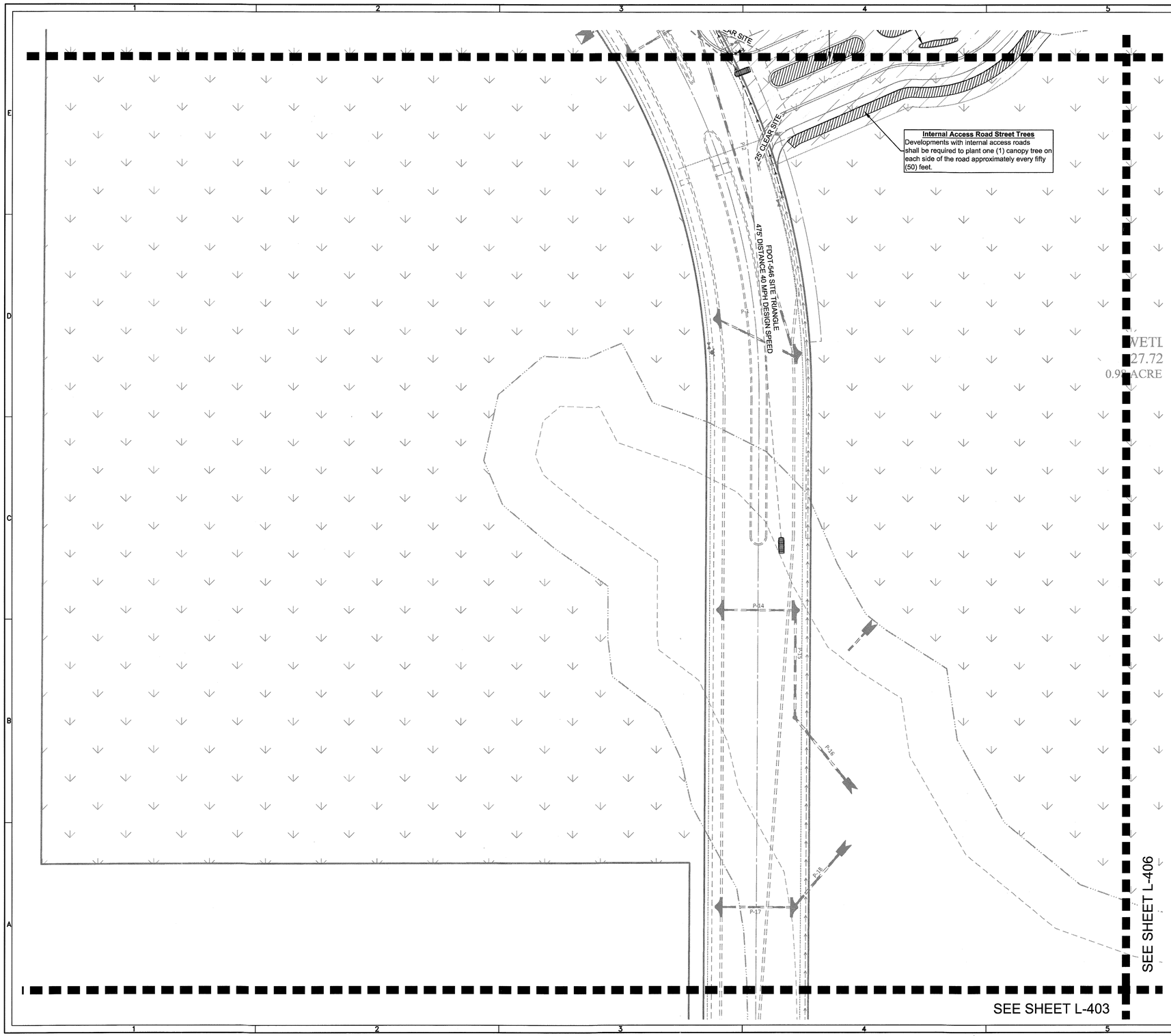
FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
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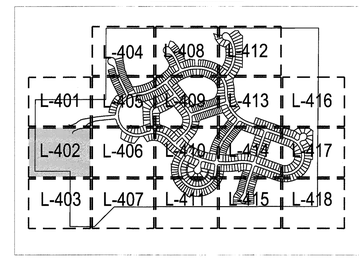
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KEY MAP



N

0 50 100

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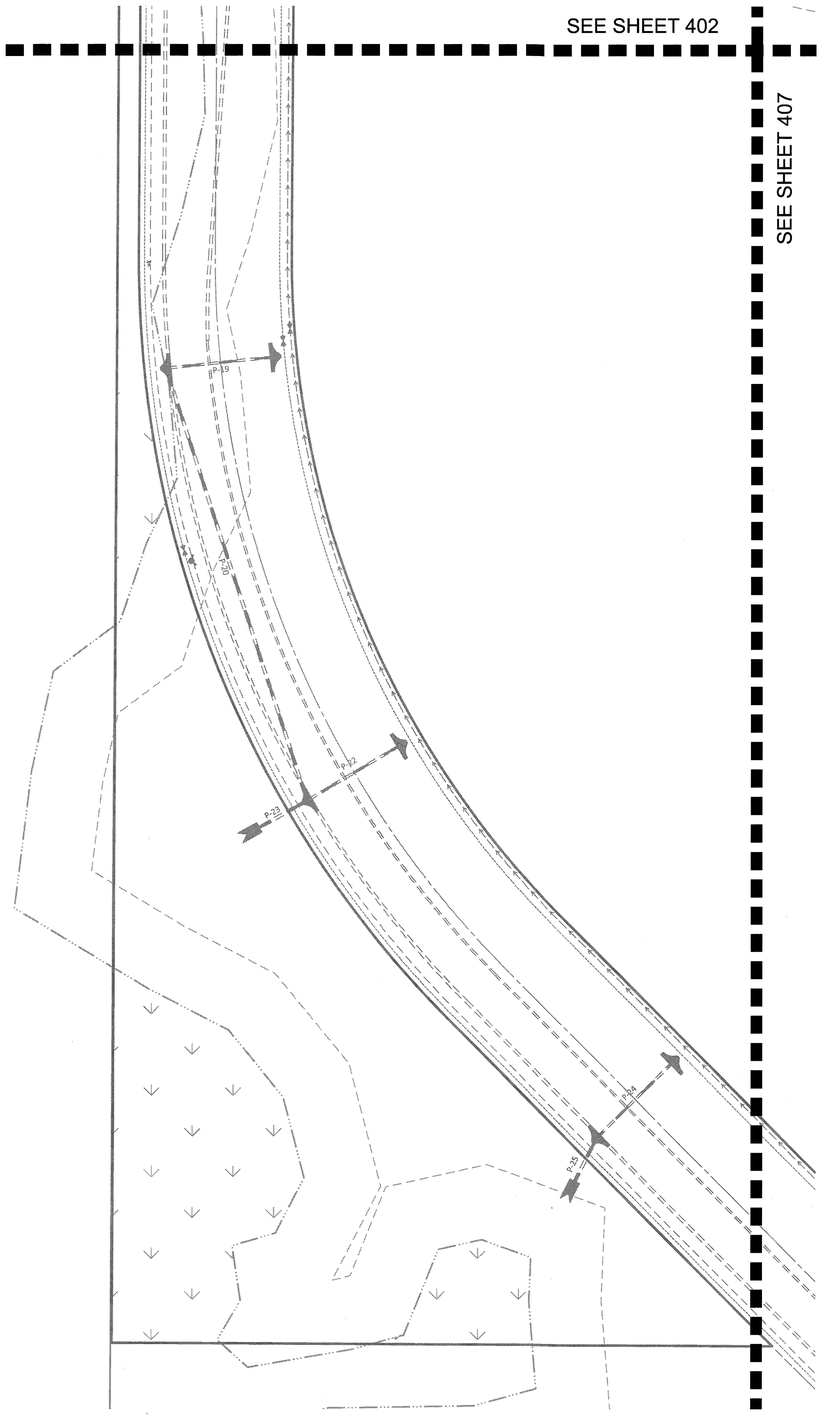
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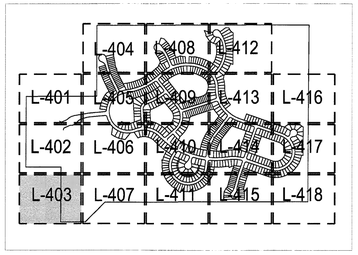
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KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

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DRAWN BY:	NKS

FLORIDA REGISTERED
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NICKOLAS K. SCHILD
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REGISTRATION NO. 6667232

L-403

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WETLAND 33
0.18 ACRES

STORMWATER POND BUFFER
+/- 1458 LF - (29) 2.5" TREES REQUIRED

WETLAND 32
2.46 ACRES
2.46 ACRES IMPACTED

STORMWATER POND BUFFER
+/- 1458 LF - (29) 2.5" TREES REQUIRED

Internal Access Road Street Trees
Developments with internal access roads shall be required to plant one (1) canopy tree on each side of the road approximately every fifty (50) feet.

