Wellness Ridge
Community Development District

Agenda

April 22, 2026

AGENDA

Wellness Ridge
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 15, 2026

Board of Supervisors
Wellness Ridge Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Wellness Ridge Community Development District will be held **Wednesday, April 22, 2026 at 11:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 25, 2026 Meeting
4. Discussion of E-Bike Safety Incident
5. **Review of Proposed Wellness Ridge CDD Amenity Policies and Authorization to Set Rule Hearing – Modified**
6. Review of RFP for Landscape Maintenance and Authorization to Issue
7. **Update on Boundary Amendment – Modified**
    - **A. Consideration of Amended and Restated Resolution 2025-05**
8. Staff Reports
    - A. Attorney
    - B. Engineer
        - i. Discussion of Pending Plat Conveyances
        - ii. Status of Permit Transfers
        - iii. Status of Construction Funds & Requisitions
    - C. District Manager's Report
        - i. Approval of Check Register
        - ii. Balance Sheet and Income Statement
    - D. Field Manager's Report
9. Other Business
10. Supervisor's Requests
11. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
John Prowell, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, March 25, 2026 at 11:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman *by telephone*
Michelle Dudley	Assistant Secretary *by telephone*
Christopher Forbes	Assistant Secretary
Carrie Dazzo	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer *by telephone*
Alan Scheerer	Field Manager
Karly Chambers	GMS
Lisa Krivan	Lennar Homes *by telephone*

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

There being none,

THIRD ORDER OF BUSINESS **Approval of Minutes of the February 25, 2026 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the Minutes of the February 25, 2026 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Finalizing the Series 2026 Bonds**

Mr. Flint: Item 4 is Resolution 2026-05 which finalizes the assessments for the Series 2026 bonds. Jay did you want to present the resolution and I'll go over the Supplemental Methodology?

Mr. Lazarovich: This resolution is just bringing down the amount set in the delegation resolution to the final number which is $10,030,000. Everything was executed and recorded for the closing.

Mr. Flint: This is just a formality after the bonds are priced. You had previously adopted a delegation resolution that delegated the authority to go ahead and price and close on the bonds and this is just the final assessment resolution bringing the assessments down to the amount that was actually levied. Attached to the resolution is your Engineer's Report and the Final Supplemental Assessment Methodology, it should be. It says 'Preliminary' but that should indicate 'Final'. That report reflects the actual pricing if you look at page 11 of the supplemental report which is page 48 of the agenda you can see that the par amount is $10,030,000 and the construction funds are less than that after the other costs are deducted. We'll make sure that the final version of the supplemental gets included in the records.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Resolution 2026-05 Finalizing the Series 2026 Bonds was approved, subject to including the Final Supplemental Assessment Methodology report as Exhibit B.

FIFTH ORDER OF BUSINESS **Consideration of Resolutions Approving the Conveyance of Real Property and Improvements**

Mr. Flint: The next item is three resolutions dealing with conveyance of real property and improvements. Jay, do you want to present these?

A. Resolution 2026-06 – Wellness Ridge Phase 4

Mr. Lazarovich: Related to the bonds that we just closed that is Assessment Area 3, it included Phases 4 and 6. We had been alerted that the Phase 4 improvements are completed and ready for turnovers, so we prepared the necessary conveyance documents. You've seen these before, but this is a Special Warranty deed to turn over the property and a Bill of Sale to turn over the infrastructure improvements. We also included an Agreement Regarding Taxes and an Owner's Affidavit as well as a Certificate of the District Engineer signing off that all the improvements were prepared and constructed in accordance with the plans. We would just look for a motion to

approve these in substantially final form. We are mandated title review so once we get the title in, we'll just do a quick review and then be able to finalize these documents.

Mr. Morgan: Before we can convey the property to the CDD, has it been conveyed from the land bank to Lennar yet?

Mr. Lazarovich: I don't believe so yet, we wouldn't record it until that was complete.

Mr. Mogan: Do I need to run point on that? Because I know it's a private entity to a private entity, so we can't use CDD attorneys, but do you know if anybody's doing that or going to?

Mr. Lazarovich: I'm not sure if they ordered the title so if it hasn't been turned over, that should be done before prior to us recording.

Mr. Morgan: I'll make sure that's done.

Ms. Dudley: I'm currently working on transferring all tracks from the land bank to Lennar.

Mr. Morgan: Thank you, Michelle.

Mr. Forbes: Is this Phase 4 and 6 or just Phase 4, because Phase 6 is not complete yet?

Mr. Flint: This is just for Phase 4.

Mr. Lazarovich: We'll bring another one back for 6.

Mr. Flint: And 1B and 3 assuming if any of those have not been from transferred from the land bank to Lennar, they need to be done too.

Mr. Forbes: 1B definitely would be without question because that's already been transferred to homes and 3 also has to be transferred.

Mr. Lazarovich: I'll just quickly touch on those, Resolutions 2026-07 and -08 are related to Phase 1B which is Assessment Area 1 and then Phase 3 which is Assessment Area 2. This is just cleaning up the paper trail; I do believe that these have been transferred to Lennar title but will confirm that. We just wanted to get it cleaned up so that there is a proper conveyance from Lennar to the CDD.

> On MOTION by Mr. Morgan seconded by Ms. Dazzo with all in favor Resolution 2026-06 Approving Conveyance of Real Property and Improvements in Wellness Ridge Phase 4.

B. Resolution 2026-07 – Wellness Ridge Phase 1B

> On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Resolution 2026-07 Approving Conveyance of Real Property and Improvements in Wellness Ridge Phase 1B.

C. Resolution 2026-08 – Wellness Ridge Phase 3

> On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Resolution 2026-08 Approving Conveyance of Real Property and Improvements in Wellness Ridge Phase 3.

SIXTH ORDER OF BUSINESS Consideration of Series 2026 Requisition #1

Mr. Flint: We're working with the District Engineer on Requisition #1 for Assessment Area 3. That would consist of the completed improvements in Phase 4 and potentially water and sewer in Phase 6. Board approval is not required in advance of processing the requisition, we have it on the agenda in the event it was final. The conveyances which are assumed in the prior resolution are required to process the requisition so we would ask to authorize up to the amount of the construction account approval for Requisition #1.

> On MOTION by Mr. Morgan seconded by Ms. Dazzo with all in favor Series 2026 Requisition #1 was approved in an Amount Not to Exceed amount in the construction account.

SEVENTH ORDER OF BUSINESS Consideration of Shared Use Agreement with the Wellness Ridge Homeowner's Association

Mr. Flint: Next item is consideration of a Shared Use Agreement with the Wellness Ridge Homeowner's Association for use of the maintenance building that's located in the area of the clubhouse amenity. My understanding is it was always contemplated when those facilities were designed that this would be a shared use facility, regardless of ownership of the facility, to the benefit of the community by allowing the landscape contractors for the HOA and the CDD to collocate the space. It actually benefits the residents of the communities because the maintenance companies are not trailering in equipment to do the mowing and maintenance in the community. This is drafted agreement that was prepared by Counsel, I handed out a preliminary diagram detailing how the space will be delineated. My understanding is there are some permitting issues associated with the improvements that would be required to rip this space up. We can have Board discussion, or you can approve it in substantial form and bring back a final version.

Brief discussion ensued between the Board members regarding the diagram.

Mr. Flint: This is conceptual at this point, and the agreement would be substantial form. If the Board was inclined, you could approve it in substantial form with the understanding that the exhibit will be finalized and non-substantial changes would be made to the final.

Mr. Forbes: Is there a term?

Mr. Lazarovich: Right now, we have it for a 10-year term with automatic 10-year renewals.

Mr. Forbes: Is there any cost to the CDD or HOA?

Mr. Lazarovich: No, there shouldn't be. We have included the standard language regarding insurance, indemnity and provisions.

Mr. Flint: It's a two-party agreement, so the HOA would need to review it.

Mr. Forbes: What would happen to the maintenance of the building? I just didn't know if the CDD shared it, how that would work?

Mr. Morgan: It's a maintenance building, it doesn't need to be maintained.

Mr. Forbes: Once we get the final form, we will have to deal with it.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the Shared Use Agreement with the Wellness Ridge Homeowner's Association was approved in substantial form.

EIGHTH ORDER OF BUSINESS **Consideration of Proposal from Frank Polly Sod, Inc. for Wellness Way Phase 3**

Mr. Flint: Item 8 is a proposal from Frank Polly Sod for Wellness Way Phase 3. We are in the process of preparing a bid document to bid out all of landscaping, but in the interim, we do need to add Phase 3 to the existing agreement to ensure that it's maintained. Alan?

Mr. Scheerer: This is to add Phase 3 improvements that are currently ready to be maintained by the District. There is, on the map that I created, I did inadvertently highlight lot 1029. I've given Counsel an updated map that basically just omitted that. That actual tract to OS-64 is the purple tract behind the lot, I inadvertently highlighted green as part of the maintenance.

Mr. Morgan: What does purple mean?

Mr. Scheerer: It's the rec center. I try to differentiate rec center from stormwater. Alleyways are this weird pink looking color. This Phase 3 amount was contemplated in the 2026 budget, and we do have areas that are readily maintained and paid for by the District.

Mr. Morgan: That's just the green?

Mr. Scheerer: Yes, sir. The green and the ponds are part of that rec tract.

Mr. Forbes: Do you have a map like this for all of them?

Mr. Scheerer: Yes.

Mr. Forbes: Can you provide a copy of each one of those?

Mr. Scheerer: Yes, sir. I'm also working on the master map for the RFP.

Mr. Forbes: I'll work with Yannick to make sure that it's correct and that we're on the same page.

Mr. Flint: I think John has a more recent version of that map and I think it would be helpful for him to circulate his last version and we work off that one.

Mr. Scheerer: For the RFP, that's going to be critical because we're going to have future areas on the RFP, like Phase 6 and there's some areas of Phase 4 that aren't quite landscaped yet. And then later I'll ask you a question about Phase 5.

> On MOTION by Mr. Morgan seconded by Ms. Dazzo with all in favor the landscape maintenance proposal with Frank Polly Sod, Inc. for Wellness Way Phase 3 in the amount of $6,950 per month was approved.

NINTH ORDER OF BUSINESS Discussion of Non-Resident Use of Dog Park

Mr. Flint: We had a resident express concern about non-residents using the dog park. As the board knows, the CDD is a government entity so all the common spaces, the non-HOA amenities that are owned by the CDD are open to the public. The public park spaces, the playgrounds, the dog parks, all those currently are open to the public. I think the resident expressed a desire to want to see them limited to resident use only, which is a little unusual. There is a process where the CDD can adopt a non-resident user fee but that's typically only seen when the CDD owns an active recreation space, like a clubhouse, a pool, tennis course, those sorts of things. Not typically in a situation where CDD only owns things like dog parks and playgrounds, because of lack of enforcement capabilities. I wanted to bring this to the Board's attention that there was concern expressed about non-residents using the dog park but as we stand now, all those, recreational CDD owned amenities are open to the public. If you went to downtown Orlando and walked around Lake Eola, that's owned by the City of Orlando. That's a government entity and it's a public park. I don't know if the Board has any desire to look into the non-resident user fee at this point or just take that under future consideration.

Mr. Forbes: I think we have to see what type of use is happening. Right now, technically, one person is complaining.

Mr. Morgan: If it's really happening, or just somebody from Phase 3 walking over to Phase 1B.

Mr. Forbes: I think time is needed to understand it.

Mr. Morgan: There is no way to regulate it.

Ms. Dazzo: You could put a fence with a gate up.

Mr. Forbes: That is a way in which you could do it. You could easily do that. Then you could tie it in with a key code and you could make it where residents have access.

Ms. Dazzo: How high is the fence?

Mr. Forbes: Four feet. But then you could jump the fence with a dog. I think you could look and see if there's any real problem. This could be just one person that the resident brought up.

Mr. Scheerer: Like you said, it could be somebody just driving over from Phase 2.

Mr. Forbes: I wouldn't do anything in this particular time. That would be my opinion.

Mr. Flint: We had it on the agenda for Board discussion and it sounds like you want to wait and see if there's really a valid issue, so we'll bring this back in the future if needed.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Jay?

Mr. Lazarovich: Not too much this month. We did have the City Council meeting yesterday regarding the extension of contraction petition. It was just the first reading, which was to move forward so, the second reading/public hearing is set for April 14th. That's all I have for the Board this month.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Prowell: I'll recap a couple of things we talked about for clarity to the Board. We're working on pay requisition #1, we just need talk through what we can initially include to pay. We will work with Jay on the Phase 1B, 3 and 4 conveyances. We are working through the list of improvements and plats for that. We do have a draft of the maintenance map completed through Assessment Area 3. Will get that sent out in the next day or so.

Mr. Flint: That will be great, because as Alan mentioned, we will need that for the RFP for landscaping.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from February 1, 2026 through March 16, 2026 and Board compensation in the amount of $996,139.31.

Mr. Morgan: What are all the individual SECO Energy amounts? I don't remember seeing those.

Mr. Forbes: Streetlights.

Mr. Morgan: We're paying the individual streetlights to Duke?

Mr. Scheerer: That's the lease.

Mr. Morgan: That's the lease. But then the power is through SECO? We're paying that much a month to lease?

Mr. Flint: It's unusual in this case. Usually, the entity that's providing the streetlights is also the power provider and it all comes on one bill. But in this situation, SECO provides the electricity and Duke provides the streetlights.

Mr. Morgan: The City of Clermont, they don't have power. Is that the water?

Mr. Flint: Yes.

> On MOTION by Mr. Morgan seconded by Ms. Dazzo with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. No Board action was required.

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2024 Bonds

Mr. Flint: The Arbitrage Rebate Calculation Report for the Series 2024 Bonds. You retained AMTEC to do this calculation annually and it's just to demonstrate we're not earning more interest than we're paying. You can see we have a negative net rebateable arbitrage of $44,000. So, there's no arbitrage issues. Any question on the report? If not, is there a motion to accept?

> On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the Arbitrage Rebate Calculation Report for the Series 2024 Bonds was accepted.

D. Field Manager's Report

Mr. Scheerer: We touched on the biggest thing, which was that Phase 3. We are working on the RFP, and we'll be bringing that back at the next meeting. Site visits are ongoing. I did get some proposals from Frank Polly for freeze damage in Phases 1A and 1B, those were approved so they can go through and start changing out any of the dead or damaged plants. We're going to be presenting budgets here soon, so I guess my question is, and this ties to the RFP, is Phase 5 going to be online whatsoever for Fiscal Year 2027?

Mr. Forbes: There will be the wall and another entry sign there as well. That will mimic the one on the South side of the road. So really that's what you'll be dealing with is making the landscaping wall. My understanding is, at this point, there's no to be going vertical in there at that time.

Mr. Scheerer: So, no landscaping along the front of the wall?

Mr. Forbes: Yes, it will mimic the other side.

Mr. Scheerer: We'll have a little bit of landscaping over that that we need to make sure that we're funding for, and irrigation.

Mr. Forbes: The length of Phase 5 along Wellness Way will have a wall and right-of-way landscaping.

Mr. Flint: This is all conceptual and subject to pending approval of the boundary amendment.

Brief discussion ensued.

Mr. Scheerer introduced Karly Chambers as a new GMS employee.