WETLAND 27
17.15 ACRES

STORMWATER POND BUFFER
+/- 1072 LF - (21) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 542 LF - (11) 2.5" TREES REQUIRED

SH= 108.23

SEE SHEET 408

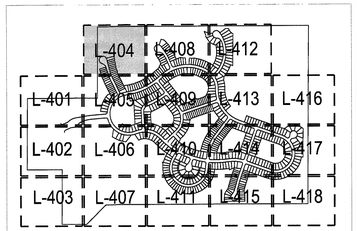
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REGISTRATION NO. 6667232

L-404

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STORMWATER POND BUFFER
+/- 1072 LF - (21) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 542 LF - (11) 2.5" TREES REQUIRED

FUTURE AMENITY CENTER SITE
TO BE PERMITTED UNDER SEPARATE COVER

Internal Access Road Street Trees
Developments with internal access roads shall be required to plant one (1) canopy tree on each side of the road approximately every fifty (50) feet.

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WETLAND 31
3.35 ACRES
0.32 ACRES IMPACTED

SEE SHEET 409

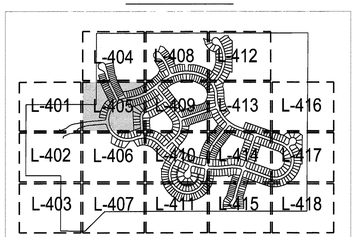
SEE SHEET 406

Street Tree Requirements
- Street trees shall be along internal roads.
- All Street trees Shall be canopy trees, at an average spacing of fifty (50) feet on center spacing along both sides of roads. The canopy trees required for residential lots may count towards this requirement if within twenty (20)feet of the right-of-way line.
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.86

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Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

DATE	DESCRIPTION

DATE	DESCRIPTION
02/09/2017	REVIEW SUBMITTAL
-	-

PROJECT NO: KLP-AG-1038
FILE: L-401-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO: 6667232

L-405

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Internal Access Road Street Trees
Developments with internal access roads shall be required to plant one (1) canopy tree on each side of the road approximately every fifty (50) feet.

WETLAND 11
27.72 ACRES
.9 ACRES IMPACTED

STORMWATER POND BUFFER
+/- 650 LF - (13) 2.5" TREES REQUIRED

Internal Access Road Street Trees
Developments with internal access roads shall be required to plant one (1) canopy tree on each side of the road approximately every fifty (50) feet.

STORMWATER POND BUFFER
+/- 1350 LF - (27) 2.5" TREES REQUIRED

SH= 110.16

SEE SHEET 410

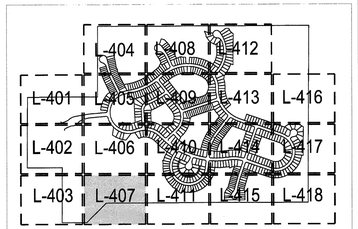
SEE SHEET 407

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- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100
GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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CONVERSION:
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Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-401-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 0667232

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SEE SHEET 406

SEE SHEET 411

WETLAND 11
27.72 ACRES

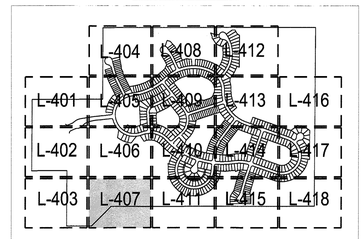
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LEGEND

6 WO	TREE TO BE SAVED
8 LI	TREE TO BE REMOVED
	RIGHT-OF-WAY LINE
	WETLAND LINE
	WETLAND CONS. AREA SETBACK
	FEMA FLOOD LINE
	STAKED EROSION CONTROL
	BOTTOM OF POND/TOP OF BANK OF POND
	TREE BARRICADE
	PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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CONVERSION:
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Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL/SAVE PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-401-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

L-407

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WETLAND 27
17.15 ACRES

WETLAND
0.32 AC

WETLAND 26
0.74 ACRES
0.74 ACRES IMPACTED

Internal Access Road Street Trees
Developments with internal access roads shall be required to plant one (1) canopy tree on each side of the road approximately every fifty (50) feet.

STORMWATER POND BUFFER
+/- 959 LF - (19) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 542 LF - (11) 2.5" TREES REQUIRED

BUILDING PERIMETER BUFFER
+/- 190 LF -
- Minimum planting requirement for each one hundred (100) feet.
- Three (3) ornamental trees or one (1) canopy tree.
- Twenty-eight (28) shrubs.

STORMWATER POND BUFFER
+/- 959 LF - (19) 2.5" TREES REQUIRED

SEE SHEET 412

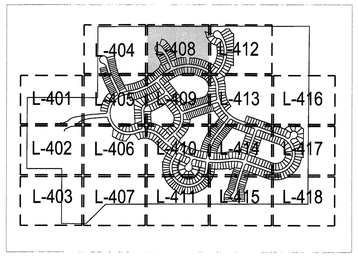
SEE SHEET 409

Street Tree Requirements
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- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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CONVERSION:
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Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-401-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: 02/09/2017
REGISTRATION NO. 6667232

L-408

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WETLAND 26
0.74 ACRES
0.74 ACRES IMPACTED

WETLAND 28
0.32 ACRES
0.32 ACRES IMPACTED

WETLAND 25
2.39 ACRES

STORMWATER POND BUFFER
+/- 1646 LF - (33) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 1646 LF - (33) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 1200 LF - (24) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 2000 LF - (40) 2.5" TREES REQUIRED

SH= 109.16
SH= 109.11
SH= 108.96

SEE SHEET 413

SEE SHEET 410

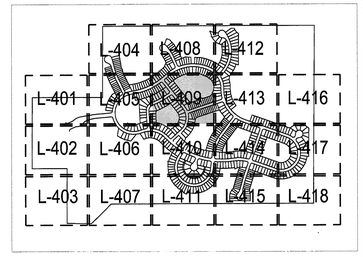
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- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF PONDC
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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CONVERSION:
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www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-401-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: 02/07/2017
REGISTRATION NO. 6667232

L-409

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WETLAND 29
0.06 ACRES
0.06 AC. IMPACTED

WETLAND 30
0.13 ACRES
0.13 AC. IMPACTED

STORMWATER POND BUFFER
+/- 2000 LF - (40) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 1350 LF - (27) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 986 LF - (19) 2.5" TREES REQUIRED

SHF 108.32

SEE SHEET 414

SEE SHEET 411

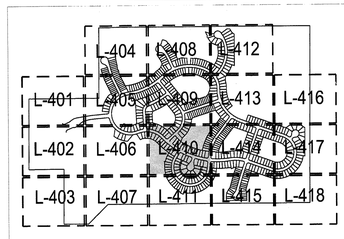
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LEGEND

- TREE TO BE SAVED
- TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
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KEY MAP



N

0 50 100

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/08/2017	REVIEW SUBMITTAL

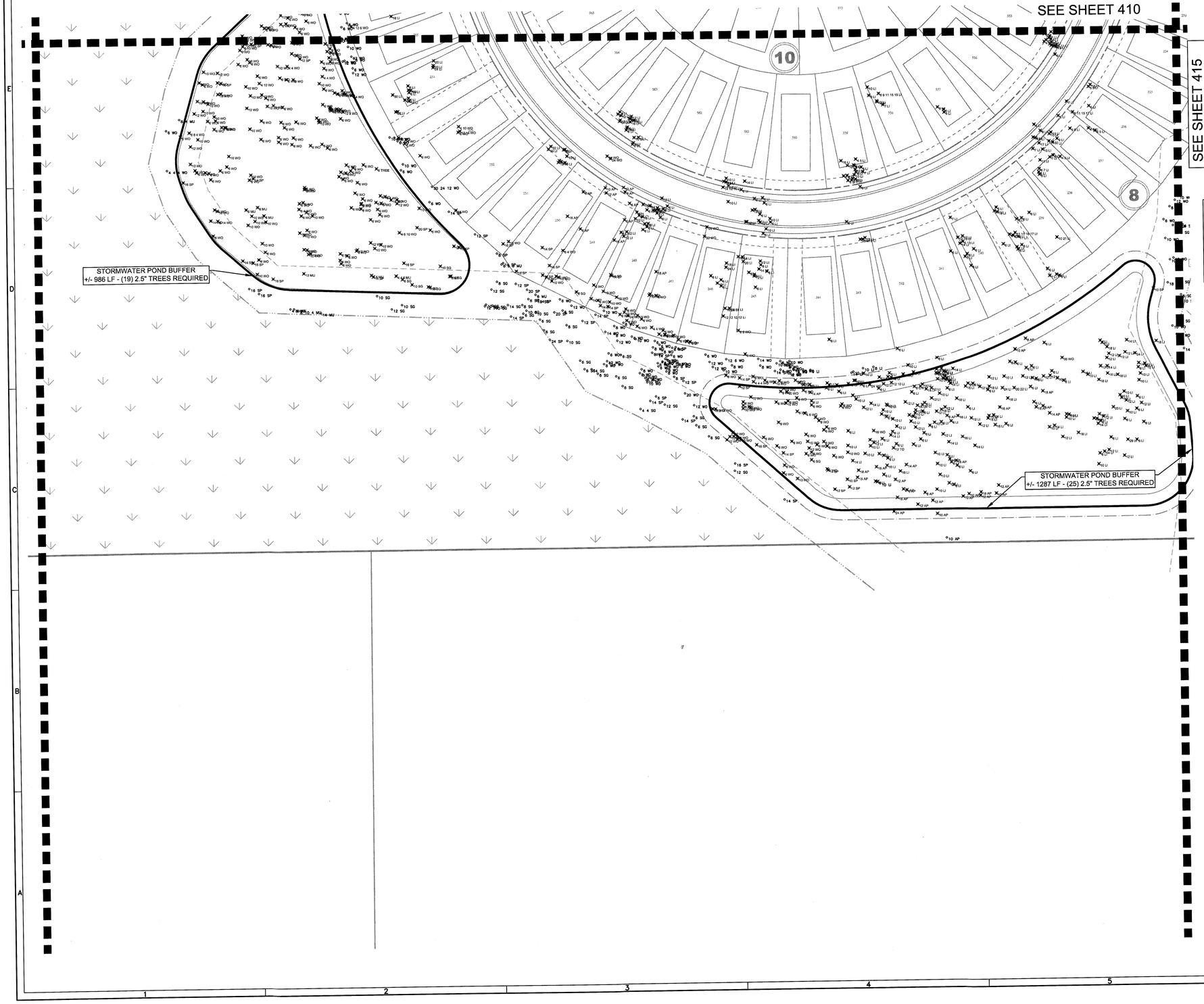
PROJECT NO: KLP-AG-1038
FILE: L-401-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

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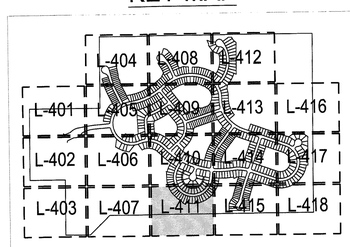
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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SERENOA
ACTIVE ADULT PARCEL
TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

DATE	DESCRIPTION
1-	REVIEW SUBMITTAL
02/09/2017	

PROJECT NO: KLP-AG-1038
FILE: L-401-PP
DESIGN BY: NKS
DRAWN BY: NKS

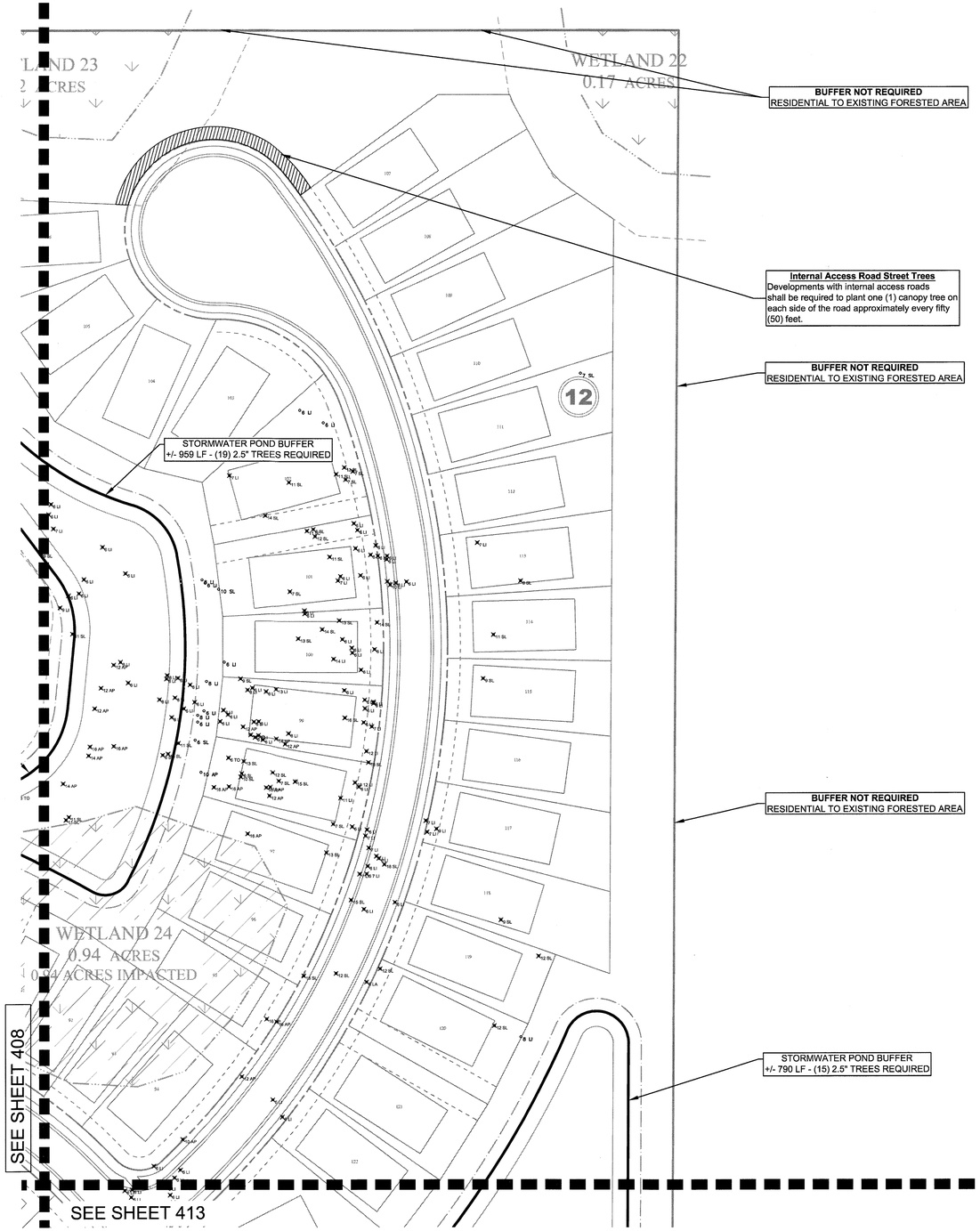
FLORIDA REGISTERED LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: 2 / 7 / 2017
REGISTRATION NO. 6667232

L-411

\\HD-ENGVID_PROJECTS\AVALON GROVES\ACTIVE ADULT PARCEL\ENGINEERING\L-401-PP.DWG-L-411 2017/06/29 10:47 AM ERIC FRANCIS

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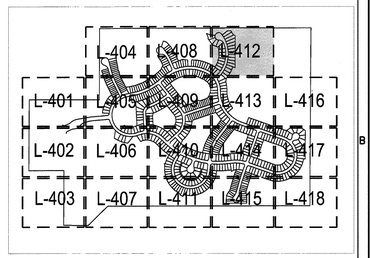
Street Tree Requirements

- Street trees shall be along internal roads.
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LEGEND

- 6 WO — TREE TO BE SAVED
- 8 LI — TREE TO BE REMOVED
- RIGHT-OF-WAY LINE
- WETLAND LINE
- WETLAND CONS. AREA SETBACK
- FEMA FLOOD LINE
- STAKED EROSION CONTROL
- BOTTOM OF POND/TOP OF BANK OF POND
- TREE BARRICADE
- PROJECT BOUNDARY

KEY MAP



N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.86

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Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405
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Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

	DATE	DESCRIPTION
1	03/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-401-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: 07 07 2017
REGISTRATION NO. 6667232

L-412

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STORMWATER POND BUFFER
+/- 790 LF - (15) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 1624 LF - (32) 2.5" TREES REQUIRED

BUILDING PERIMETER BUFFER
+/- 190 LF -
- Minimum planting requirement for each one hundred (100) feet.
- Three (3) ornamental trees or one (1) canopy tree.
- Twenty-eight (28) shrubs.