ELEVENTH ORDER OF BUSINESS Other Business

A. Resident Correspondence

Mr. Flint: We did include an email in the agenda going out from a resident in Wellness Ridge, addressed to me, and he requested that these inquiries be included in the public record of the next board meeting. I'll just go through and address the issues. The first section is entitled "administrative fees for anticipated bonds". He's referring to the proposed build-out budget, which as part of the expansion process, there was a request from the City of Clermont to understand what the impact of the boundary expansion would be on the O&M assessments for the District. As a result, we prepared a build-out budget showing with the expansion compared to the amended 2026 budget. I assume Mr. Fumasi is looking at the build-out budget with the expansion area, assuming that gets approved. He references the Trustee fees, which in the amended FY2026 budget are

$13,500, and then in the build-out budget, it's $22,500. It's apparent from his e-mail that he believes these are one-time "Loan application and set up fees." That's not what these are. When the District issues bonds, the Master Trust Indenture designates a Trustee, the Trustee holds the bond funds. They're basically the gatekeeper between the CDD and the bondholders. There are annual fees that are paid to the Trustee, per bond issue. These are not one-time fees, they are ongoing annual fees. The current budget anticipates three bond issues, and we just issued the third one. We've got Assessment Area 1, which is Phase 1; Assessment Area 2, which is Phases 2 and 3; and now we have Assessment Area 3, which is Phases 4 and 6. Those three bond issues comprise the $13,500 in the current budget. The build-out budget, because we weren't sure if there were going to be one additional or two additional bond issues, we included an allowance for two additional bond issues. The $22,500 that you see in the build-out budget with The Sanctuary included anticipates there are five bond issues at $4,500 each. The District is required to have a Trustee per the Master Trust Indenture.

Mr. Forbes: Those have all been included in the budgets, right?

Mr. Flint: Yes, and you'll see it go up per bond issue by $4,500. We have three bond issues totaling the $13,500. They're all driven. The same thing with the dissemination fees and with the arbitrage fees. Those are all driven by the number of bond issues we have. The more bond issues, the higher those fees are going to be, and they are annual reoccurring fees. The second issue was dealing with landscape and utility surges. I haven't verified the math, but he says there was a 354% increase to $669,840. Again, as the District grows and develops, additional areas come online and they have to be budgeted for.

Mr. Morgan: And we receive additional assessments to pay for those.

Mr. Flint: Right. The current landscape maintenance budget is $537,840. That number was trued up for what we're actually maintaining right now and what we project the expenses will be through 9/30/26. The build-out budget for landscape maintenance, is $924,240 and that includes all six phases and The Sanctuary which would include Leisurely Way and the stormwater ponds. It is just an estimate out in the future. These are all expenses that will increase over time as more areas come online. The MSTU revenue issue. There is an MSTU revenue and there is an MSTU expense that offset each other. If the expenses are not incurred, the revenue is not realized. If the County decides they don't want to fund the District to do certain things, the District will not be incurring expenses to do those things. This is not necessarily a negative issue, it's a budget issue

and we've got offsetting revenue and expenses. Those were the main items in his e-mail and I just wanted to get those in the minutes.

Mr. Morgan: Thank you.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Morgan seconded by Ms. Dazzo with all in favor the meeting adjourned at 11:40 a.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Serious Safety Incident – Urgent Request for Action
Date: April 21, 2026 at 5:21 PM
To:

Begin forwarded message:

From: Juliana Aggio
Subject: Re: Serious Safety Incident – Urgent Request for Action
Date: April 6, 2026 at 2:07:52 PM EDT
To: George Flint <gflint@gmscfl.com>

The accident occurred in this area with the tables and benches, just before the playground; there were several strollers there, along with four other mothers, babies in their arms, and some children between the ages of one and two.

Traduzir o email e me ajudar a formular com base no que já me deu no outro chat

Vi que na Flórida e em Clermont não existe nenhuma regra específica, a não ser que pedestre SEMPRE tem preferência.
Mas também vi que dentro do condomínio podem existir normas e regras que tem mais poder do que as da cidade e Estado. Isso podendo incluir regras como:
- idade mínima para pilotar
- limitar a área onde pode ou não
- e até mesmo proibir o uso destes equipamentos no condomínio.

Vale ressaltar, que normas são importantes já que infelizmente, as crianças não tem maturidade e estão andando em alta velocidade, cruzando as ruas sem olhar, pois um acidente grave pode acontecer pela imprudência deles.

Aqui está uma versão em inglês bem estruturada, clara e firme — mantendo um tom respeitoso, mas ao mesmo tempo mostrando consciência e preocupação:

Subject: Clarification Regarding Rules for Electric Vehicles in the Community

Good morning,

Thank you for your response.

I have been looking into the regulations, and I understand that in Florida and in Clermont there are no specific laws addressing this situation, other than the fact that pedestrians always have the right of way.

However, I also came across information indicating that HOAs may establish their own rules within the community, which can carry more authority than city or state regulations in certain contexts. These rules may include:

Setting a minimum age to operate these vehicles

Limiting where they can or cannot be used

Or even prohibiting their use within the community

I would also like to emphasize that having clear rules is extremely important. Unfortunately, children often do not have the maturity to safely operate these vehicles. I have personally witnessed them riding at high speeds and crossing streets without looking, which creates a serious risk of accidents due to unsafe behavior.

For this reason, I believe it is essential to ensure that appropriate guidelines are in place to protect everyone in the community, especially young children.

Thank you again for your attention, and I look forward to your clarification.

Best regards,

Em seg., 6 de abr. de 2026, 12:44 PM, George Flint <gflint@gmscfl.com> escreveu:

Thank you. Were the electric bikes in the playground area or on the sidewalk associated with the street?

On Apr 6, 2026, at 11:44 AM, Juliana Aggio wrote:

Good morning,

Thank you for your prompt response.

I live in Wellness Ridge, at 2787 Vitality Way. The incident occurred directly in front of the playground, which is literally right in front of my home—we do not need to cross any street, just step outside and walk across the grass.

The incident took place in an area that, to our understanding, is intended solely for pedestrians and children. There are benches where mothers typically sit, and at the time, I was there with four other mothers and several young children between 1 and 2 years old. The children were close to us, not running around or at a distance.

We had strollers placed in this area, and there were also mothers holding newborn babies at the time.

Sincerely,

Em seg., 6 de abr. de 2026 às 11:38, George Flint <gflint@gmscfl.com> escreveu:

Ms. Aggio,

Can you please provide your address and/or the community you are referring to and the vicinity of the location where the incident occurred?

Thanks,

George

On Apr 6, 2026, at 11:34 AM, Juliana Aggio wrote:

Good morning. I contacted the HOA last week regarding an accident that occurred last week, and I was instructed to forward the notification to this email address.

Dear HOA Board / Management Team,

I am writing to formally report a serious safety incident that occurred within the condominium premises and to request immediate action.

On 04/01/2026, my baby was struck by an adolescent riding an electric bicycle in a common area of the community, specifically near the playground. This area is primarily intended for young children and families, where safety should be an absolute priority.

Fortunately, despite the incident and the distress caused, my baby is currently well. However, I must express my deep concern regarding the level of risk involved. Situations like this could have easily resulted in far more serious consequences, especially considering the vulnerability of young children.

This incident raises serious concerns about the use of electric bicycles (and other motorized devices) in shared spaces, particularly in areas designed for children. The operation of such devices at speed in environments like playgrounds presents a clear and unacceptable risk to residents.

Given the seriousness of this matter, I respectfully request:

Formal clarification of the current rules regarding the use of electric bicycles, scooters, and other motorized devices

within the condominium;
An immediate review of these guidelines and, if necessary, the implementation of stricter regulations, particularly in areas frequented by children;
Clear restrictions for locations such as playgrounds and pedestrian-priority areas;
Effective communication of these rules to all residents in order to prevent future incidents.

My intention is to ensure that our community remains a safe and secure environment for all residents, especially for children, and to prevent situations like this from occurring again—or from resulting in more severe outcomes in the future.

Thank you for your prompt attention to this matter. I look forward to your response at your earliest convenience.

Sincerely

SECTION V

Wellness Ridge Community Development District

Amenity Policies

Adopted _____, 2026

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524

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Definitions

"Amenity Facilities" or "Amenity" shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, multi-purpose paths and dog parks, together with their appurtenant facilities and areas.

"Amenity Facilities Policies" or "Policies" shall mean these Amenity Facilities Policies of the Wellness Ridge Community Development District, as amended from time to time.

"Amenity Manager" shall mean the District Manager or that person or firm so designated by the District's Board of Supervisors.

"Board of Supervisors" or "Board" shall mean the Wellness Ridge Community Development District's Board of Supervisors.

"District" shall mean the Wellness Ridge Community Development District.

"District Manager" shall mean the professional management company with which the District has contracted to provide management services to the District.

"Patron" or "Patrons" shall mean any member of the public.

"Vehicle" shall mean any mobile item, whether motorized or not, including, but not limited to, cars, trucks, motorcycles, trailers, storage pods, e-bikes, e-scooters, boats, watercraft, camper, trailer, mopeds, golf carts, buses and motor homes.

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Introduction & Welcome

We are pleased to welcome you to the Wellness Ridge Community Development District, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the Wellness Ridge Community Development District's facilities. The usage guidelines provided in this document have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

Our community provides residents with the following amenities:

- [Playground]
- [Dog Parks]
- [Multi-Use Recreational Paths/Trails]

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524.

Sincerely,

District Manager
Wellness Ridge Community Development District

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Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered a public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone (as per Florida Statute 119).

Field Management

Wellness Ridge Community Development District has contracted for Field Management Services to maintain certain amenities (common area landscape, ponds, paths and parks) owned by the Wellness Ridge Community Development District. Please contact the Field Operations Manager with any maintenance concerns on District property.

Phone: (407) 841-5524
Alan Scheerer, Field Operations Manager, ascheerer@gmscfl.com

District Management Offices

Other questions regarding Wellness Ridge Community Development District should be directed to the District Manager.

Wellness Ridge Community Development
District 219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
https://wellnessridgecdd.com/

Clermont Police Department

Dial 911 in an emergency or to report any criminal activity or Non-Emergency Number *(352) 394-5588*

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1. General Provisions

1. The Board of Supervisors (the "Board") of the District reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
    a. The District Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly noticed Board meeting.
2. Disregard for rules or policies may result in the District taking any and all actions permitted under Florida law including, but not limited to, seeking trespass violations with local enforcement and exercising the District's powers pursuant to Chapter 190, *Florida Statutes*.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District Manager (unless otherwise specified herein).
4. The District's Amenity Facilities are not attended. Patrons using the District's property, including the District's Amenity Facilities, do so at their own risk.
5. Fireworks of any kind are not permitted on any property owned by the District, including the Amenity Facilities.
6. Only District employees or contracted vendors are allowed in service areas of the Amenity Facilities.
7. The District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and Patrons. Such a temporary waiver of policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time he or she sees fit.
8. Smoking is not permitted at any of the Amenity Facilities.
9. No alcohol may be consumed, sold, or served on any Property owned by the District, including at the Amenity Facilities.
10. Patrons shall treat all District staff members with courtesy and respect.
11. Children must be attended to at all times while utilizing the Amenity Facilities.
12. The District Manager must approve performances and contracted entertainment on any property owned by the District, including at any Amenity Facility, in advance using the reservation guidelines provided in the Reservation Form available on the District website or from District staff.
13. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on any property owned by the District, including the Amenity Facilities.
14. The property owned by the District, including the Amenity Facilities, shall not be used for commercial purposes without written permission from the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
15. To the extent permissible under Florida law (Florida law shall prevail in the event of a conflict): firearms or any other weapons are prohibited in the Amenity Facilities during any Board meeting, and as otherwise prohibited in accordance with Florida law.
16. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the policies established by the Board. The District Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facilities for said events (if the schedule permits).

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17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
18. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any property of the District, including the Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same. In the event of any conflict between a provision herein and Florida law, Florida law shall prevail. The District is permitted to take any and all available actions under Florida law to ensure compliance with the provisions herein.

2. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron shall assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron.
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any Patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

3. General District Amenity Facility Policy

All Patrons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Field Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager by phone: (407) 841-5524.

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Please note that certain Amenity Facilities are unattended facilities.
Persons using the Amenity Facilities do so at their own risk.

4. Electronic Bicycles, Electric Scooters and Other Micromobility Devices

The District recognizes that the use of e-bikes, e-scooters, motorized skateboards, and any other battery-powered, electric-powered, or motor-assisted personal mobility device may be used by residents within the community; however, to protect the health, safety and welfare of all residents and guests within the District, and in accordance with Florida Statutes, the following rules shall apply to such use on, over or through District-owned property:

1. E-bikes, e-scooters, and similar battery powered micromobility devices designed for personal transportation may not be used on any District-owned [green spaces, playgrounds or similar recreation tracts]. The use of any e-bikes, e-scooters, and similar battery powered micromobility devices shall be limited to District-owned shared-use paths, trails and sidewalks, in accordance with the following:
    a. Pedestrians shall have the absolute right-of-way at all times. Operators of e-bikes and e-scooters must yield to pedestrians, runners, children, strollers, pets, and all other traffic.
    b. Any person operating e-bikes, e-scooters, and similar battery powered micromobility devices on shared pathways shall yield to pedestrians and provide an audible signal before passing them.
    c. The speed of e-bikes, e-scooters, and similar battery powered micromobility devices on sidewalks or pedestrian-designated areas shall not exceed more than 10 miles per hour when a pedestrian is within 50 feet.
    d. No person under the age of 16 years may operate an e-bike or e-scooter on District property unless directly supervised by a parent, legal guardian, or other responsible adult.
    e. Reckless or unsafe operation is strictly prohibited, including but not limited to:
        - excessive speeding
        - having more than one rider on such devices
        - abruptly crossing streets or intersections without stopping and observing traffic
        - operating while distracted, including use of headphones or mobile devices
        - stunts, wheelies, racing, or similar hazardous conduct
    f. E-bikes and e-scooters may not be parked, left unattended, or stored in a manner that obstructs sidewalks, paths, Amenity Facility entrances, or emergency access routes.
    g. E-bikes and e-scooters are strictly prohibited within pools, playground areas and any other areas designated by signage or by District staff.

The restrictions set forth herein shall apply to all District-owned or District-controlled property, including but not limited to:

- shared-use paths
- sidewalks adjacent to District property
- parks and open space areas
- clubhouse and parking lot areas
- playground and pool areas
- all other Amenity Facilities

Any person operating such device(s) in violation of the rules herein may be directed to immediately cease use and leave the premises. Violations may result in suspension or termination of Amenity privileges. Violations or refusal to comply may also be referred to local law enforcement.

This section shall not apply to authorized District personnel, contractors, law enforcement, or emergency responders operating equipment in the course of official duties.

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5. Shared-Use Paths

Wellness Ridge Community Development District offers shared-use paved paths used by a range of non-motorized travelers. Generally, these paths are most frequently used by pedestrians but are also used by runners, joggers, strollers, pet-walkers, or by people-powered equipment such as bicycles, big wheels, scooters, skateboards, roller skates, roller blades, etc.

1. No motorized vehicles (i.e., off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, ATVs, golf carts), other than maintenance vehicles and those micromobility devices within Section 4 herein, may be used on District paths, trails or sidewalks at any time. Any such motorized vehicle will be reported to the local Police Department. Pedestrians, pets, and people-powered equipment such as strollers, bicycles, scooters, skateboards, big wheels, roller skates, roller blades and skateboards are allowed on paths and trails, including certain micromobility devices in accordance with the terms herein.
2. Illegal motorized vehicles on paths, trails, or sidewalks will be reported to the Clermont Police Department. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the Suspension and Termination Rules.
3. Hours of Use: paths and trails are open Dawn to Dusk.
4. Patrons should stay on paths and trails; trespassing on private residential property is illegal.
5. Patrons should keep to the right, unless passing.
6. Patrons should yield to oncoming traffic.
7. Bicycle users should yield to pedestrians and use proper path and trail etiquette such as using bells to warn pedestrians when passing.
8. Patrons should not travel more than two abreast.
9. Patrons should not stand or stop in middle of the path or trail.

6. Playground Area

The outdoor areas of Wellness Ridge Community Development District are maintained for the use of the public. The policies below adhere to any and all outdoor spaces.