STORMWATER POND BUFFER
+/- 2000 LF - (40) 2.5" TREES REQUIRED

WETLAND 34
0.30 ACRES
0.30 ACRES IMPACTED

WETLAND 20
2.37 ACRES

WETLAND 21
1.28 ACRES
1.28 ACRES IMPACTED

SHE 105.78

SEE SHEET 416

SEE SHEET 414

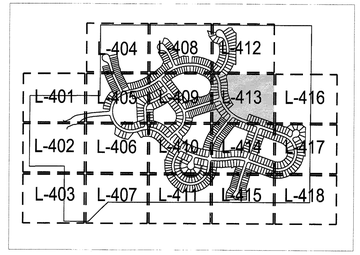
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	WETLAND CONS. AREA SETBACK
	FEMA FLOOD LINE
	STAKED EROSION CONTROL
	BOTTOM OF POND/TOP OF BANK OF POND
	TREE BARRICADE
	PROJECT BOUNDARY

KEY MAP



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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

+	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-401-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: 11th 07 2017
REGISTRATION NO. 6667232

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WETLAND 19
0.60 ACRES
0.60 ACRES IMPACTED

STORMWATER POND BUFFER
+/- 1370 LF - (27) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 1404 LF - (28) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 1253 LF - (25) 2.5" TREES REQUIRED

WETLAND
0.41
0.41 ACRES IMPACTED

SEE SHEET 417

SEE SHEET 415

Street Tree Requirements

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- WETLAND LINE
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- FEMA FLOOD LINE
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- TREE BARRICADE
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KEY MAP

N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
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SERENOA
ACTIVE ADULT PARCEL
TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-401-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

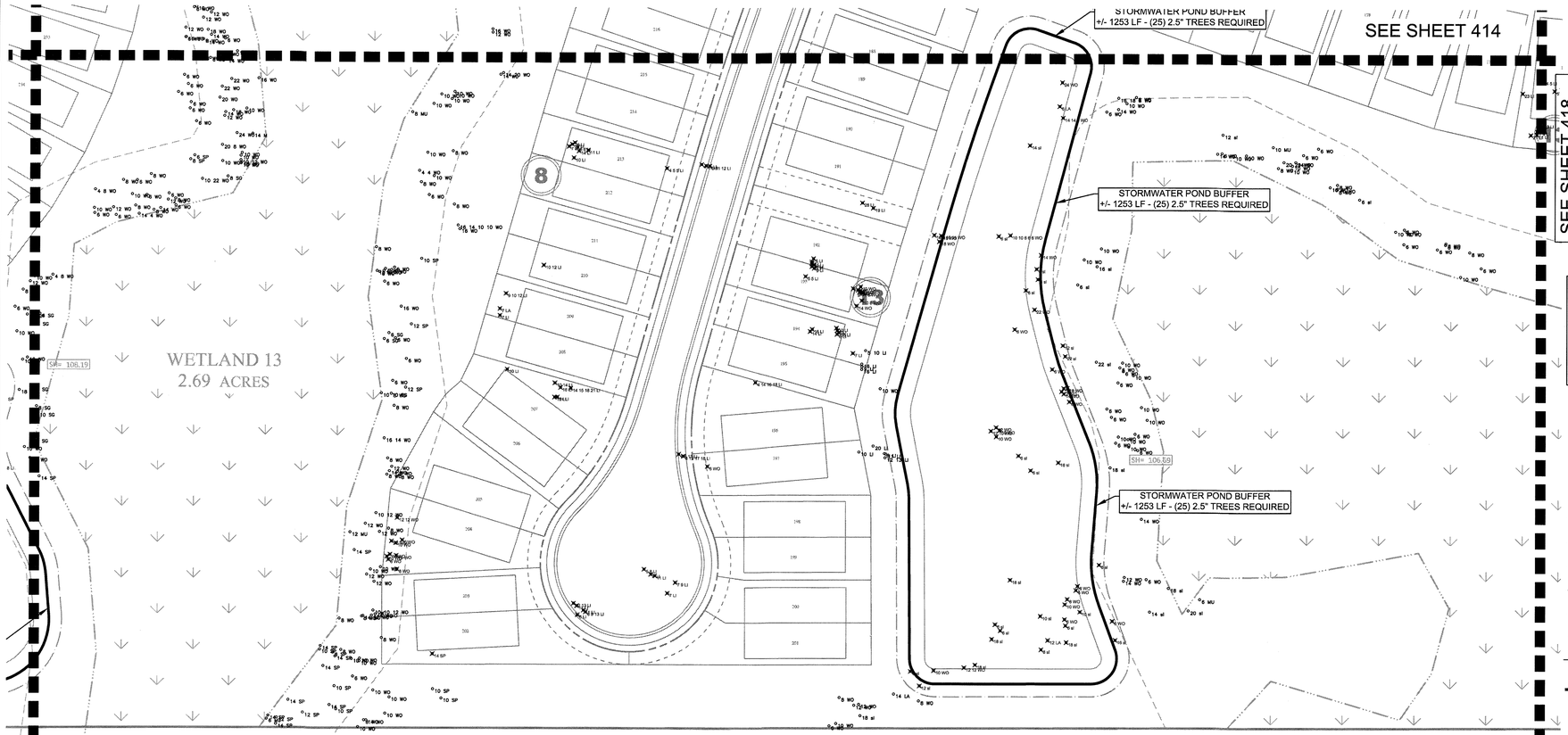
FLORIDA REGISTERED LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: 9/6/2017
REGISTRATION NO. 6667232

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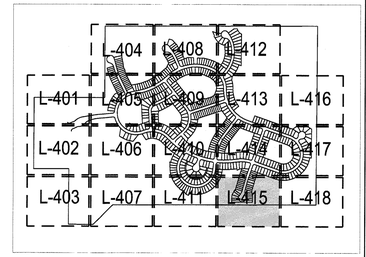
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N

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www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

#	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-401-PP
DESIGN BY: NKS
DRAWN BY: NKS

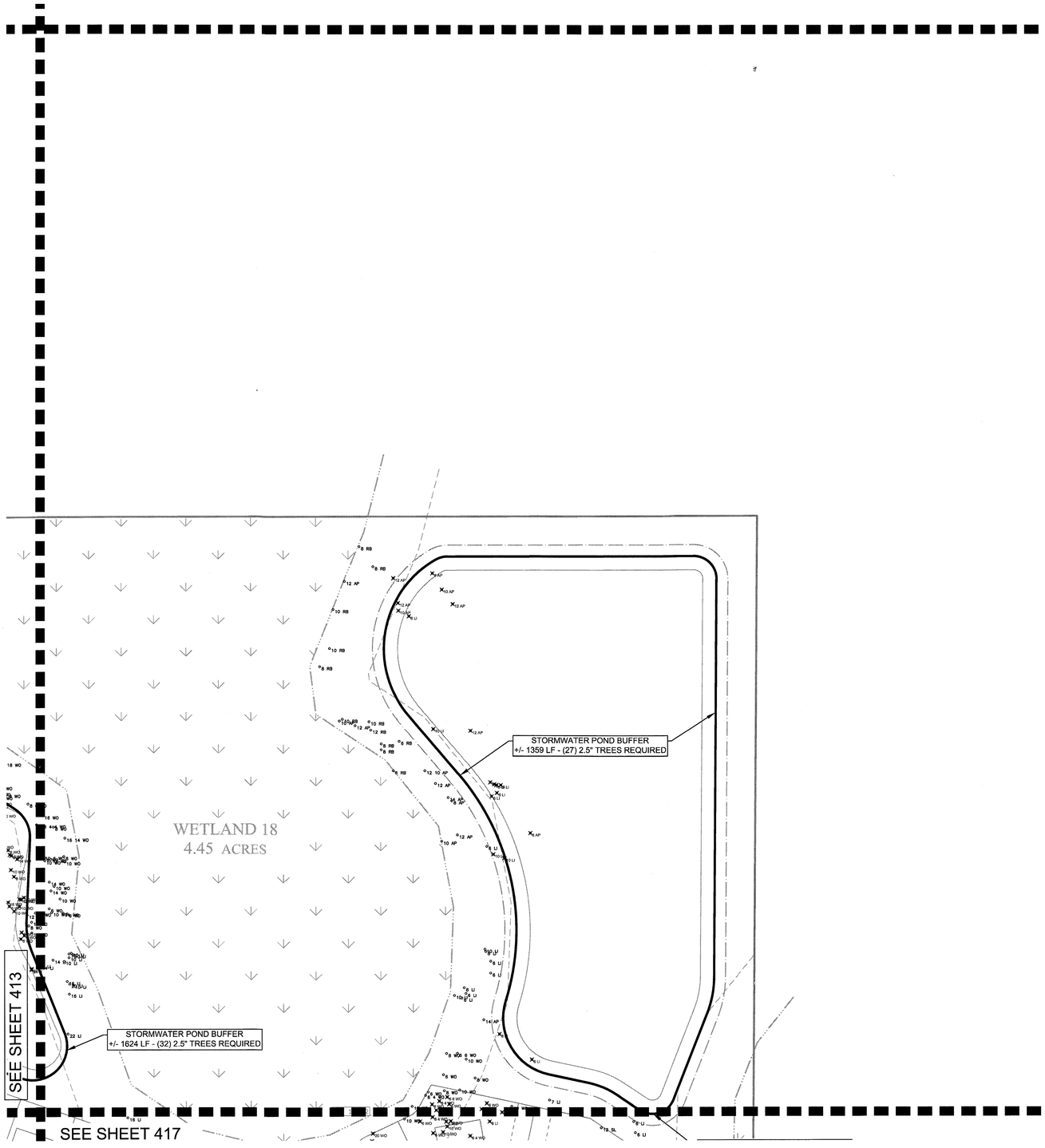
FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

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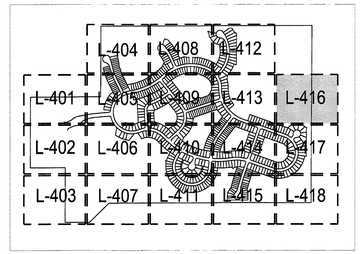
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KEY MAP



N

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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO:	KLP-AG-1038
FILE:	L-401-PP
DESIGN BY:	NKS
DRAWN BY:	NKS

FLORIDA REGISTERED
LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

L-416

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STORMWATER POND BUFFER
+/- 1359 LF - (27) 2.5" TREES REQUIRED

BUFFER NOT REQUIRED
RESIDENTIAL TO EXISTING FORESTED AREA

BUFFER NOT REQUIRED
RESIDENTIAL TO EXISTING FORESTED AREA

STORMWATER POND BUFFER
+/- 1404 LF - (28) 2.5" TREES REQUIRED

STORMWATER POND BUFFER
+/- 810 LF - (16) 2.5" TREES REQUIRED

WETLAND 17
1 ACRES
ES IMPACTED

WETLAND 16
0.27 ACRES
0.27 ACRES IMPACTED

WETLAND 15
0.09 ACRES
0.09 AC. IMPACTED

SEE SHEET 414

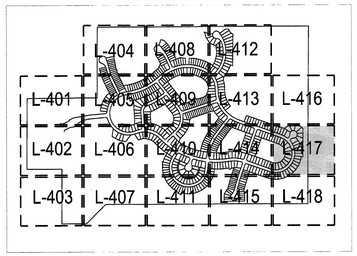
SEE SHEET 418

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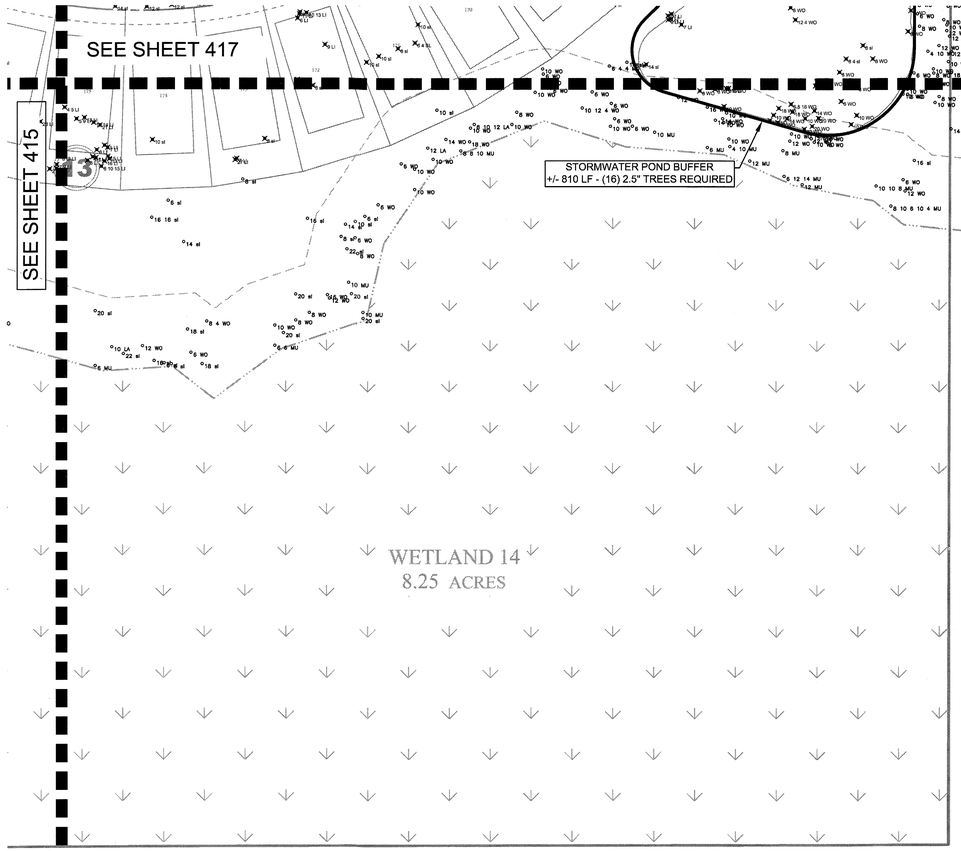
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LANDSCAPE ARCHITECT

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DATE: JUL 07 2017
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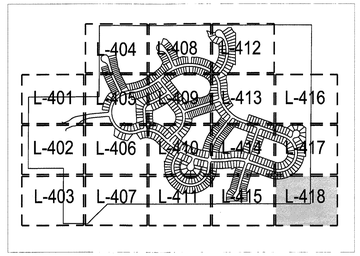
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	PROJECT BOUNDARY

KEY MAP



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SERENOA
ACTIVE ADULT PARCEL

TREE REMOVAL PLAN

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1.	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
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DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED
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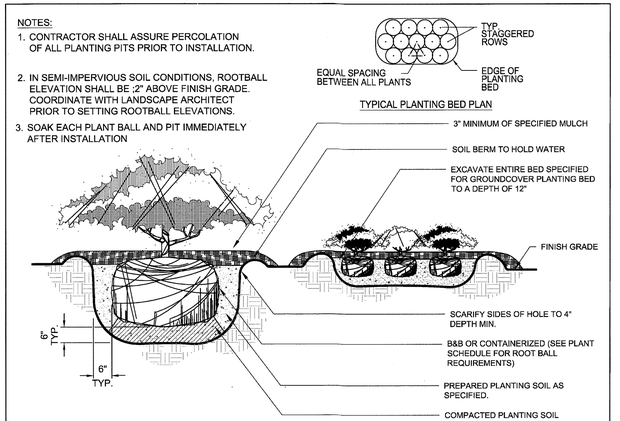
NICKOLAS K. SCHILD
DATE: JUN 0 2 2017
REGISTRATION NO. 6668232

L-418

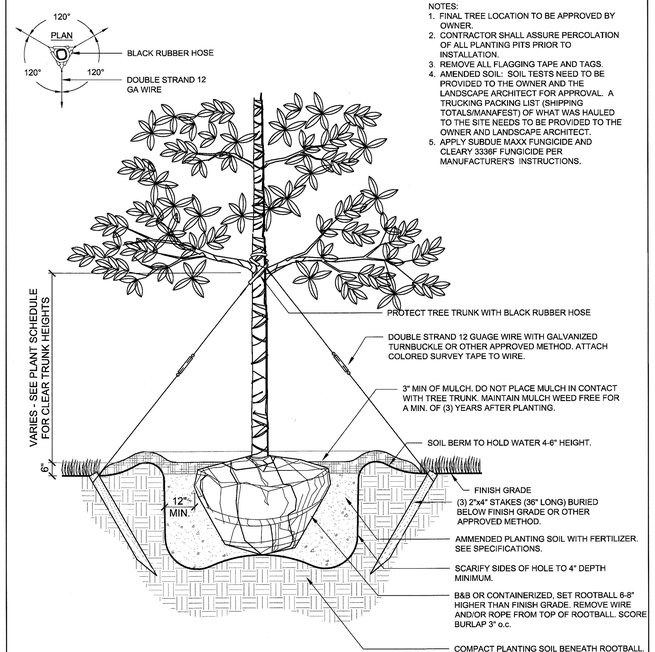
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NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ;2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.
3. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION



1 L-470 SHRUB AND GROUNDCOVER DETAIL
SCALE: NOT TO SCALE



NOTES:
1. FINAL TREE LOCATION TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. REMOVE ALL FLAGGING TAPE AND TAGS.
4. AMENDED SOIL: SOIL TESTS NEED TO BE PROVIDED TO THE OWNER AND THE LANDSCAPE ARCHITECT FOR APPROVAL. A TRUCKING PACKING LIST (SHIPPING TOTALS/MANAFEST) OF WHAT WAS HAULED TO THE SITE NEEDS TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT.
5. APPLY SUBDUE MAXX FUNGICIDE AND CLEARY 3336F FUNGICIDE PER MANUFACTURER'S INSTRUCTIONS.