The playground area is available for use by the public on a first-come, first-serve basis.

1. The playground is open from Dawn to Dusk.
2. No alcohol may be consumed, sold, or served at any Amenity Facilities including outdoor spaces.
3. Patrons shall comply with all posted signage.
4. Bikes, rollerblades, skateboards and equipment with wheels are prohibited for use within the parks.
5. No chalking or marking any outdoor areas.
6. Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
7. Profanity, fighting or disruptive behavior will not be tolerated.
8. Smoking is not permitted in public spaces.
9. Amplified sound systems and DJs are prohibited unless it is part of a program approved by the District.
10. Patrons must clean up after themselves and dispose of trash in the appropriate receptacles.
11. Removal of any furniture, equipment or items owned by the District is prohibited.
12. All other general facility rules apply.

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7. Dog Park(s)

Dog parks are available within Wellness Ridge, for the enjoyment of the public and their four-legged friends.

a. Dog Parks are open Dawn to Dusk
b. Use of Dog Park is at your own risk.
c. Patrons are legally responsible for the behavior of their dogs at all times.
d. Dogs must be leashed while entering and exiting the park.
e. Dog waste must be cleaned up by their owners immediately.
f. The dog park may only be reserved for a community approved program or event. All
    i. scheduled events will be posted.
g. Patrons must be within the dog park and supervising their dog with leash readily available.
h. Dog handlers must be at least 16 years of age (if a guest) or 14 years of age (if a resident).
i. Patrons shall comply with all posted signage.
j. Aggressive dogs must be removed immediately.
k. Dogs should be under voice control.
l. Dog handlers must not allow their dog to dig holes or otherwise destroy or damage any equipment or landscaping.
m. Human food is prohibited at the dog park.
n. Dog food and treats are prohibited at the dog park.
o. Glass containers are prohibited at the dog park.
p. Female dogs in heat are prohibited at the dog park.
q. Puppies under four months are prohibited at the dog park.
r. Patrons must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
s. As a courtesy to others, dog owners should properly vaccinate and pest treat their dogs before they use any shared facilities such as the dog park.
t. All other general facility rules apply.

8. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the health of the stormwater management system and for the visual enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Patrons shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those nearby District waterbodies are there at their own risk.

No swimming or wading are allowed in any body of water.

No watercrafts of any kind are allowed in any body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and

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upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Lake County, City of Clermont and the St. Johns River Water Management District (SJRWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Lake County, City of Clermont and SJRWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Lake County, City of Clermont and/or SJRWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

9. Wildlife and Contacts

In the event of an emergency situation, please call 911**.**

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Lake County Animal Services for assistance.

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SECTION VI

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE / GROUNDS MAINTENANCE SERVICES

REQUEST FOR PROPOSALS NO. 2026-100

PROJECT MANUAL
ISSUE DATE: MAY 1, 2026

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PUBLIC NOTICE

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
Lake County, Florida

Notice is hereby given that the Wellness Ridge Community Development District ("**District**") will accept proposals from qualified firms ("**Proposers**") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning **Friday, May 1, 2026, at 9:00 AM (EST)**. The Project Manual is available by emailing Stacie Vanderbilt, Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, at svanderbilt@gmscfl.com.

Proposal Requirements. In order to submit a proposal, each Proposer must: (1) be authorized to do business in Florida; (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. Copies of the Project Manual will not be available at that meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have requested a copy of the Proposal Manual via email.

Submission of Proposals. Firms desiring to provide services for this project must submit proposals no later than **Monday, June 15, 2026, at 2:00 PM (EST)** at Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: District Manager. The proposals will be publicly opened at that time and place. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Protests. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the first advertisement of the Request for Proposals. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager at 219 E. Livingston St., Orlando, FL 32801.

Evaluation of Proposals. The Board is expected to evaluate the proposals at a public meeting on **Wednesday, June 24, 2026 at 11:00 AM (EST)**, at 2525 Oakley Seaver Dr. Clermont Florida 34711. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed **in writing by e-mail only** to Stacie Vanderbilt at svanderbilt@gmscfl.com no later than **Monday, June 1, 2026, at 5:00 PM (EST).**

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NOTICE OF MEETINGS

Unless certain circumstances exist where a public opening is unwarranted, all proposals will be publicly opened at a special meeting of the District to be held at **2:00 PM (EST), Monday, June 15, 2026, at the offices of Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801**. Proposer names and total pricing will be announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. The Board is expected to evaluate the proposals at a public meeting on **Wednesday, June 24, 2026, at 11:00 AM (EST), at 2525 Oakley Seaver Dr. Clermont Florida 34711.** A copy of the agenda for either meeting can be obtained from the District Office at 219 E. Livingston St., Orlando, FL 32801 or by phone at (407) 841-5524.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above locations will be present a speaker telephone so that any Board Supervisor or staff member can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations to participate in the meetings is asked to advise the District Office at (407) 841-5524, at least 48 hours before either meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Wellness Ridge Community Development District
George S. Flint,
District Manager

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WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services
Lake County, Florida

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
May 1, 2026	RFP Notice is issued; RFP package available for download.
May 4, 2026 – May 29, 2026	Site inspections available. *Please contact Alan Scheerer, Field Manager at 407-841-5524 or Ascheerer@gmscfl.com to schedule a time to visit the site. No verbal interpretations or answers will be given at site visits.*
June 1, 2026 at 5:00 PM (EST)	Deadline for questions (in writing only).
June 15, 2026 at 2:00 PM (EST)	Proposal submittal deadline; bid opening.
June 24, 2026 at 11:00 AM (EST)	Board meeting for evaluation of proposals

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1. DUE DATE. Sealed proposals ("**Proposals**") must be received from interested parties ("**Proposer**") no later than **Monday, June 15, 2026, at 2:00 PM (EST)** at **Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: District Manager**. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy & one (1) digital PDF copy (flash drive or disc required – no email submissions accepted), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. Proposals may be mailed or hand-delivered, but the Proposer is solely responsible for ensuring that the Proposal is received by the applicable deadline. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS - Wellnesss Ridge Community Development District – Landscape & Irrigation Maintenance ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

3. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

4. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other

conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof.

The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

5. PROJECT MANUAL. The "Project Manual" and any addenda thereto, will be available by request from Brittany Brookes at bbrookes@gmscfl.com.

6. QUALIFICATIONS OF PROPOSER; MANDATORY AND PERMISSIVE REQUIREMENTS. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. The following are mandatory minimum qualifications. All other requirements will be considered in the evaluation process and may affect scoring or responsiveness. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

7. COLLUSION PROHIBITED. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

8. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Brittany Brookes at bbrookes@gmscfl.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after **Monday, June 1, 2026, at 5:00 PM (EST)** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

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9. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

10. PROPOSAL FORMS AND BID SHEETS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. **Bid Sheets:** Proposer shall complete an Excel spreadsheet provided with the Project Manual to indicate five years of pricing based on the Scope of Services. Please use the Excel spreadsheet provided as Bid Sheets. All yellow cells on both bid sheets should be completed. Bidder is responsible to check formulas, typos, and all numbers before submittal. Five years of pricing is required. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

11. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

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A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, the Sworn Statement Regarding Scrutinized Companies, and the Anti-Human Trafficking Affidavit.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Bid sheet which is a completed proposal pricing in Excel format based on the Scope of Services. Pricing should be for five years of service. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

H. Copy of current certificate of insurance.

12. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

13. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

14. PRICING. Proposers shall submit their price information on the supplied Excel bid sheets with all yellow spaces completed. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their five year pricing shall not increase but remain consistent with the submitted pricing proposal throughout the term of the contract agreement unless a written submittal for a price increase provided by the contracted service provider is submitted to the Board of Supervisors for consideration at a duly noticed public meeting.

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15. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

16. CONTRACT AWARD. The contract awarded pursuant to this RFP is anticipated to commence on **October 1, 2026**, with an initial term of one (1) year and up to four (4) optional annual renewals, for a total contract term of five (5) years. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any

and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

17. INDEMNIFICATION; LIMITATION OF LIABILITY. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

18. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations

19. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the Florida Statutes will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award. The Board reserves the right to request presentations or conduct interviews prior to final ranking

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

20. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

21. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the

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singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

22. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

23. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the initial advertisement; and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Wellness Ridge Community Development District, c/o: Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, ATTN: District Manager.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Twenty Thousand Dollars ($20,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

24. E-VERIFY. The successful Contractor must comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Contractor must register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor will represent that no public employer has terminated

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a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

25. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous 5 years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statues*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statues*.

26. ANTI-HUMAN TRAFFICKING REQUIREMENTS. The successful Contractor must certify that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The successful Contractor agrees to execute an affidavit certifying the same in compliance with Section 787.06(13), *Florida Statutes*.

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WELLNESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Landscape and Irrigation Maintenance Services

EVALUATION CRITERIA

Factor	Description	Points
1.	**Completeness of Proposal** Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.	5
2.	**Experience** Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.	25
3.	**Qualifications of Key Personnel** Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	25
4.	**Machinery, Equipment, and Manpower** Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	**Cost** Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 25 = Total Cost Points *Note: a sum of five (5) years of pricing for current service areas will be considered for purposes of determining the lowest cost proposal.*	25
Total		100

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Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

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WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM

NAME OF PROPOSER COMPANY: _____

NAME OF PERSON COMPLETING THIS BID: _____

EMAIL: _____

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount Year 1 and Sum of Five Years:

It is important to also submit the Excel spreadsheet provided as bid sheets as part of the project manual. There is one bid sheet for Wellness Ridge CDD. All pricing is submitted based on the Scope of Services included with the Project Manual.

Year 1 Total Wellness Ridge CDD	$
Sum of Five Year Pricing Wellness Ridge CDD	$
Annual Total Future Phase 4 and 6	$

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

_____(1) authorized to do business in Florida, and
_____(2) holds all required state and federal licenses, in good standing;
_____(3) has at least five (5) years' experience with landscape maintenance projects; and

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE

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AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Wellness Ridge Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. By signing below, and by not filing a protest within seventy-two (72) hours after the initial advertisement of the Request for Proposals, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

[signature on following page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

DRAFT

Dated this ____ day of _____ 2026.

Proposer:_____
By:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ▢ physical presence or ▢ online notarization this ____ day of _____2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

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PROPOSAL FORM

PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

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- *Company Standing:*

  Proposer's Corporate Form: _____
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? _____ Date _____

  Is the Proposer in good standing with that State? Yes ___ No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

  If no, please explain _____

  _____

  _____

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- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

  General Liability $_____
  Automobile Liability $_____
  Workers Compensation $_____
  Expiration Date _____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  _____

  _____

  _____

  _____

  _____

  _____

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  _____ Supervisors, who will be onsite ___ days per week;
  _____ Technical personnel, who will be onsite ___ days per _____; and
  _____ Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name:_____

  Position / Certifications:_____

  Duties / Responsibilities:_____

  Percent of Time to Be Dedicated to This Project: _____%

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Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location:_____

Contact:_____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

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- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER:_____ DATE:_____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

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SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER:_____ DATE:_____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

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COMPANY-OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:_____ DATE:_____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

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PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
  Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

  2025 = _____

  2024 = _____

  2023 = _____

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

  Project #1 Name/Location:_____

  Contact:_____ Contact Phone: _____

  Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  _____

  _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

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Project #2 Name/Location:_____

Contact:_____ Contact Phone: _____

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

_____

_____

_____

_____

Is this a current contract? Yes ___ No ___

Project #3 Name/Location:_____

Contact:_____ Contact Phone: _____

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

_____

_____

_____

_____

Is this a current contract? Yes ___ No ___

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- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

_____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

_____

- *Is the Proposer or any of its affiliates presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No ___ If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

_____

_____

_____

_____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

_____

_____

_____

_____

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- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

_____

_____

_____

_____

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (_) If yes, provide the following:*

Identify the Case # and Tribunal:_____

Describe the Nature of the Action:_____

_____

_____

_____

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

_____

_____

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes (_) No (_) If yes, please explain:*

_____

_____

_____

_____

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PROPOSAL FORM
PART IV – PRICING BID SHEETS AND EMERGENCY CLEAN UP SERVICES COSTS

Please submit the Excel spreadsheet provided as bid sheets and part of the project manual. All yellow cells should be filled in. Proposer is responsible to check formulas, math and typos before submittal. Five years of pricing are required. Here is a depiction of the bid sheets – these depictions do not need to be filled in but completed bid sheet (one print copy of bid sheet and electronic format) are required as part of the submittal. Pricing is in accordance with the Scope of Services included in the Project Manual. Please complete the proposed costs for Emergency Clean Up services to be included with the submittal.

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EXHIBIT 2 - FEE SUMMARY WELLNESS RIDGE CDD

Proposer: **Property:** **Phases 1, 2 and 3**

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2027 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL
GENERAL SERVICES (Schedule A)													**$0**
TURF CARE (Schedule B)													**$0**
TREE / SHRUBCARE (Schedule C)													**$0**
BEDDING PLANTS (Schedule D) *0 Units Per Rotation*													**$0**
BED DRESSING (Schedule D) *Yards of Bed Dressing*													**$0**
PALM TRIMMING (Schedule D) *Foxtail* *Sabal* *Ribbon*													**$0**
IRRIGATION MAINT. (Schedule E) *Number of Zones*													**$0**
TOTAL FEE PER MONTH:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**Annual Total $0**

Period	Year	Annual Total
October 2026 to September 2027	Year 1	(should match annual amount noted above)
October 2026 to September 2027	Year 2	
October 2027 to September 2028	Year 3	
October 2028 to September 2029	Year 4	
October 2029 to September 2030	Year 5	
Sum of Five Year Pricing		

EXHIBIT 2 - FEE SUMMARY WELLNESS RIDGE CDD

Proposer: **Property:** **FUTURE PHASE 4**

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2027 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL
GENERAL SERVICES (Schedule A)													**$0**
TURF CARE (Schedule B)													**$0**
TREE / SHRUBCARE (Schedule C)													**$0**
BEDDING PLANTS (Schedule D) *0 Units Per Rotation*													**$0**
BED DRESSING (Schedule D) *Yards of Bed Dressing*													**$0**
PALM TRIMMING (Schedule D) *Foxtail* *Sabal* *Ribbon*													**$0**
IRRIGATION MAINT. (Schedule E) *Number of Zones*													**$0**
TOTAL FEE PER MONTH:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**Annual Total $0**

Period	Year	Annual Total
October 2026 to September 2027	Year 1	(should match annual amount noted above)
October 2026 to September 2027	Year 2	
October 2027 to September 2028	Year 3	
October 2028 to September 2029	Year 4	
October 2029 to September 2030	Year 5	
Sum of Five Year Pricing		

EXHIBIT 2 - FEE SUMMARY WELLNESS RIDGE CDD

Proposer: **Property:** **FUTURE PHASE 6**

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2027 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL
GENERAL SERVICES (Schedule A)													**$0**
TURF CARE (Schedule B)													**$0**
TREE / SHRUBCARE (Schedule C)													**$0**
BEDDING PLANTS (Schedule D) *0 Units Per Rotation*													**$0**
BED DRESSING (Schedule D) *Yards of Bed Dressing*													**$0**
PALM TRIMMING (Schedule D) *Foxtail* *Sabal* *Ribbon*													**$0**
IRRIGATION MAINT. (Schedule E) *Number of Zones*													**$0**
TOTAL FEE PER MONTH:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**Annual Total $0**

Period	Year	Annual Total
October 2026 to September 2027	Year 1	(should match annual amount noted above)
October 2026 to September 2027	Year 2	
October 2027 to September 2028	Year 3	
October 2028 to September 2029	Year 4	
October 2029 to September 2030	Year 5	
Sum of Five Year Pricing		

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

B. Debris removal equipment unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

C. Other emergency/disaster related unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

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Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

SWORN STATEMENT UNDER SECTION 287.133(3)(A),
***FLORIDA STATUTES*, REGARDING PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Wellness Ridge Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

   _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another

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person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

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Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this ___ day of _____, 2026.