2 L-470 LARGE TREE PLANTING DETAIL
SCALE: NOT TO SCALE

LANDSCAPE NOTES AND SPECIFICATIONS

IMPLEMENTATION OF THIS PLAN AND SPECIFICATIONS SHALL CONFORM TO THE HIGHEST STANDARDS OF THE TRADE AND TO ALL PREVAILING ORDINANCES AND CODES. THE SPECIFICATIONS CONTAINED HEREIN SHALL SUPPLEMENT THE WRITTEN SPECIFICATIONS.

PRIOR TO SUBMISSION OF BID, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE ACCOMPLISHED.

THE WORK INCLUDES SOIL PREPARATION, FINISH GRADING, SUPPLYING AND PLANTING OF TREES, SHRUBS, GROUNDCOVERS, VINES, AND SOD OF THE SPECIES, SIZES AND QUALITY AS SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. FURTHER, THE WORK SHALL INCLUDE THE MAINTENANCE OF ALL LANDSCAPE AND SOD/SEED AREAS UNTIL FINAL ACCEPTANCE BY THE PROJECT ARCHITECT AND OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LUMP SUM BID PRICE FOR A FULLY AUTOMATIC, 100% OVERLAP COVERAGE, UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESIGN, SPECIFICATIONS AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE "IRRIGATION ASSOCIATION," 1911 N. FORT MYER DRIVE #1009, ARLINGTON, VA 22209 AND TO THE STANDARDS OF THE "FLORIDA IRRIGATION SOCIETY."

THE LANDSCAPE CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK, PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE ARCHITECT AND OWNER'S CONSTRUCTION REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED. SEE WRITTEN SPECIFICATIONS.

ALL WORK IN THE RIGHT-OF-WAY AREAS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL AND/OR STATE HIGHWAY JURISDICTION.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS (EXISTING AND PROPOSED), RELATED PAVING, ELEVATIONS, WATER AND ELECTRICAL SUPPLY, ETC., PRIOR TO START OF WORK. NOTIFY THE GENERAL CONTRACTOR AND THE ARCHITECT/OWNER'S AGENT IN WRITING OF UNSATISFACTORY CONDITIONS PRIOR TO START OF WORK. START OF WORK WILL INDICATE ACCEPTANCE OF CONDITIONS AND FULL RESPONSIBILITY FOR COMPLETED WORK.

VERIFY ALL UNDERGROUND AND ABOVE-GROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IF UNDERGROUND CONSTRUCTION, UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE EXCAVATION OF PLANTING AREAS OR PITS, IMMEDIATELY INFORM THE OWNER'S CONSTRUCTION REPRESENTATIVE. ALTERNATE LOCATIONS FOR THE PLANT MATERIAL(S) WILL BE SELECTED BY THE ARCHITECT OR AGENT. SUCH CHANCES IN LOCATION SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

THE LANDSCAPE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGES THAT RESULT FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND/OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION AND COORDINATE ON-SITE WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO START OF WORK.

SITE CONTRACTOR SHALL PROVIDE THE LANDSCAPE CONTRACTOR WITH A FINISH GRADE OF (PLUS OR MINUS) ONE-TENTH OF ONE FOOT. GRADE SHALL BE CLEAR OR DEBRIS AND WEED GROWTH. FINISH GRADES ADJACENT TO PAVING SMALL BE TWO INCHES (2") BELOW TOP OF CURBS, WALKS OR PAVING IN ORDER TO CONTAIN SOD OR MULCH AS SPECIFIED.

LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORMWATER RUNOFF FLOW TO OR IN A DITCH, SWALE OR POND.

PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER THE 'GRADES AND STANDARDS FOR NURSERY PLANTS,- SECOND EDITION STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK (ANSI 260.1-1980).

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. PLANS SHALL BE BID BY ALL BIDDERS AS SHOWN. SUBMIT WRITTEN VERIFICATION OF ANY PLANT MATERIAL(S) THAT MAY BE UNAVAILABLE AS SPECIFIED, TO THE LANDSCAPE ARCHITECT.

COORDINATE THE INSTALLATION OF TREES AND PLANTS SO AS TO NOT OBSCURE THE SITE VISIBILITY TRIANGLE AT INTERSECTIONS AND THE VISIBILITY OF DIRECTIONAL SIGNS OR LIGHTS. FIELD ADJUST TREE AND PALM LOCATIONS AS REQUIRED TO AVOID CONFLICT WITH LIGHT POLES, ETC. THE OWNER SHALL PROPERLY MAINTAIN TREES AND PLANT MATERIALS AFTER FINAL ACCEPTANCE IN ORDER TO MAINTAIN UNOBSTRUCTED VISIBILITY FOR PEDESTRIANS AND VEHICLES.

ALL TREES SPECIFIED AS BALLED AND BURLAPPED SHALL BE 'ROOT PLUS GROWERS' TAGGED AND APPROVED TO ENSURE PROPER HARDENING OFF PRIOR TO INSTALLATION ONSITE.

ALL TREES PLANTED USING EITHER A TREE AUGER OR TREE SPADE ARE TO BE CORRECTLY WATER SETTLED TO ENSURE NO FUTURE SETTLING. ALL TREES THAT SETTLE CROOKED WILL BE RESET BY LANDSCAPE CONTRACTOR. ALL HOLES DUG BY EITHER A SPADE OR AUGER ARE TO BE SCORED ALONG ALL SIDES TO ALLOW ROOT GROWTH TO ESCAPE LIMITS OF EXCAVATION.

APPLY "DEVRINOL" SELECTIVE HERBICIDE (DRY FLOWABLE) PER MANUFACTURER'S DIRECTIONS TO ALL PLANT BED AREAS PRIOR TO MULCHING. USE A PROPERLY CALIBRATED GRANULAR APPLICATOR AND DO NOT APPLY CHEMICAL DIRECTLY ONTO LEAVES OF PLANTS.

ALL PLANT BEDS AND TREE RINGS SHALL BE MULCHED WITH A 3" DEPTH LAYER OF PINE BARK MULCH (MEDIUM SIZE CHIPS. DEPTH SHALL BE MEASURED AFTER COMPACTION. REMOVE MULCH FROM CANOPIES OF SHRUBS AND PROPERLY "TUCK-IN" MULCH ALONG EDGES. DO NOT PILE MULCH AROUND THE BASE OF TREE TRUNKS. PROVIDE A 3' DIAMETER MULCH RING AROUND ALL PROPOSED AND EXISTING TREES WHICH DO NOT FALL WITHIN A MULCHED PLANTING BED OR ARE SURROUNDED BY TURF.

GROUNDCOVER AND SHRUB BEDS SHALL BE PLANTED ON TRIANGULAR SPACING WITH PLANTS INSTALLED AND FACED FOR OPTIMUM GROWTH INTO THE BED. CURVILINEAR BED LINES SHALL BE ACCURATELY SCALED FROM PLANS AND LAID-OUT IN THE FIELD. IF FIELD CONDITIONS ARE DIFFERENT FROM PLANS, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR ON-SITE REPRESENTATIVE FOR FIELD ADJUSTMENT OF MATERIALS.

GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR. NON-LIVING GROUND COVER, SUCH AS MULCH, GRAVEL, ROCKS, ETC., SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO COVER EXPOSED SOIL AND SUPPRESS FUGITIVE DUST.

FINISH GRADE TO BE RAKED, LEVEL AND FREE OF WEEDS, ROCKS AND DEBRIS PRIOR TO INSTALLATION OF SOD. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SITE CONDITIONS ARE NOT ACCEPTABLE. INCONSISTENCY IN SOD QUALITY, GRADE AND INSTALLATION MAY WARRANT REMOVAL AND REINSTALLATION.

SODDING IS REQUIRED IN ALL UNPAVED AREAS WITH THE SITE BOUNDARIES UNLESS OTHERWISE SHOWN OR NOTED. ALL SOD AREAS SHALL BE PLANTED WITH "ST. AUGUSTINE" AS SPECIFIED. SOD SHALL BE REASONABLY FREE FROM PESTS AND WEEDS, LAID IN STAGGERED ROWS WITH NO GAPS, ROLLED, FERTILIZED AND WATERED IMMEDIATELY AFTER INSTALLATION.

FERTILIZE LAWN AREAS WITH 6-6-6 FERTILIZER AT THE RATE OF 8 LBS PER 1,000 S.F. OF LAWN AREA. WATER AFTER FERTILIZATION.

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATING FOR A PERIOD OF TWENTY-FOUR HOURS PRIOR TO START OF PLANTING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL HAND-WATERING AS NECESSARY FOR ALL TREES, SHRUBS, GROUNDCOVERS AND LAWN AREAS PRIOR TO FINAL ACCEPTANCE.

THE JOB SITE SHALL BE KEPT ORDERLY AND REASONABLY CLEAN ON A DAILY BASIS DURING CONSTRUCTION OPERATIONS. UPON COMPLETION, THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE GENERATED BY HIS OPERATIONS ON-SITE, INCLUDING THE CLEANING OF WALKS AND PAVING AS NECESSARY.

IN THE EVENT OF A VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN OR NOTED ON THE PLANS, THE PLANS SHALL CONTROL.

PLANTS AND TREES SHALL BE SET PLUMB, AT THE SAME GRADE AT WHICH THEY HAVE BEEN GROWN, BEST SIDE FACING PRIME VISIBILITY AND THOROUGHLY WATERED-IN, TO ELIMINATE AIR POCKETS. TREES SET TOO HIGH OR LOW WILL BE REJECTED. VERIFY PROPOSED FINISH GRADES AND SET TREES ACCORDINGLY. SEE DETAILS FOR PLANTING, STAKING AND GUYING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SECURING TREES, PALMS AND LARGE SHRUBS IMMEDIATELY AFTER PLANTING. ALL GUY WIRES SHALL BE FLAGGED AND ALL STAKES SHALL BE DRIVEN FLUSH WITH SURROUNDING GRADE FOR PUBLIC SAFETY.

PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL CONSIST OF 60% PEAT, 20% COMPOST, AND 20% WOOD PRODUCT FOR AERATION. PLANTING MIX SHALL HAVE A pH OF 6.0-6.5 / MIX 75% PLANTING SOIL WITH 25% ON-SITE SOIL FOR PLANTING SOIL BACKFILL. BACKFILL ALL TREES AND SHRUBS AT THE FOLLOWING RATE:

TREES 3.5" CAL. AND GREATER	=1 CUBIC YARD EACH TREES
1- 3" CAL./30 GAL.	=1/2 CUBIC YARD EACH
7-15 GALLON CONTAINERS SIZE	=1/4 CUBIC YARD EACH
3-5 GALLON CONTAINER SIZE	=35 PLANTS PER CUBIC YARD
1-2 GALLON CONTAINER SIZE	=65 PLANTS PER CUBIC YARD
ROOTED CUTTING/4- POTS	=6" DEPTH OF ANN-UAL BED MIX

ROOTED CUTTINGS AND 4" POT MATERIAL SHALL BE PLANTED IN A 6" DEPTH PREPARED BED CONTAINING AN "ANNUAL BED MIX" COMPOSED OF 1/3 PEAT, 1/3 COMPOSTED PINE BARK, 1/3 SAND AND DOLOMITE pH 6.0-6.5. FERTILIZE WITH "OSMOCOTE' PER MANUFACTURER'S DIRECTIONS. TOP DRESS 'WITH I- LAYER OF SPECIFIED FINE MULCH.

SHRUBS SHALL BE PLANTED IN CIRCULAR PLANT PITS WITH A DIAMETER OF 16" GREATER THAN THE ROOTBALL OF CONTAINER. TREES SHALL BE PLANTEZ IN CIRCULAR PITS WITH A DIAMETER OF 12" GREATER THAN ROOTBALL OR CONTAINER AND BACKFILLED WITH PLANTING SOIL MIX.

REMOVE ALL PLANT LABELS, TAGS, FLAGGING TAPE AND RIBBON FROM ALL TREES, AND SHRUBS UPON FINAL ACCEPTANCE OF THE LANDSCAPE.

FERTILIZE TREES, SHRUBS AND GROUNDCOVERS WITH - "SIERRA" 7.5 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS AND AT THE FOLLOWING RATE:

LARGER CONTAINER PLANTS/TREES	=1 TABLET PER GALLON SIZE
5 GALLON CONTAINER	=4 - 5 TABLETS PER PLANT
3 GALLON CONTAINER	=3 - 4 TABLETS PER PLANT
1 GALLON CONTAINER	=2 - 3 TABLET PER PLANT

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ALL TREES, PLANTS AND/OR GRASSING NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS AFTER WRITTEN NOTICE. ALL PLANT REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THE REPLACEMENTS SHALL BE FURNISHED, AND INSTALLED AS HEREIN SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE FROM DEFECTS IN MATERIALS AND WORKMANSHIP.

AN 'AS-BUILT" OF THE LANDSCAPE AND IRRIGATION PLANS SHALL BE MADE BY THE LANDSCAPE AND IRRIGATION CONTRACTOR. THE "AS-BUILT" SHALL BE UP-DATED DAILY AND SHALL BE KEPT ON-SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. ANY AND ALL DEVIATIONS FROM THE ORIGINAL CONSTRUCTION DOCUMENTS SHALL BE DULY AND ACCURATELY RECORDED. A REPRODUCIBLE OF EACH 'AS-BUILT" SHALL BE PROVIDED BY THE LANDSCAPE AND IRRIGATION CONTRACTOR TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AND TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE AND PAYMENT OF RETAINAGE.

AT THE TIME OF FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE MANUAL CONTAINING INSTRUCTIONS FOR THE PROPER CARE OF ALL MATERIALS SPECIFIC TO THE JOB. INCLUDE IRRIGATION TIMECLOCK OPERATING DIRECTIONS AND MANUFACTL'RER'S LITERATURE TO OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL SUPPLY THE OWNER WITH A BID TO PROVIDE YEARLY MAINTENANCE OF THE PROJECT.

THE OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND WATERING OF THE LANDSCAPING AND TURF AFTER FINAL ACCEPTANCE.

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Tampa, Florida 33610
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Fax: 813-464-7629
www.HeidtDesign.com

SERENOA
ACTIVE ADULT PARCEL

LANDSCAPE DETAILS & NOTES

PREPARED FOR: VK AVALON GROVES, LLC

NO.	DATE	DESCRIPTION
1	02/09/2017	REVIEW SUBMITTAL

PROJECT NO: KLP-AG-1038
FILE: L-470-PP
DESIGN BY: NKS
DRAWN BY: NKS

FLORIDA REGISTERED LANDSCAPE ARCHITECT

NICKOLAS K. SCHILD
DATE: JUL 07 2017
REGISTRATION NO. 6667232

L-470

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\\HD-ENGHD...PROJECTS\AVALON GROVES\ACTIVE ADULT PARCEL\ENGINEERING\L-470.PP.DWG-L-470 2017/09/28 10:48 AM ERIC FRANCIS

EXHIBIT 6

LCH LAURENCE C. HAMES ESQ., P.A.
400 N. New York Avenue • Suite 206 • Winter Park, Florida 32789
P: 407.622.4500 • F: 407.622.4508 • www.hames-law.com

February 12, 2021

Patricia Thibault
Avalon Grove CDD
DPFG Management & Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746

Re: *Request for Grant of Easement*

Dear Ms. Thibault:

I represent Arthur Eugene Langley and Mary S. Langley, Trustees under the Arthur Eugene Langley Living Trust dated January 23, 2009 (the "Trust").The Trust owns the property comprising approximately 78 acres lying to the east of property owned by Avalon Groves CDD (the "CDD") abutting Sawgrass Bay Boulevard in Lake County, Florida. The Property owned by the Trust and the CDD are depicted in the two graphics attached. The first graphic has the Trust property outlined in RED while the property owned by the CDD is directly to the west, bearing the number 3909086. The second graphic depicts the Trust property and the CDD property is larger scale.

We would respectfully request that the CDD consider granting to the Trust, its successors and assigns, a 60 foot wide easement for ingress and egress across the CDD property from Sawgrass Bay Boulevard across the CDD property to the Trust property. A preliminary location of the easement could be in the lower section of the CDD property as depicted on the second graphic, while the preferred location of the easement would be in the upper section of the CDD property, as depicted.

All costs related thereto incurred by the CDD, including any legal, consulting, engineering, design, soils testing and survey fees and costs in reviewing and granting the request will be paid by the Trust, its successors and assigns. Of course, all costs related to the construction of the road in the easement granted will also be paid for in full by the Trust, its successors and assigns.