Proposer:_____
By:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ▢ physical presence or ▢ online notarization this ____ day of _____ 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

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SWORN STATEMENT PURSUANT TO SECTION 287.135(5), *FLORIDA STATUTES*, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Wellness Ridge Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

   _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____ 2026.

Proposer:_____

By:_____

Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

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ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of _____ _____, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by _____, as _____, of _____, who is ☐ personally known to me or ☐ who produced _____ as identification this _____ day of _____, 2026.

_____

(Notary Seal) Notary Public

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SAMPLE LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this ___day of _____ 2026, by and between:

Wellness Ridge COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Lake County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"), and

_____, INC., a Florida Corporation, whose mailing and principal address is _____("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

A. ***Scope of Services***. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C** ("**Fee Summary**") and incorporated herein by this reference. Should any work and/or services be required which

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are not specified in this Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement. In the event of any conflict between the terns in this Agreement and the terms in any of the exhibits attached hereto, the terms in this Agreement shall control.

B. ***Acceptance of Site***. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with all applicable standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor warrants that the Work shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion of any portion of the Work to repair any deficiencies, fixes or touch-ups needed.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. ***Rain Days***. In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

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F. ***Protection of Property.*** Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting***. The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

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H. ***Deficiencies***. Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws***. The Contractor shall keep, observe, and perform

all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. ***Safety***. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. ***Environmental Activities.*** The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors.*** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. ***Independent Contractor Status.*** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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3. COMPENSATION; TERM.

A. ***Term***. The term of this Agreement shall be from October 1, 2026 to September 30, 2027 ("**Year 1**"), unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement will automatically renew in additional, one (1) year terms, for up to four (4) additional annual renewals, unless terminated earlier in accordance with the terms of this Agreement.

B. ***Compensation***. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit X**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit X.**

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit X**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit X**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor***. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the

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form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

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5. INSURANCE.

A. ***Insurance Required***. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required***. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of

the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured***. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the

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Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief,

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and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators and successors of the parties to this Agreement, except as expressly limited in this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

E. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. ***Attorneys' Fees.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. ***Amendments.*** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. ***Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

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J. ***Notices.*** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District: Wellness Ridge Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn.: District Manager

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave, Ste. 1400
Orlando, Florida 32801
Attn.: District Counsel, Jan A. Carpenter, Esq.

B. If to Contractor: _____
_____
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Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

K. ***Third Party Beneficiaries.*** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in

and for Lake County, Florida.

M. ***Public Records.*** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **TBD** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT XXXXXX@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

N. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

O. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

P. ***Counterparts.*** This Agreement may be executed in any number of

counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. ***Scrutinized Companies Statement.*** Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-Verify.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statues*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095*, Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

R. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or*

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revocation of the right to transact business with public entities;

b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and

e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

S. ***Compliance with section 20.055, Florida Statutes***. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes.*

[*Remainder of this page intentionally left blank*]

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IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

WELLNESS RIDGE COMMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Secretary

☐ Assistant Secretary

_____

By:_____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

SERVICE PROVIDER, INC.

_____

By: _____

Its: _____

_____

By:_____

Its: _____

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Exhibit X: Form of Work Authorization (not included with this sample agreement)
Exhibit X: Scope of Services
Exhibit X: Landscape Maintenance Map

WELLNESS RIDGE CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into "elements" to define the elements involved and required in the maintenance of the property.

GENERAL SERVICES- COMPONENT "A"

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

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Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia and Bermuda turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas.

St. Augustine and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Dry ponds and pond bottoms will be mowed 26 times a year.

Bermuda turf shall be mowed with a reel mower at a height of 1 ¼", any deviation should be approved by management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs, they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Ponds banks will be trimmed to the edge of water.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

The contractor will completely detail the entire property once every three weeks at minimum. The exception will be the entrances and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree rings and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

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Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries. Street trees shall be maintained at a height of 14' for vehicle clearance.

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Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations. Contractor will also be responsible to empty all trash cans and replenish all dog bags and liners at all CDD parks and dog parks. Dog parks are to be serviced weekly.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period**. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly**. A copy of these documents should be submitted to the CDD representative by the **5th** of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

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Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, in order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

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COMPONENT "B" – TURF CARE PROGRAM

St. Augustine

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.
Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

Bermuda

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Weeds: Herbicide will be applied to Bermuda sod areas for control of broadleaf weeds.

Herbicide application is included in all applications when temps are below 90 degrees.
Typically, October, January, and April. Rotate the following products based on weeds present. Blindside, Celsius Extra, & Trimec 992. Other products may be used if approved by management.

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Bahia – Where Applicable (Irrigated Areas Only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

<u>Application Requirements: Fertilization</u>

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

<u>Insect/Disease Control</u>

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

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All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

COMPONENT "C" – TREE/SHRUB CARE PROGRAM

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium

blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

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Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

COMPONENT "D" – IRRIGATION MAINTENANCE

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under $500 should be carried out each month with just verbal confirmation. Anything over $500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

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Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.
Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

COMPONENT "E" – ADDITIONAL SERVICES

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents.
Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

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E.1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

- Removal of all litter and debris.
- Beds are to remain weed – free at all times.
- All declining blooms are to be removed immediately.
- Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.

Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

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Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out Once per year. Once in the fall. The most desirable month is Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

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E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15' will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

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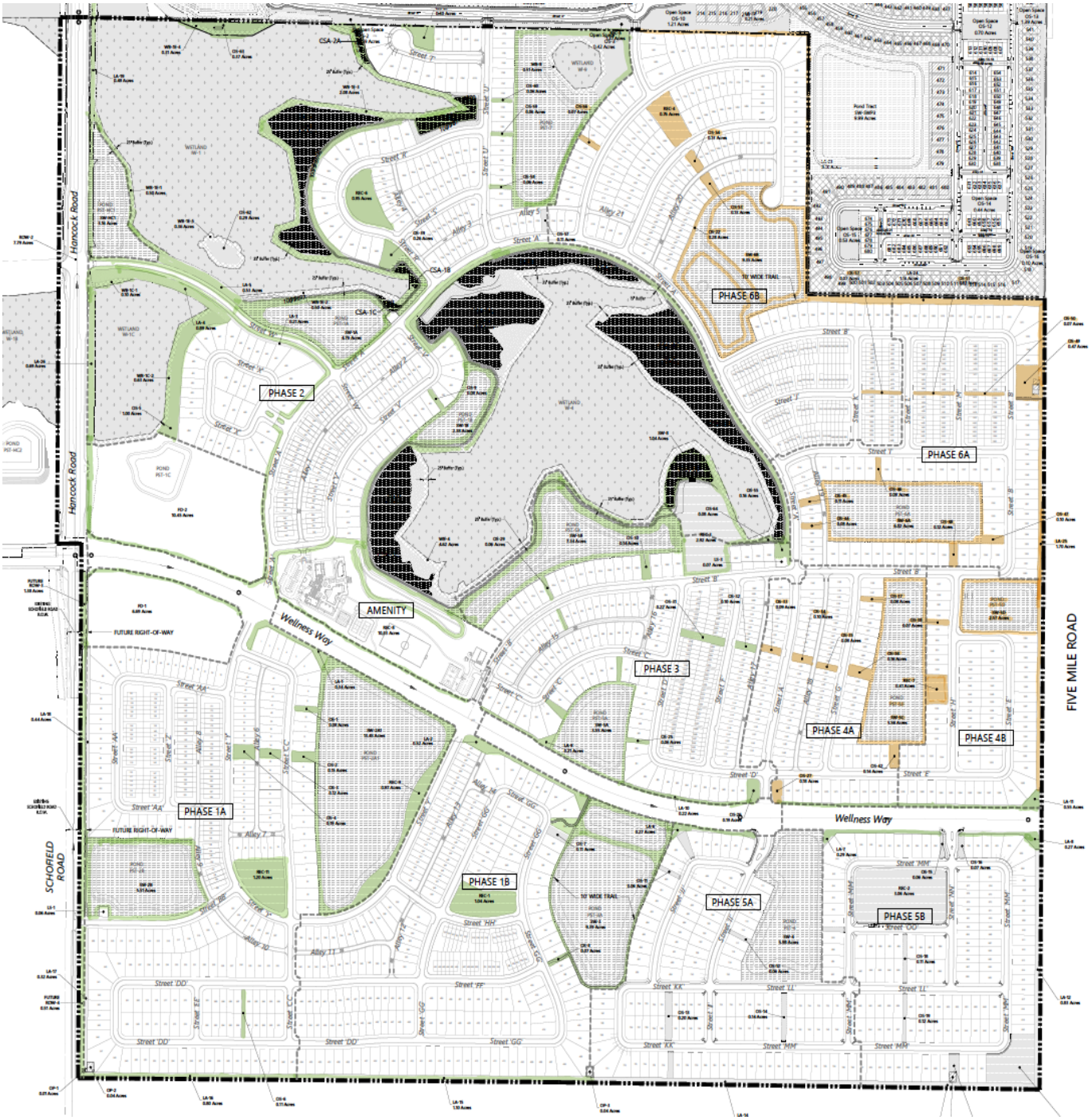
EXHIBIT __ – WELLNESS RIDGE MAPS OF SERVICE AREAS

WELLNESS RIDGE LANDSCAPE MAINTENANCE MAP



Future Phase 4 Landscape and Irrigation Plans

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd.
4	As-built Revision	01/28/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/16/2024	
1	Rev. per City comments	08/23/2024	

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Checked by AFS
Issued for Construction Approval
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Drawing Title
Overall Landscape Plan

Drawing Number
L3.00

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Project Number
63302.11

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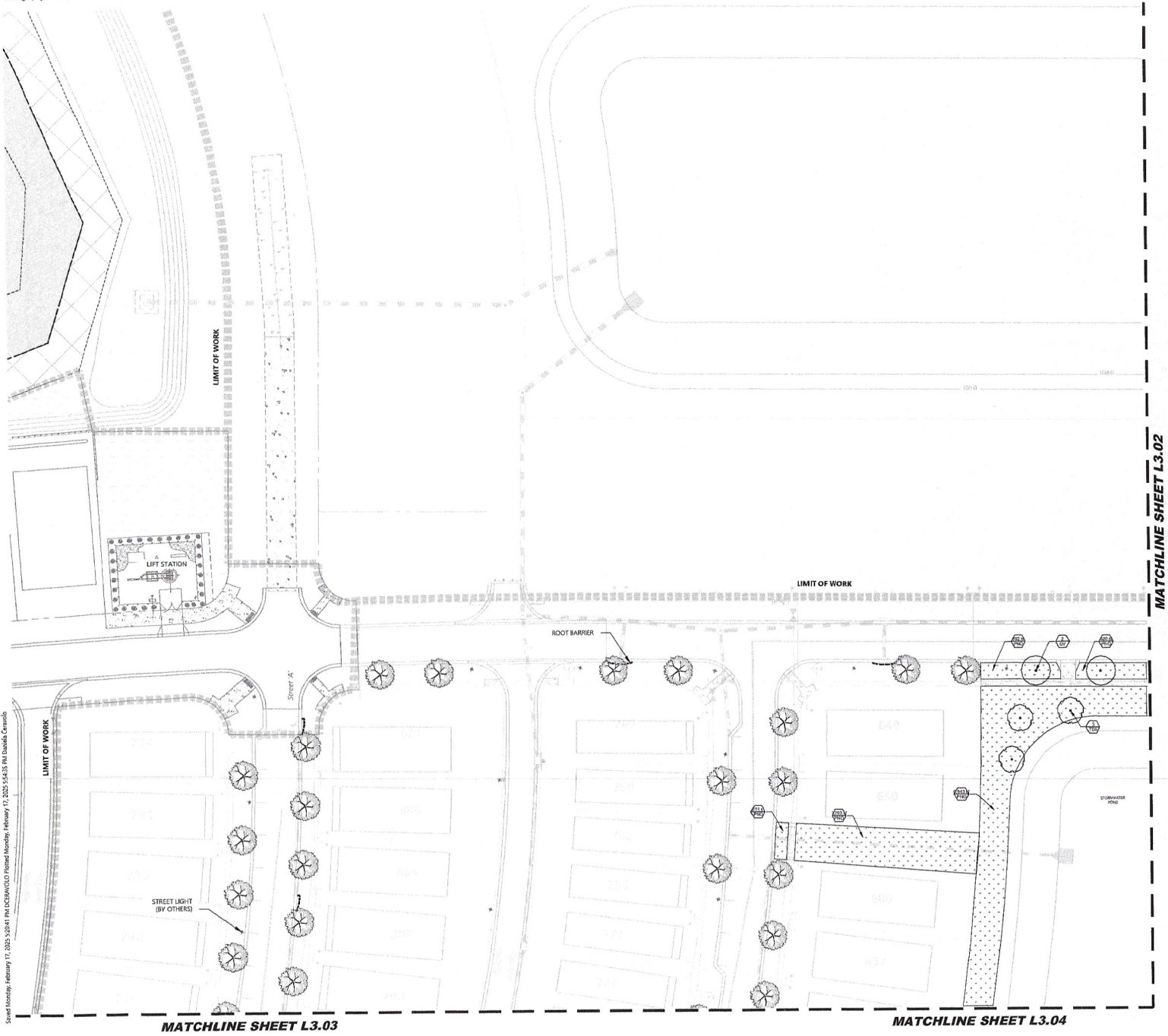

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	IE	Eagleston Holly
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PDM	Date Palm
	PED-B	Slash Pine
	PLO	American Sycamore
	QV	Southern Live Oak
	QV6	Southern Live Oak
	SP	Sabal Palm
	TDS	Bald Cypress

SYMBOL	CODE	COMMON NAME
SHRUBS		
	DE2	Gold Mound Duranta
	IP	Anise
	SEP	Saw Palmetto
	SC	Silver Saw Palmetto
SHRUB AREAS		
	AN	Annuals
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	MC	Pink Muhly
	SBAK	Sand Cord Grass
	ZF	Coontie Fern
GROUND COVERS		
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.52 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
2. WHERE TREES ARE PROPOSED DIRECTLY OVER STORM AND UTILITY LINES, A MINIMUM OF 5' OF COVER IS PROVIDED.
3. STREET TREES TO BE LOCATED A MINIMUM 10' FROM FIRE HYDRANTS.
4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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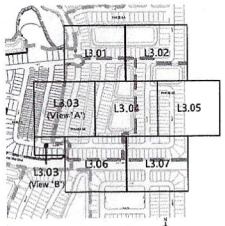

Key Map N.T.S.