I would appreciate a favorable reply from the CDD indicating its willingness to in good faith consider this request and to work with the Trust us to secure the requested easement. We would be pleased to meet with you face to face if that would facilitate discussions

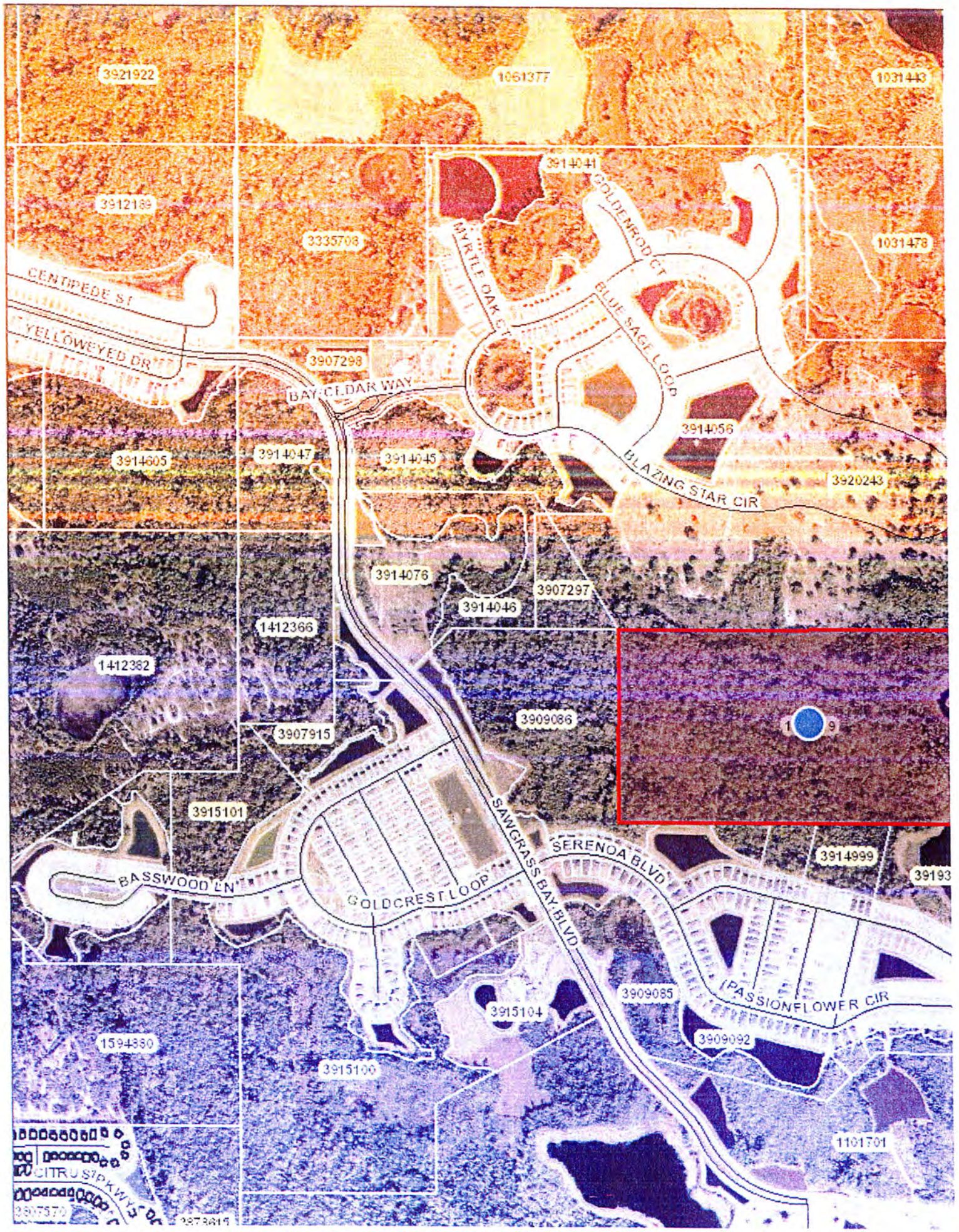
Thank you in advance for your consideration, and we look forward to your reply.

Sincerely,



Laurence C. Hames, Esq.


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1061377
1031443
3914041
GOLDENROD CT
3912189
3335708
MYRTLE OAK CT
1031478
CENTIPEDE ST
YELLOWEYED DR
BLUE SAGE LOOP
3907298
BAY CEDAR WAY
3914056
3914605
3914047
3914045
BLAZING STAR CIR
3920243
3914076
3907297
3914046
1412366
1412382
3909086
3907915
3915101
SAWGRASS BAY BLVD
SERENOA BLVD
3914999
39193
BASSWOOD LN
GOLDCREST LOOP
PASSIONFLOWER CIR
3909085
3915104
3909092
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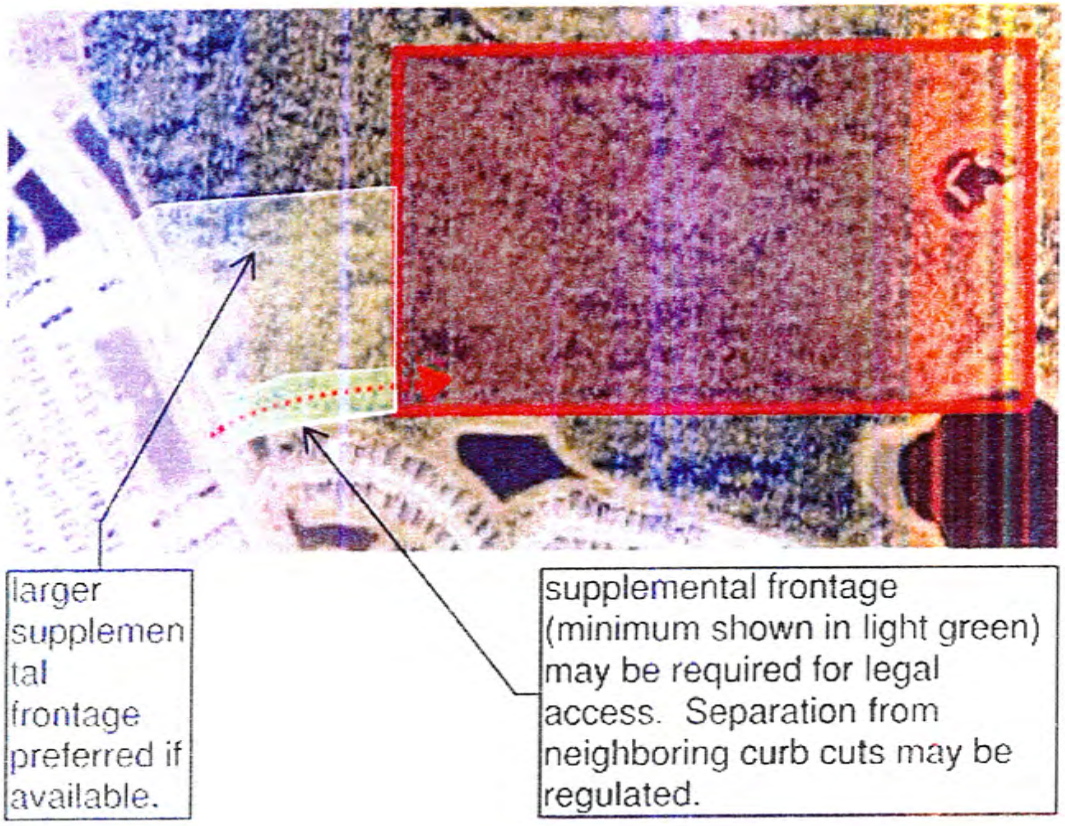

larger supplemental frontage preferred if available.
supplemental frontage (minimum shown in light green) may be required for legal access. Separation from neighboring curb cuts may be regulated.

EXHIBIT 7

YELLOWSTONE LANDSCAPE

Proposal #106402
Date: 01/21/2021
From: Dana Bryant

Proposal For

Avalon Groves CDD
c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main: 321-263-0132
mobile:

Location

100 Sawgrass Bay Blvd
Clermont, FL 34714

Avalon Groves CDD: Quarterly Well/Pump inspection 1/4

Terms: Net 30

- Inspection of the well and Pump station on the BLVD
- Pull the pump screen to the surface, check and clean

ITEM DESCRIPTION	AMOUNT
Subcontracted Service	

Client Notes

SUBTOTAL	$239.73
SALES TAX	$0.00
TOTAL	$239.73

Signature

x 

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Dana Bryant
danabryant@yellowstonelandscape.com

INVOICE

INVOICE #	INVOICE DATE
OS 202438	3/10/2021
TERMS	**PO NUMBER**
Net 30	

Bill To:

Avalon Groves CDD
c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Avalon Groves CDD

Invoice Due Date: April 9, 2021
Invoice Amount: $695.91

Description	Current Amount
Pump Station Repair Part 2	
Irrigation	$695.91

Invoice Total **$695.91**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Proposal #112829
Date: 02/23/2021
From: Dana Bryant

Proposal For

Avalon Groves CDD
c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main: 321-263-0132
mobile:

Location

100 Sawgrass Bay Blvd
Clermont, FL 34714

Avalon Groves CDD: Village 2 Annuals

Terms: Net 30

- Install Anuals with Pine Fines at the Entrance to Village 2
- Add / Enhance soil 1x / year

ITEM DESCRIPTION	AMOUNT
Plant Installation	

Client Notes

SUBTOTAL	$469.70
SALES TAX	$0.00
TOTAL	$469.70

Signature

x Chris Cleveland

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Dana Bryant
danabryant@yellowstonelandscape.com