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Approd.
4	As-built Revision	01/23/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/16/2024	
1	Rev. per City comments	08/29/2024	

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Landscape Planting Plan

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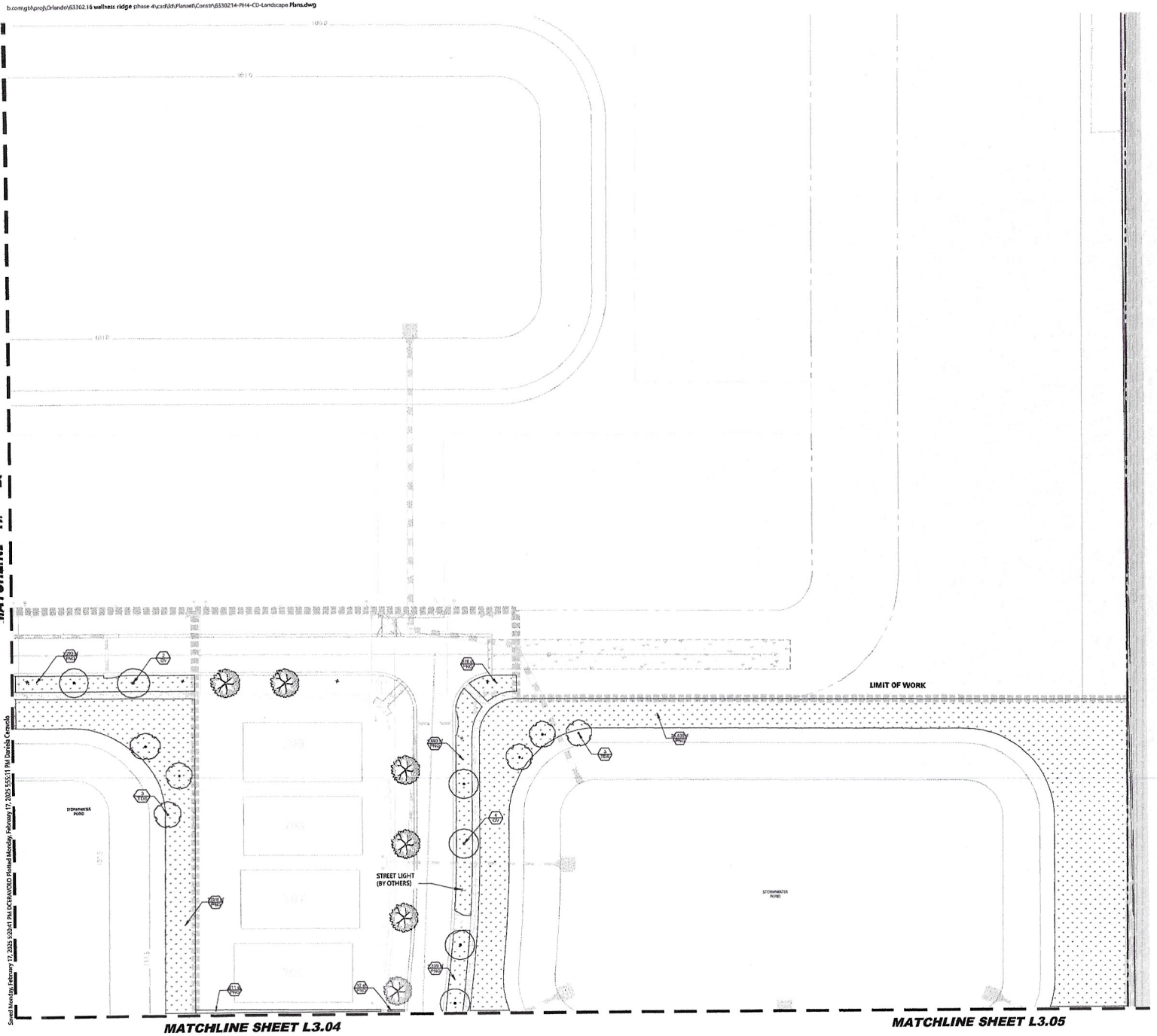

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	IE	Eagleston Holly
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PDM	Date Palm
	PED-B	Slash Pine
	PLO	American Sycamore
	QV	Southern Live Oak
	QVS	Southern Live Oak
	SP	Sabal Palm
	TDS	Bald Cypress

SYMBOL	CODE	COMMON NAME
SHRUBS		
	DE2	Gold Mound Duranta
	IP	Anise
	SEP	Saw Palmetto
	SC	Silver Saw Palmetto
SHRUB AREAS		
	AN	Annuals
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	MC	Pink Muhly
	SBAK	Sand Cord Grass
	ZF	Coontie Fern
GROUND COVERS		
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.52 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
2. WHERE TREES ARE PROPOSED DIRECTLY OVER STORM AND UTILITY LINES, A MINIMUM OF 5' OF COVER IS PROVIDED.
3. STREET TREES TO BE LOCATED A MINIMUM 10' FROM FIRE HYDRANTS.
4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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Key Map N.T.S.

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Approved
4	As-built Revision	01/23/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/14/2024	
1	Rev. per City comments	08/23/2024	

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Drawing Title
Landscape Planting Plan

Drawing Number
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Project Number
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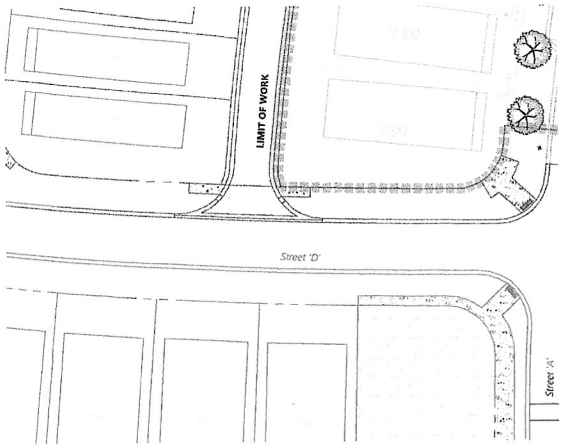

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View 'B'

For Continuation,
See View 'A', This Sheet

View 'A'

MATCHLINE SHEET L3.01

MATCHLINE SHEET L3.06

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	IE	Eagleston Holly
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PDM	Date Palm
	PED-B	Slash Pine
	PLO	American Sycamore
	QV	Southern Live Oak
	QV6	Southern Live Oak
	SP	Sabal Palm
	TDS	Bald Cypress

SYMBOL	CODE	COMMON NAME
SHRUBS		
	DE2	Gold Mound Duranta
	IP	Anise
	SEP	Saw Palmetto
	SC	Silver Saw Palmetto
SHRUB AREAS		
	AN	Annuals
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	MC	Pink Muhly
	SBAK	Sand Cord Grass
	ZF	Coontie Fern
GROUND COVERS		
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.52 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
2. WHERE TREES ARE PROPOSED DIRECTLY OVER STORM AND UTILITY LINES, A MINIMUM OF 5' OF COVER IS PROVIDED.
3. STREET TREES TO BE LOCATED A MINIMUM 10' FROM FIRE HYDRANTS.
4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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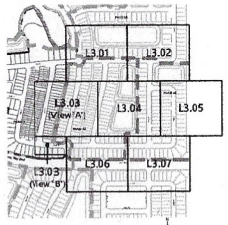

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appr.
4	As-built Revision	01/23/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/14/2024	
1	Rev. per City comments	09/23/2024	

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Landscape Planting Plan

Drawing Number
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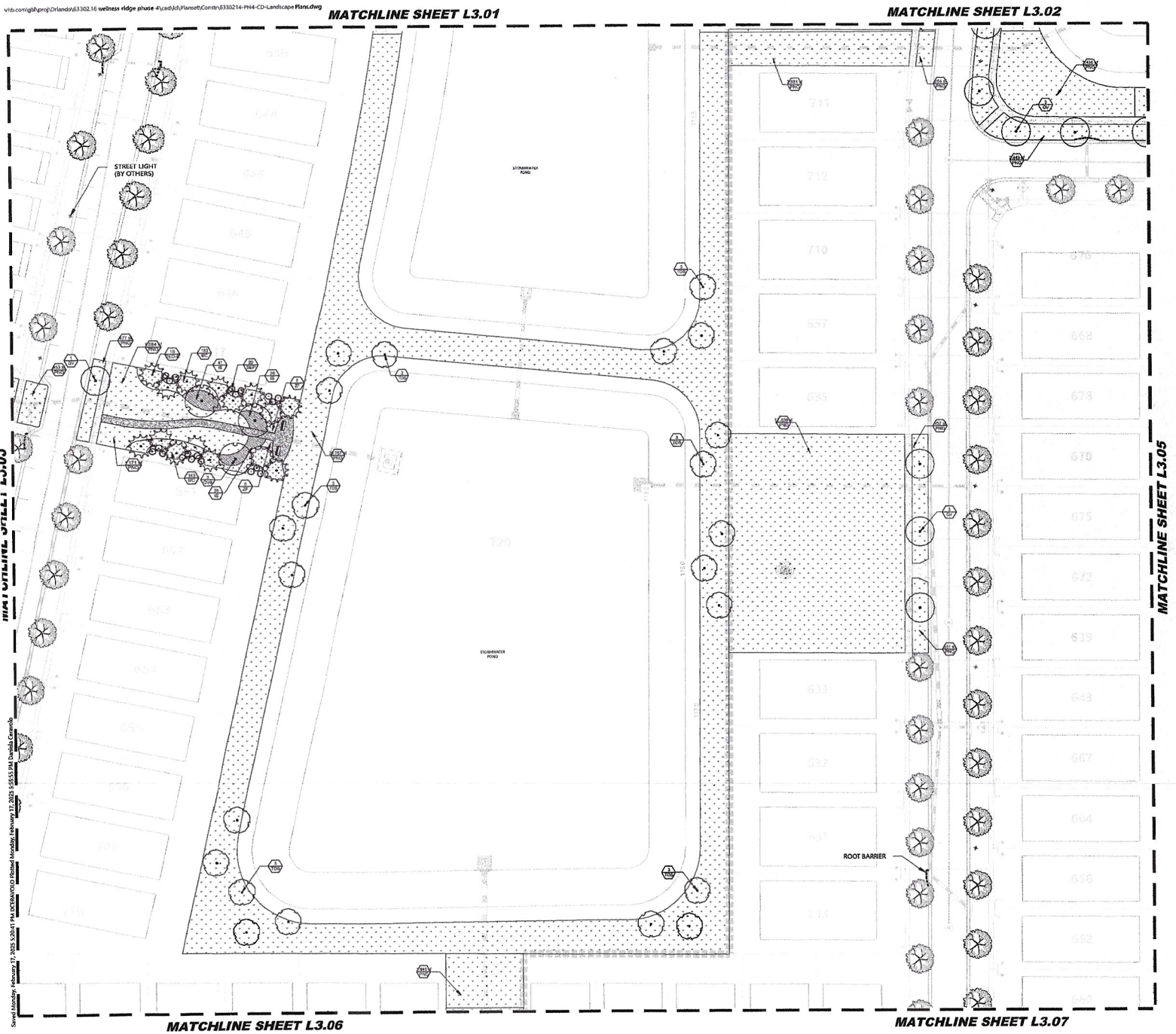

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
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	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PDM	Date Palm
	PED-B	Slash Pine
	PLO	American Sycamore
	QV	Southern Live Oak
	QV6	Southern Live Oak
	SP	Sabal Palm
	TDS	Bald Cypress

SYMBOL	CODE	COMMON NAME
SHRUBS		
	DE2	Gold Mound Duranta
	IP	Anise
	SEP	Saw Palmetto
	SC	Silver Saw Palmetto
SHRUB AREAS		
	AN	Annuals
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	MC	Pink Muhly
	SBAK	Sand Cord Grass
	ZF	Coontie Fern
GROUND COVERS		
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.51 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
2. WHERE TREES ARE PROPOSED DIRECTLY OVER STORM AND UTILITY LINES, A MINIMUM OF 5' OF COVER IS PROVIDED.
3. STREET TREES TO BE LOCATED A MINIMUM 10' FROM FIRE HYDRANTS.
4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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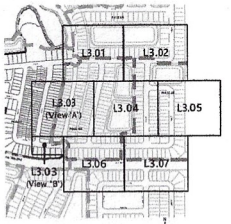

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appd.
4	As-built Revision	01/29/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/16/2024	
1	Rev. per City Comments	08/29/2024	

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Drawing Title
Landscape Planting Plan

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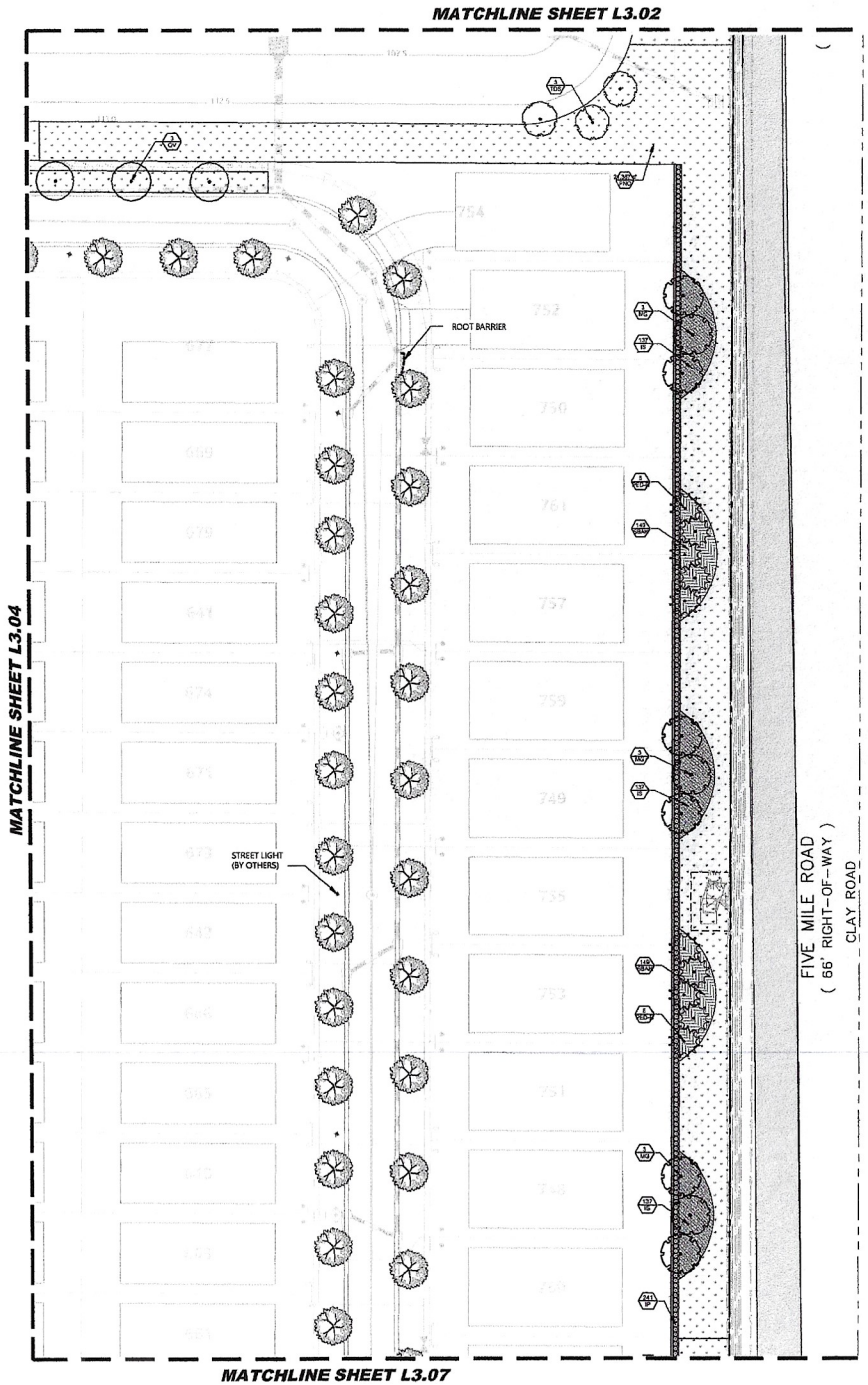

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	IE	Eagleston Holly
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PDM	Date Palm
	PED-8	Slash Pine
	PLO	American Sycamore
	QV	Southern Live Oak
	QVG	Southern Live Oak
	SP	Sabal Palm
	TDS	Bald Cypress

SYMBOL	CODE	COMMON NAME
SHRUBS		
	DE2	Gold Mound Duranta
	IP	Anise
	SEP	Saw Palmetto
	SC	Silver Saw Palmetto
SHRUB AREAS		
	AN	Annuals
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	MC	Pink Muhly
	SBAK	Sand Cord Grass
	ZF	Cocontie Fern
GROUND COVERS		
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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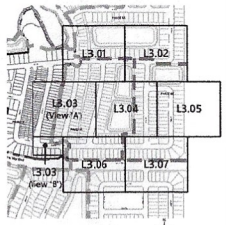

Key Map N.T.S.

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appr
4	As-built Revision	01/21/2021	
3	Rev per Owner	12/12/2024	
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1	Rev per City comments	08/28/2024	

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Project Number: 63302.11

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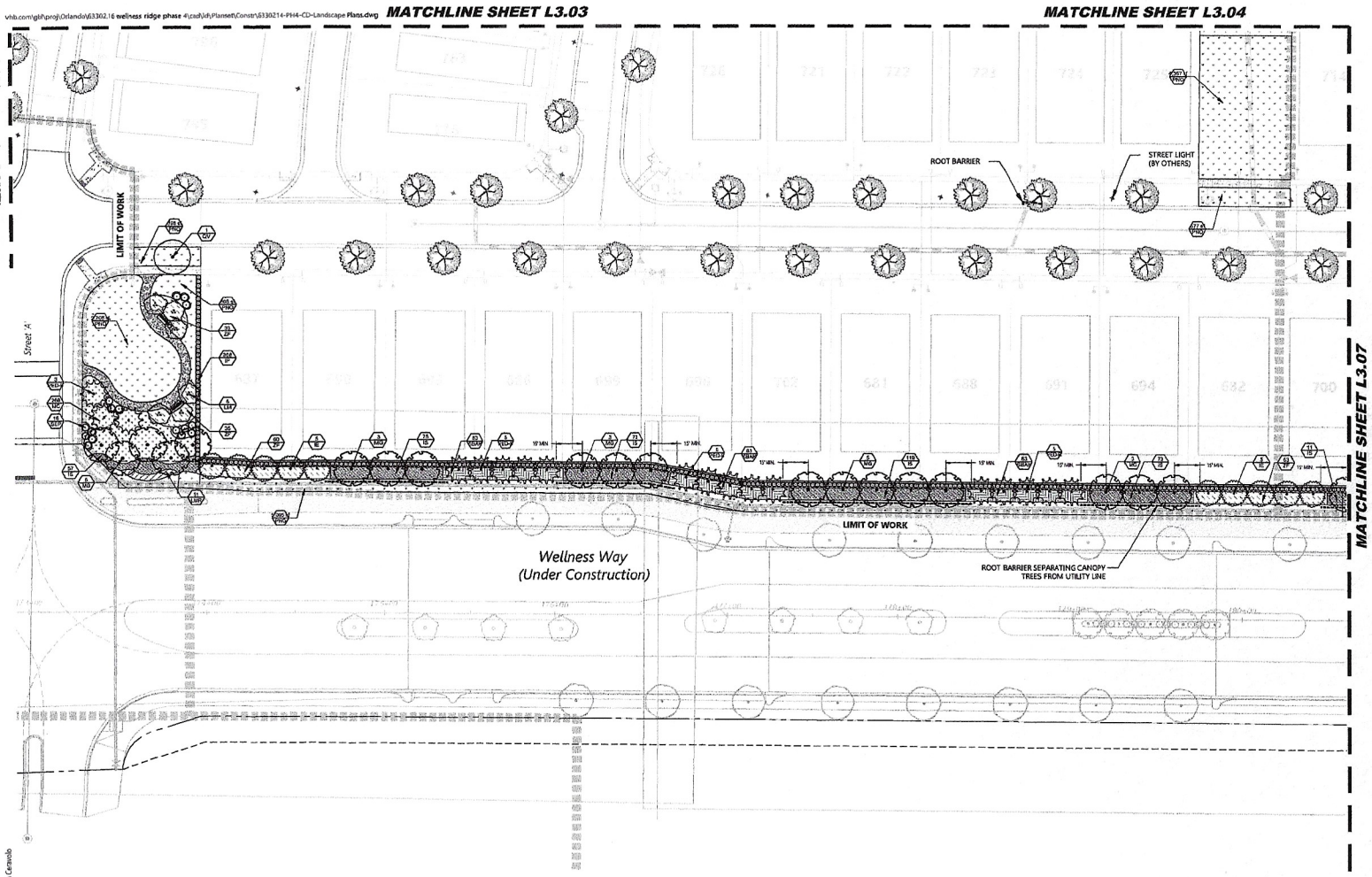

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	IE	Eagleston Holly
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PDM	Date Palm
	PED-S	Slash Pine
	PLO	American Sycamore
	QV	Southern Live Oak
	QV6	Southern Live Oak
	SP	Sabal Palm
	TDS	Bald Cypress
SYMBOL	**CODE**	**COMMON NAME**
SHRUBS		
	DE2	Gold Mound Duranta
	IP	Anise
	SEP	Saw Palmetto
	SC	Silver Saw Palmetto
SHRUB AREAS		
	AN	Annuals
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	MC	Pink Muhly
	SBAK	Sand Cord Grass
	ZF	Coontie Fern
GROUND COVERS		
	PND	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.52 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
2. WHERE TREES ARE PROPOSED DIRECTLY OVER STORM AND UTILITY LINES, A MINIMUM OF 5' OF COVER IS PROVIDED.
3. STREET TREES TO BE LOCATED A MINIMUM 10' FROM FIRE HYDRANTS.
4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appr.
4	Re-bruft Revision	01/29/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/16/2024	
1	Rev. per City comments	08/29/2024	

Designed by PEB/AFS — Checked by AFS

Issued for Construction Approval — Date April 17, 202

Vertical Datum NAVD88

Drawing Title
Landscape Planting Plan

Drawing Number
L3.06

Sheet of

DATE: Feb. 17, 2025

Project Number 63302.11

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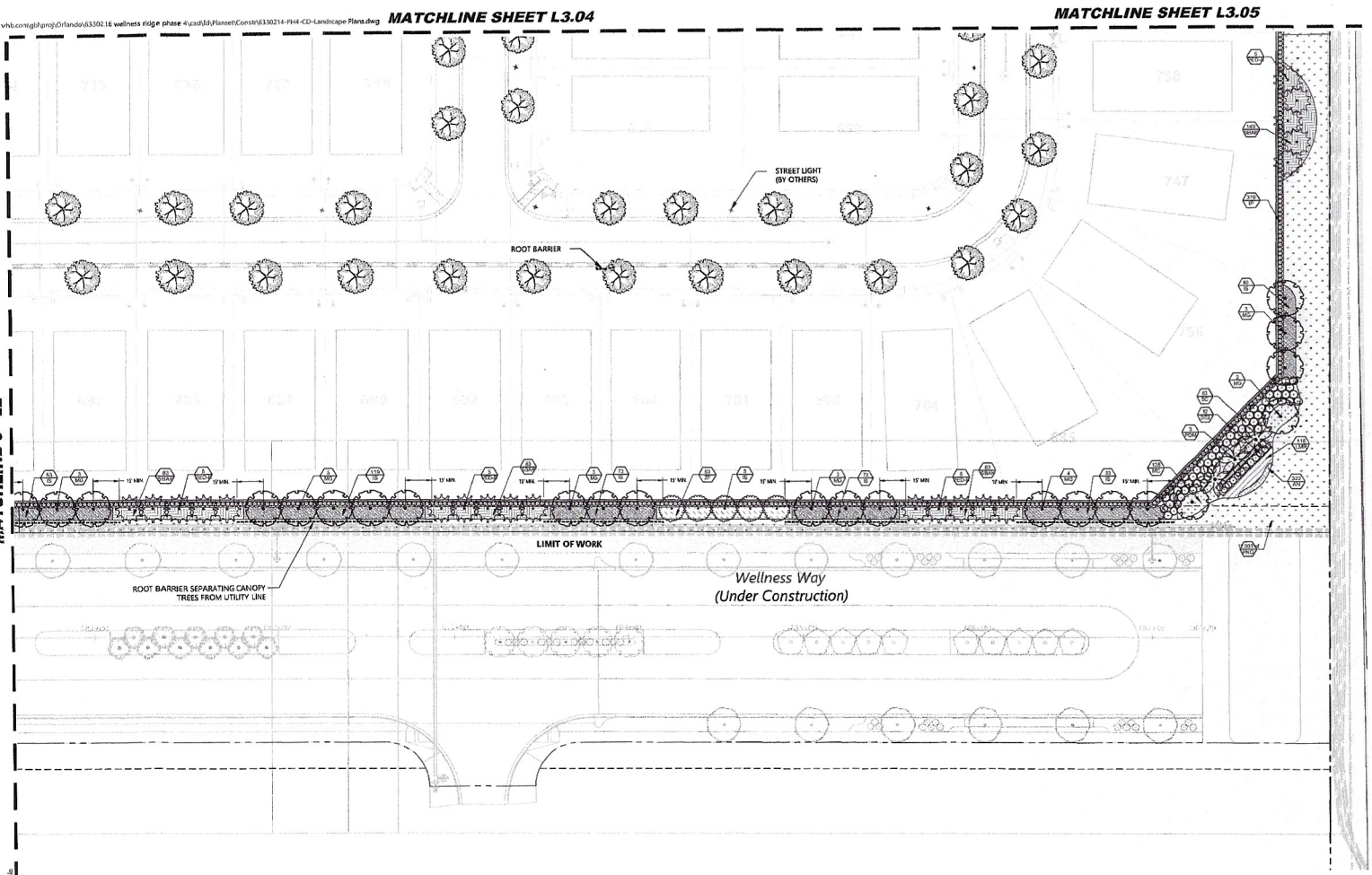

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
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SYMBOL	CODE	COMMON NAME
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STREET TREE SCHEDULE

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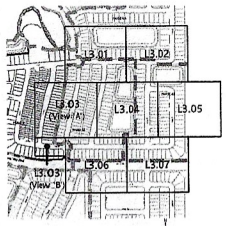

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	App
4	As-built Revision	01/20/2025	
3	Rev per Owner	12/02/2024	
2	Rev per FDEP comments	10/10/2024	
1	Rev per City comments	08/23/2024	

Designed by: PEB/AFS — Checked by: AFS

Issued for: Construction Approval — Date: April 17, 20

Vertical Datum NAVD88

Drawing Title: Landscape Planting Plan

Drawing Number: L3.07

Sheet of

Project Number: 63302.11

DATE: Feb. 17, 2025

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TYPICAL LOT LANDSCAPE PLAN NOTES

1) EACH LOT SHALL INCLUDE A MINIMUM 10' FRONT YARD UTILITY EASEMENT.
2) EACH LOT SHALL INCLUDE A MINIMUM 5' SIDE AND REAR YARD DRAINAGE AND UTILITY EASEMENT.
3) STREET CORNER RADIUS SHALL NOT IFFECT STREET SIDE YARD OR FRONT SETBACKS.
4) CANOPY TREES TO BE A MINIMUM OF 3" CAL., 12' HT. x 6' SPRD.
5) UNDERSTORY TREES TO BE A MINIMIM 8' HT. x 4' SPRD.
6) SHRUBS IN LANDSCAPE BEDS TO BE PLANTED A MAXIMUM OF 30" O.C.

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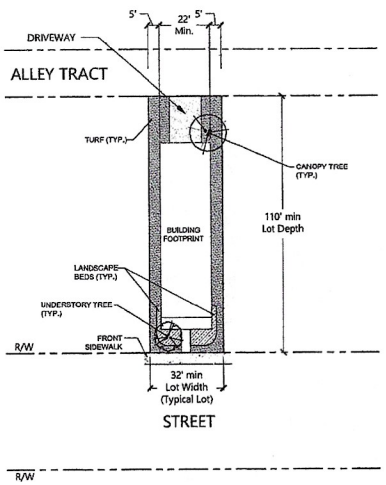
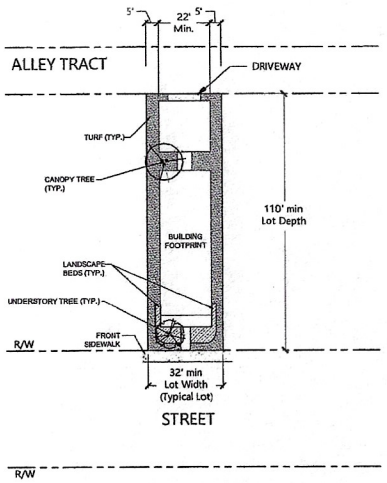
NOTE: Where single family lots are deficient of a street tree within the right-of-way along the frontage of the lot, (1) additional canopy tree is required to meet the minimum number of required trees per City of Clermont code Section 118-71. This condition applies to lots 40' wide and larger.



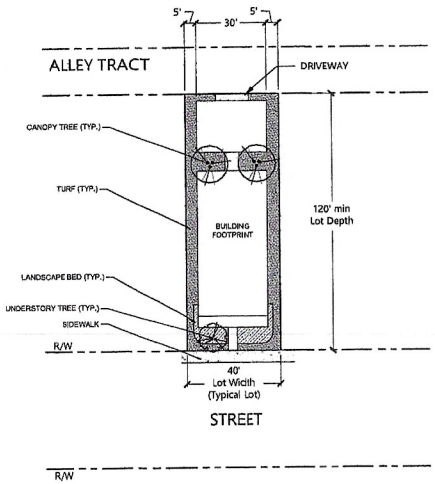
32' x 110' Single-Family Lot
(Rear Loaded)

Scale: N.T.S.



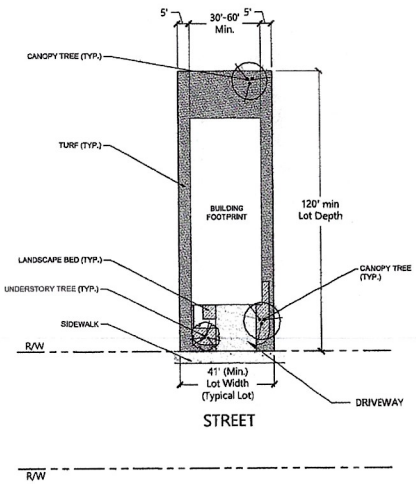
32' x 110' Single-Family Lot
(Rear Loaded with Detached Garage)

Scale: N.T.S.



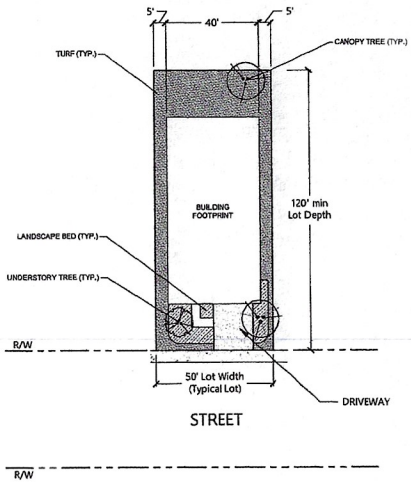
40' x 120' Single-Family Lot
(Rear Loaded with Detached Garage, No Street Tree Present)

Scale: N.T.S.



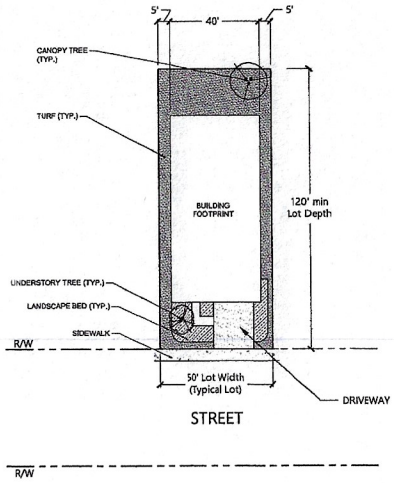
41' x 120' Single-Family Lot
(Front Loaded, No Street Tree Present)

Scale: N.T.S.



50' x 120' Single-Family Lot
(Front Loaded, No Street Tree Present)

Scale: N.T.S.



50' x 120' Single-Family Lot
(Front Loaded, Street Tree Present)

Scale: N.T.S.

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appr.

Designed by PEB/AFS
Checked by AFS
Issued for Construction Approval
Date April 17, 202

Vertical Datum NAVD88

Drawing Title
Typical Lot Landscape Plans

Drawing Number
L3.08

Sheet of

DATE: Feb. 17, 2025

Project Number 63302.11

Saved Monday, December 2, 2024 11:58:04 AM DCSBAVOLD Plotted Monday, February 17, 2025 5:57:37 PM Daniela Granolo

LANDSCAPE SPECIFICATIONS

GENERAL:

G1) Take responsibility for adhering to all requirements stated as outlined herein and on the landscape drawings.

G2) The scope of work for the landscape contractor for this project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. Take responsibility for coordinating with the general contractor reasonable access to power and potable water sources as required.

G3) Take responsibility to assign a qualified project manager and field supervisor to work directly with the owner's representative and supervise the work at all times through final owner acceptance. It is the contractor's responsibility to ensure that project manager has a complete current set of documents on-site at all times.

G4) The landscape contractor for this project must be able to document a minimum of five (5) years of comparable experience in the installation of plant material for projects of similar scale, intensity and quality. General contractor must submit documentation to owner's representative for approval prior to bid award.

G5) Take responsibility for familiarizing themselves with existing site conditions and notifying the owner's representative in writing of any concerns prior to commencement of work. This evaluation should include, but is not limited to, verification of surface and subsurface utilities, grades, dimensions and soil conditions.

G6) Take responsibility for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, scheduling and sequencing of work. Take responsibility for coordinating all site issues with the general contractor.

G7) Take responsibility for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.

G8) Take responsibility for the agronomic evaluation of soil characteristics. Evaluation must include chemical analysis by a qualified agricultural soils testing laboratory. Soils sample should be taken immediately following completion of rough grading activities and should be collected at a rate of one sample for each 10,000 square feet of impacted area, or a total of six, whichever is greater. At a minimum the chemical analysis of the soil should consider the following:

A. Percentage of organic matter

B. Salinity

C. ph

D. Lime content

E. Mineral nutrients including concentrations of nitrogen, phosphorous, potassium. Calcium, magnesium, iron, zinc, manganese, copper, sulfur and molybdenum.

F. Potential hazards or impediments for plant growth including salinity, sodium chloride, boron, impaired soil structure or drainage.

G. Sand fraction analysis as a percent passing through 1", 1-1/4" and no. 200 sieves.

H. Percolation rate in inches per hour. The analysis should also include specific recommendations to the owner's representative for any amendments and backfill mixes for optimal plant growth to be made to the soils prior to planting. The contractor should include the cost of this soil testing in their base bid as well as the basic backfill mixes specified herein but should include any anticipated cost for soil amendment. The contractor is to provide the owner's representative with copies of all soil testing results. Submittal documentation must also contain a graphic site plan depicting locations and depth from which each sample was drawn.

G9) Take responsibility for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the owner's representative immediately of any perceived discrepancies for two (2) days prior to planting.

G10) Take responsibility to refer to the following references in determining compliance with best practices:

A. Florida Nurserymen and Grower's Association (FNGA) standards.

B. Florida Turf Grass Association's (FTGA) standards.

C. Florida Department of Agriculture, Bureau of Plant Industry, "Trades and Standards for Nursery Plants", latest edition.

D. "Cabling, Bracing and Guying Standards for Shade Trees" as published by the national arborist association (NAA).

E. ANSI A300 1995 Standards as established by the Tree, Shrub and Other Woody Plant Maintenance Standard Practice.

F. ANSI, Z60.1-American Standard For Nursery Stock.

G. "Standard Plant Names" as established by Hortus III.

G11) The owner's representative reserves the right to defer any and all review responsibilities related to landscape to the project Landscape Architect or other authorized agent.

G12) Take responsibility to grant the owner the following warranty for a period of one year (365 days) from the date of final acceptance for all trees, shrubs and groundcovers. The warranty period for sod shall be six months (180 days). It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any defective plant materials. Warranty is intended to cover defects and unsatisfactory growth caused by no fault of the owner. During the warranty period the landscape contractor shall make every reasonable effort to replace any dead, dying or diseased material within a period of 15 working days

G13) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. Take responsibility for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and at commencement of work.

G14) Take responsibility to verify the extent of grassing work in the field. The contractor shall be responsible for providing grass in the areas shown on the plan in sufficient quantity to provide full coverage. Additional grass required will be adjusted based on a square footage unit price. Areas to be grassed shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.

G15) Take responsibility for providing plants, spaced as specified on the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. Notify landscape architect immediately if such situations arise. Shrub and groundcover spacing is generally indicated on the plant list for all 'mass plantings'. Accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.

PRODUCT:

P1) Take responsibility for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the owner's representative in writing within this period. No substitution shall be permitted without prior written approval from the owner's representative. Take responsibility for exhausting all means possible to obtain the materials as specified prior to requesting substitution. In order to be considered by the owner's representative as viable alternates plants must share the same general appearance/ form, installation size, mature size, color, quality and growth habit. Materials must be offered at no additional costs to the owner.

P2) The owner's representative reserves the right to review and approve all plant materials, including sod, at their source nursery with the landscape contractor prior to delivery to the job site. It is the responsibility of the landscape contractor to coordinate and schedule all nursery trips with the landscape architect or owner's representative a minimum of two weeks prior to the schedule date for material delivery for shipping. The landscape contractor is to provide a minimum of one week to the owner's representative for all trips. The owner also reserves the rights to have the nursery review of material or to provide approval through review of photographs or representative samples.

P3) All plant material suppliers, including sod, for this project must be able to document a minimum of five (5) years of experience in the specialization of growing and cultivation of comparable materials as specified for this project. Take responsibility to provide documentation to the owner's representative for approval prior to procuring material.

P4) In preparation for the delivery to the site the landscape contractor shall only prune branches or roots after notifying owner's representative. Pruning should only be preformed as required to assure safe loading, shipping and job site handling. In no case can any tree be topped. Prior to shipping all trees should be sprayed for insects and fungus as well as a foliar anti-dessicant.

P5) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. Trees should be root pruned 30 days prior to digging and hardened off at the nursery for a minimum of 30 days prior to shipping. In addition to rootball irrigation the nursery should provide overhead mist irrigation for the duration of this period. The product received on-site should have a firm ball with natural soils. Dryed, cracked or broken rootballs will not be accepted. Rootballs should be sized at a minimum dia. ratio of 12" of rootball for each 1" of tree caliper.

P6) Take responsibility for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.

P7) Soil preparation is to include the following fertilizer with the understanding that soil mix design may need to be adjusted based on outcome of agronomic testing:

A. Trees, 100% site soil with 5 lb. Milorganite per cu. yd.

B. Shrubs, 100% site soil with Osmocote controlled release fertilizer (17-11-10) per manufacturer's recommendation.

P8) Should owner's representative and contractor agree with the recommendation of the testing agency to further amend the soils the contractor's contract will be adjusted accordingly. The contractor shall be required to submit samples of amended soils to be re-tested to confirm compliance with recommendations following the same procedures as the original tests.

P9) Take responsibility to provide the owner's representative with one quart, sealed and labeled bag of soil from same location that test samples here drawn. The owner reserves the right to obtain secondary analysis to confirm test results at their expense.

P10) Take responsibility to provide the owner's representative with one quart sealed and labeled bag of any imported soil material amendment or conditioner used in the preparation of the planting areas.

P11) The owner's representative reserves the right to review and approve all plant material at the job site prior to installation to ensure that the delivered state of the materials is in compliance with the material specifications contained herein. In the advent that delivered material does not comply with the project requirements the owner reserves the right to reject such materials and require the landscape contractor to remove and replace rejected materials at no additional cost to the owner. The landscape contractor shall remove rejected plants and materials from the project area and replace with acceptable materials.

P12) All plant material shall meet or exceed the requirements for Florida No. 1 quality in accordance with the grades and standards for nursery plants published by the state of Florida, department of agriculture, current edition. All plant material is to be sourced from a nursery unless specifically noted to be collected.

P13) All plant material sizes specified are minimum sizes at time of installation. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified. Material height and width specified in landscape schedule is based on branches in their normal position. Specified caliper is to be measured at a point 12" above the ground.

P14) All plant material must be delivered to the project site and installed in good health, free of pest, pest eggs, fungus and disease. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.

EXECUTION:

E1) Take responsibility for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.

E2) Take responsibility for maintaining the area, materials and equipment within the limits of work in a safe, neat and orderly manner. Excess materials and debris are to be removed from the work area no less than daily or as directed by the general contractor.

E3) Take responsibility for maintaining work activities within the limits of work and performing work at times, and in a manner, as prescribed by the general contractor.

E4) Take responsibility for any excavation in the vicinity of pre-existing or newly installed utilities with the general contractor. It is the responsibility of the landscape contractor to notify the owner's representative a minimum of 48 hours prior to digging for field verification of all underground utilities and other elements. Take responsibility for prior to initiating operations emergency repair plans and any possible service interruption(s) on-site and off. The landscape contractor shall bear the sole responsibility of any damage to subsurface utilities caused by their work. Return of services to off-site areas (if any) must be immediate.

E5) Take responsibility to take precautions to protect all existing site roads, parking lots, curbs and utilities from damage. This applies not only to the area within the limits of work but also along any local access roads or roadways internal to the project.

E6) Take responsibility for all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.

E7) Take responsibility for with general contractor to ensure that temporary erosion and sedimentation control measures (silt fence, geo fence and/or other measures) are installed prior to beginning excavation.

E8) Take responsibility for the maintenance of all plant materials and the planting areas until final acceptance by the owner's representative

E9) The owner's representative will not review any change order requests from the landscape contractor related to 'extra' work performed without prior written authorization from the owner's representative.

E10) Take responsibility for scheduling deliveries of sod so that all deliveries to site will be installed no more than 24 hours from the time it arrives on site. The amount of sod delivered to the site at any one time should not exceed the amount that can be laid under these time constraints.

E11) Take responsibility to exercise care in the placement of sod. Sod should be laid with staggered rows running parallel to slope contours. In slope situations, begin sod at base of slope and work uphill, all sod should be rolled and fertilized with a granular 16-4-8 fertilizer five days after planting. Newly sodded areas shall be kept moist for the first week after planting after which a watering rate of 2" per week, including rainfall, should be sufficient.

E12) Take responsibility for eradicating weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.

E13) Take responsibility for pre-tillage to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum 8" depth. In the process of tilling are unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.

E14) Take responsibility for the owner's representative with record copies of all shipping receipts for all materials, including plants and sod, delivered to the project site. Delivery of all fertilizer and soil amendment materials must be in original, unopened container's bearing manufacturer's guaranteed chemical analysis, name, trade mark and conformance with state law.

E15) Take responsibility to store all materials in an area to be determined by the owner's representative. All excess stored materials must be removed prior to final acceptance from the owner.

E16) Take responsibility for staking all plant materials in the field in accordance with the landscape plans for approval by the owner's representative prior to excavation and installation. Take responsibility for stakes or flags to indicate locations of individual trees whereas all shrub and groundcover materials must be laid out in their containers with the appropriate spacing for owner's representative review and approval. The owner reserves the right to make field adjustments to plant layout as part of this review. Failure by the landscape contractor to obtain layout approval from the owner's representative prior to installation may result in the removal and reinstallation of materials by the contractor at no additional costs to the owner.

E17) The irrigation system is designed to maintain an established landscape. The contractor shall not rely on it as the new material's sole source of water. Take responsibility for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. Take responsibility to continue to monitor the moisture content for all trees and shrubs. Use care to avoid creating large hole water jetting.

E18) Take responsibility for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades erected at the perimeter of the tree drip line. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area. Bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

E19) Take responsibility for establishing and maintaining the stability and plumb condition of all installed plant materials until receiving final acceptance from the owner's representative. The contractor shall be responsible for replacing any plant material which is damaged due to inadequate guying or staking, at no additional cost to the owner. The contractor shall remove all staking materials the end of the warranty period and dispose of properly offsite.

E20) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified and approved by the owner's representative. Replacement with alternate materials will be permitted only with prior written approval from the owner's representative. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.

E21) At the end of the warranty period the owner reserves the right to have the contractor replace any declining material or request an extension of up to ninety (90) days on any specific material.

E22) Take responsibility to install plant materials using the best horticultural practices:

A. Protect plant material from damage during delivery, staging and installation.

B. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.

C. Do not install plant materials in winds in excess of 30 miles per hour.

D. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying owner's representative of concerns prior to installation.

E. Perform all work in accord with al applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.

F. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.

G. The 'choke' strapping method for lifting trees is prohibited.

H. Do not drop plant material.

I. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.

J. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.

K. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".

L. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.

M. Set fertilizer tablets on top of rootball for all trees laid out for planting to allow owner's representative to confirm correct amount.

N. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.

O. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendation.

P. Apply mulch in even layer to depth shown on detail. Do not place mulch without the approval of the owner's representative that weed removal and fine grading requirements have been met.

Q. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

E23) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.

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Number FL #3932

Wellness Way
Phase 4

City of Clermont, Florida

No.	Revision	Date	A

Designed by PEB/AFS
Checked by AFS
Issued for Construction Approval
Date April 17, 20

Vertical Datum NAVD88

Drawing title
Landscape Specification

Drawing Number
L3.50

Sheet of

DATE: Feb. 17, 2025

Project Number
63302.11

Saved Monday, December 2, 2024 4:17:06 PM DCBAN\OLO Plotted Monday, February 17, 2025 5:47:17 PM Daniela Ciarochi

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GENERAL LANDSCAPE NOTES

1) All on-site existing conditions including surface and subsurface utilities, grades, dimensions and soil conditions shall be verified by the contractor before construction begins. The contractor shall become familiar with all plans prepared by others that affect the landscape and irrigation work. Any discrepancies shall be brought to the attention of the owner's representative.
2) Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings, curbs, utilities and existing planting areas to remain including lawn. The contractor is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the contractor's work.
3) The contractor shall interface with other work being performed by other contractors. It will be necessary for the contractor to coordinate and schedule activities, where necessary, with other contractors and their subcontractors. The landscape contractor shall insure that their work does not impact established or projected drainage patterns.
4) Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials and make arrangements with the owner's representative and owner's representative to review and field tag agreed upon plant materials at least one (1) week prior to delivery to site.
5) All plant material sizes specified are minimum sizes. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified.
6) The contractor shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.
7) The landscape contractor shall test project soils to verify that the soils on-site are acceptable for proper growth of plant materials and adequate drainage in plant beds and planters. The landscape contractor shall coordinate the location, and procurement of existing on-site soil samples with the owner's representative. Representative samples shall be submitted to a certified testing laboratory for analysis. The findings, together with recommendations for amending the soils shall be reviewed and approved by the owner, landscape architect, and owner's representative prior to delivery and installation of plant materials at the job.
8) The landscape contractor shall insure adequate vertical soil depth and drainage in all plant beds and planters. Excavation of compacted fill shall be accomplished to insure proper soil depth and drainage.
9) All planting beds shall be staked in accordance with the plans and approved by the owner's representative prior to planting. The landscape contractor shall provide stakes or irrigation flags to locate the edges of all shrub and groundcover plant beds and individual trees and palms. If existing conditions do not allow the design to be laid out as shown, notify the owner's representative immediately.
10) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
11) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the owner's representative for clarification prior to contract award and commencement of work.
12) The landscape contractor shall verify the extent of sod work in the field, including grass areas damaged during construction. The contractor shall be responsible for providing sod in the areas shown on the plan, in sufficient quantity to provide full coverage. Additional grass required will be adjusted based on a square footage unit price. Areas to be grassed shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.
13) The landscape contractor shall be responsible for providing plants, spaced as specified on the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. Notify owner's representative immediately if such situations arise. Shrub and groundcover spacing is generally indicated on the plant list for all 'mass plantings'. Accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.
14) The landscape contractor shall be responsible for the stability and plumb condition of all installed plant materials. The contractor shall remove all staking materials the end of the grow-in period and dispose offsite.
15) All planting beds shall be top-dressed with a 3" layer of mulch as specified. All trees shall have a 3" thick mulch ring placed around the base of the trunk. The landscape scope of work includes mulching as an integral part the project.
16) All plant materials shall receive adequate watering by the landscape contractor as required until the landscape irrigation system is fully operational and until final acceptance by owner.
17) All existing plant beds to remain within the construction limit line shall be left undisturbed. Existing trees to remain, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip-line(s). No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within the area of the tree drip-line(s). Any existing plant beds or trees damaged by construction activity shall be replaced by the responsible party at their own expense.
18) No trees shall be planted within designated utility corridors, public right of way nor any plants located within four feet (4') of any swale centerline identified on the drawings. Field adjust as necessary and review adjustments with the owner's representative prior to installation.
19) The contractor shall be responsible for removal of all debris and excavated backfill off-site on a daily basis at no additional cost to the owner.
20) See landscape specifications for further requirements.

SOIL PREPARATION FOR ALL PLANTED AREAS:

1) Areas to be planted that are densely compacted, 85% to 90%, shall be cross-ripped to 12 in. depth. Areas over 90% compacted shall be cross-ripped to 24 in. depth, and, over 85% shall be cultivated to achieve 80% or less compaction to a depth of 18". all All unacceptable materials shall be removed.
2) Soil for planting shall be free of rocks over 1/2 in. in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, slids, solvents, petroleum products, concrete, base rock, or other deleterious or undesirable and unwanted materials. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting such requirements shall be removed, including all temporary road bases or pavement already in place.
3) In area which will receive import soil, scarify the existing soil 12 in. deep if the soil has been compacted prior to backfilling.
4) Backfill planting media for all shrub and turf areas shall be provided at a min. depth of 6" and shall be comprised of the following mixture:
   - 1/3 coarse grain sand
   - 1/3 peat
   - 1/3 native class A soil

GENERAL NOTES:

- MULCH NOTE:

  All planting beds and tree wells to have 3" layer of medium nugget pine bark mulch. All trees in lawn to have 4' diameter mulch ring.

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd

Designed by PEB/AFS
Checked by AFS
Issued for Construction Approval
Date April 17, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Notes

Drawing Number
L3.51

Sheet of

Project Number
63302.11

DATE: Feb. 17, 2025

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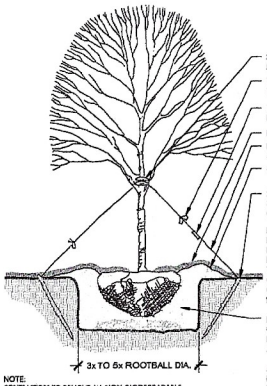
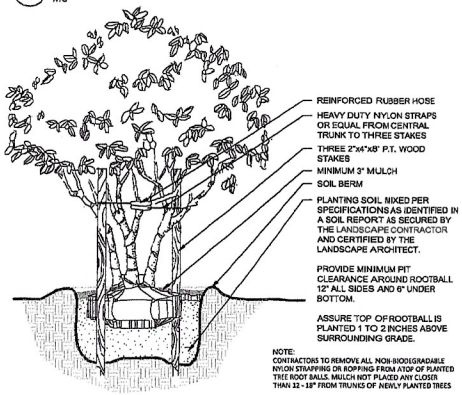


NOTE:
CONTRACTORS TO REMOVE ALL NON-BIODEGRADABLE NYLON STRAPPING OR ROPPING FROM ATOP OF PLANTED TREE ROOT BALLS. MULCH NOT PLACED ANY CLOSER THAN 12 - 18" FROM TRUNKS OF NEWLY PLANTED TREES

1 CANOPY TREE DETAIL
NTS



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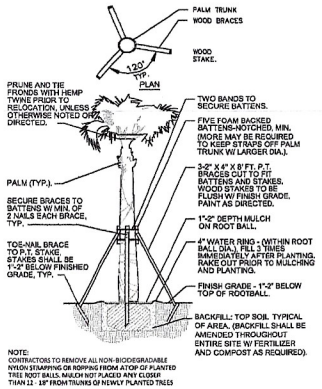
2 UNDERSTORY TREE PLANTING DETAIL
NTS



NOTE:
CONTRACTORS TO REMOVE ALL NON-BIODEGRADABLE NYLON STRAPPING OR ROPPING FROM ATOP OF PLANTED TREE ROOT BALLS. MULCH NOT PLACED ANY CLOSER THAN 12 - 18" FROM TRUNKS OF NEWLY PLANTED TREES

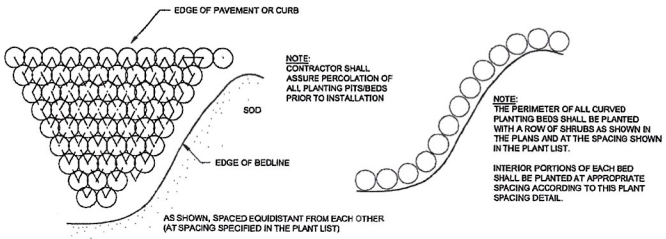
3 PALM BRACING DETAIL
NTS

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NATIVE	WATER		QTY	REMARKS
TREES											
	IE	Eagleston Holly	Ilex x attenuata 'Eagleston'	B & B	2"Cal	9' Ht., 5' Spd.	Y			15	
	LM	Muskogee Crape Myrtle	Lagerstroemia indica 'Muskogee'	B & B	2"Cal	9' Ht., 5' Spd.	N	Medium		9	Multi-stem
	MG	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	B & B	3"Cal	12' Ht., 5' Spd.	Y			51	Standard; 5' Clear Trunk
	PDM	Date Palm	Phoenix sylvestris	F.G.	Diamond Cut	8' C.T.	N	Low		3	
	PED-B	Slash Pine	Pinus elliotii 'Densa'	30 gal	3"Cal	14' Ht. 5' Spd.	Y	Low		63	
	PLO	American Sycamore	Platanus occidentalis	B & B	3"Cal	14' Ht.,8' Spd.	Y	Low		10	
	QV	Southern Live Oak	Quercus virginiana	B & B	3"Cal	12' Ht., 5' Spd.	Y	Low		19	5' C.T.; Full Head, Straight Trunk
	QV6	Southern Live Oak	Quercus virginiana	B & B	6"Cal	18' Ht., 8' Spd.	Y			3	6" Cal. Tree Req. for Replacement
	SP	Sabal Palm	Sabal palmetto	B & B	-	12-16' CT	Y	Low		21	Booted and Slick, See Plan for Height
	TDS	Bald Cypress	Taxodium distichum	B & B	3"Cal	12' Ht., 6' Spd.	Y	Low		34	
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NATIVE	WATER	SPACING	QTY	REMARKS
SHRUBS											
	DE2	Gold Mound Duranta	Duranta erecta 'Gold Mound'	3 gal@	-	12" Ht., 18" Spd.		Medium	48" o.c.	12	
	IP	Anise	Illicium parviflorum	3 gal	-	24" Ht., 18" Spd.	Y	Low	30" o.c.	926	
	SEP	Saw Palmetto	Serenoa repens	7 gal	-	24" O.A.	Y	Low	54" o.c.	36	Full
	SC	Silver Saw Palmetto	Serenoa repens 'Cinerea'	7 gal	-	24" O.A.	Y	Low	54" o.c.	83	
SHRUB AREAS											
	AN	Annuals	Annuals	4"pot	-	6" O.A.		High	6" o.c.	322	
	IS	Dwarf Yaupon	Ilex vomitoria 'Stokes Dwarf'	3 gal	-	14" O.A.	Y	Low	30" o.c.	1,405	
	LMR	Royal Purple Liriope	Liriope muscari 'Royal Purple'	1 gal	-	12" Ht., 12" Spd.	N	Medium	18" o.c.	167	
	MC	Pink Muhly	Muhlenbergia capillaris	1 gal	-	18" O.A.	Y	Low	30" o.c.	737	
	SBAK	Sand Cord Grass	Spartina bakeri	1 gal	-	18" O.A.	N	Low	30" o.c.	945	
	ZF	Coontie Fern	Zamia floridana	3 gal	-	18" Ht., 18" Spd.	Y	Low	36" o.c.	264	
GROUND COVERS											
	PNO	Argentine Bahia Grass	Paspalum notatum 'Argentine'	sod	-	Solid Panels	N	Low		178,883 sf	

PLANT SCHEDULE - STREET TREES

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	QTY	REMARKS
TREES								
	STR	Canopy Tree	Street Tree	B & B	3"Cal	12' Ht., 6' Spd	194	

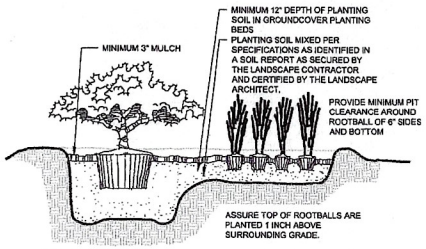


NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION

NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST.

INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB/GROUNDCOVER SPACING PLAN
NTS



5 SHRUB/GROUNDCOVER PLANTING DETAIL
N.T.S.

CITY OF CLERMONT LANDSCAPE CODE NOTES

1) BUFFERS SHALL BE PROVIDED CONSISTENT WITH SECTION 118-73 OF THE CITY OF CLERMONT LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ABUTTING PROPERTY BOUNDARIES MAY HAVE A SHARED TEN (10) FOOT WIDE LANDSCAPE BUFFER WITH A FIVE (5) FOOT WIDE BUFFER ON EACH LOT TO ACHIEVE A MINIMUM TEN (10) FOOT WIDE BUFFER.
2) NO LANDSCAPING BUFFER IS REQUIRED ALONG THE PERIMETER OF THE PLANNED UNIT DEVELOPMENT ADJACENT TO WETLANDS, OPEN WATER AND CONSERVATION AREAS.

Existing Trees To Be Removed		
Species	Trees To Be Removed	Total # of Trees Required for Replacement
Oak (< 18" DBH)	19	19
Oak (> 18" DBH)	2	2
Palm	1	0
Pine	0	0

Proposed Canopy Trees (3"Cal.)			
Street Trees	Lot Trees*	Buffer Trees	Total
212	336	44	592

*Refer to typical lot layout sheets (2.03 and 2.04)

Proposed Canopy Trees (6"Cal.)	
Open Space Trees	Total
3	3

*To be shown on final Construction Documents

Replacement Trees	
Required Replacement Trees	Proposed Trees @ 3" Caliper
19	592
Required Replacement Trees	Proposed Trees @ 6" Caliper
2	3

Sec. 118-37(f) - Buffes along rights-of-ways for residential subdivisions and multifamily developments			
	Total Buffer Length	Requirement	Provided
Wellness Way Boulevard	1,064	Min. 15' Wide Landscape Buffer.	15' Wide Landscape Buffer.
		2 Canopy Tree per 100 l.f. (22 Canopy Trees)	22 Canopy Trees
		1 Shrub per 5 l.f.	1 Shrub per 3 l.f.
		Screen Wall	6' Precast Concrete Wall
Five Mile Road	795	Min. 15' Wide Landscape Buffer.	15' Wide Landscape Buffer.
		2 Canopy Tree per 100 l.f. (16 Canopy Trees)	16 Canopy Trees
		1 Shrub per 5 l.f.	1 Shrub per 3 l.f.
		Screen Wall	6' Precast Concrete Wall

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appr

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Date April 17, 202

Vertical Datum NAVD88

Drawing title
Landscape Details and Schedule

Drawing Number
L3.52

Sheet of

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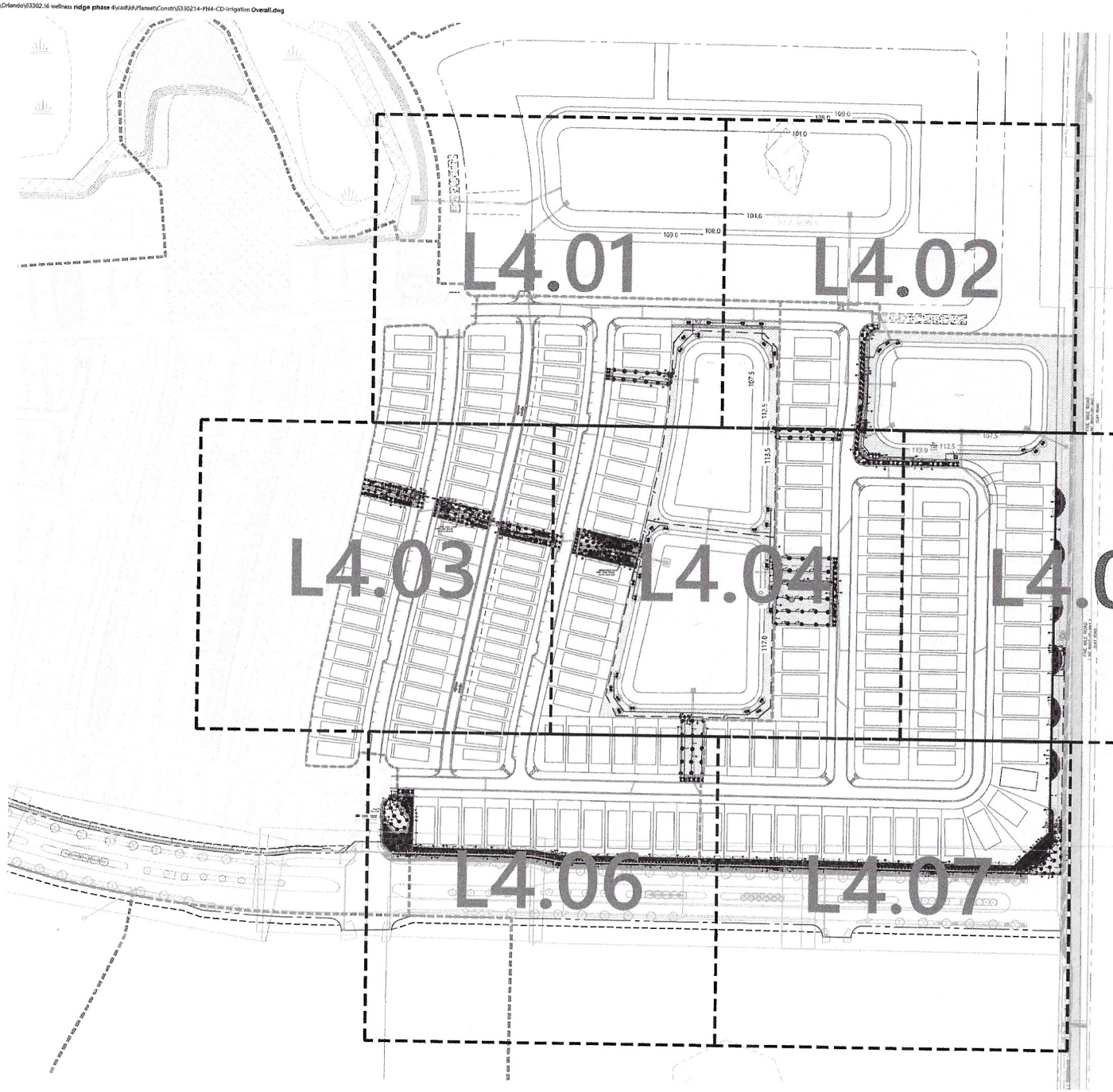

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd
4	As-built Revision	01/29/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/19/2024	
1	Rev. per City comments	08/28/2024	

Designed by: PEB/AFS
Checked By: AFS
Issued for: Construction Approval
Date: April 17, 2024

Vertical Datum NAVD88

Drawing Title: Irrigation Overall Plan

Drawing Number: L4.00

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.11

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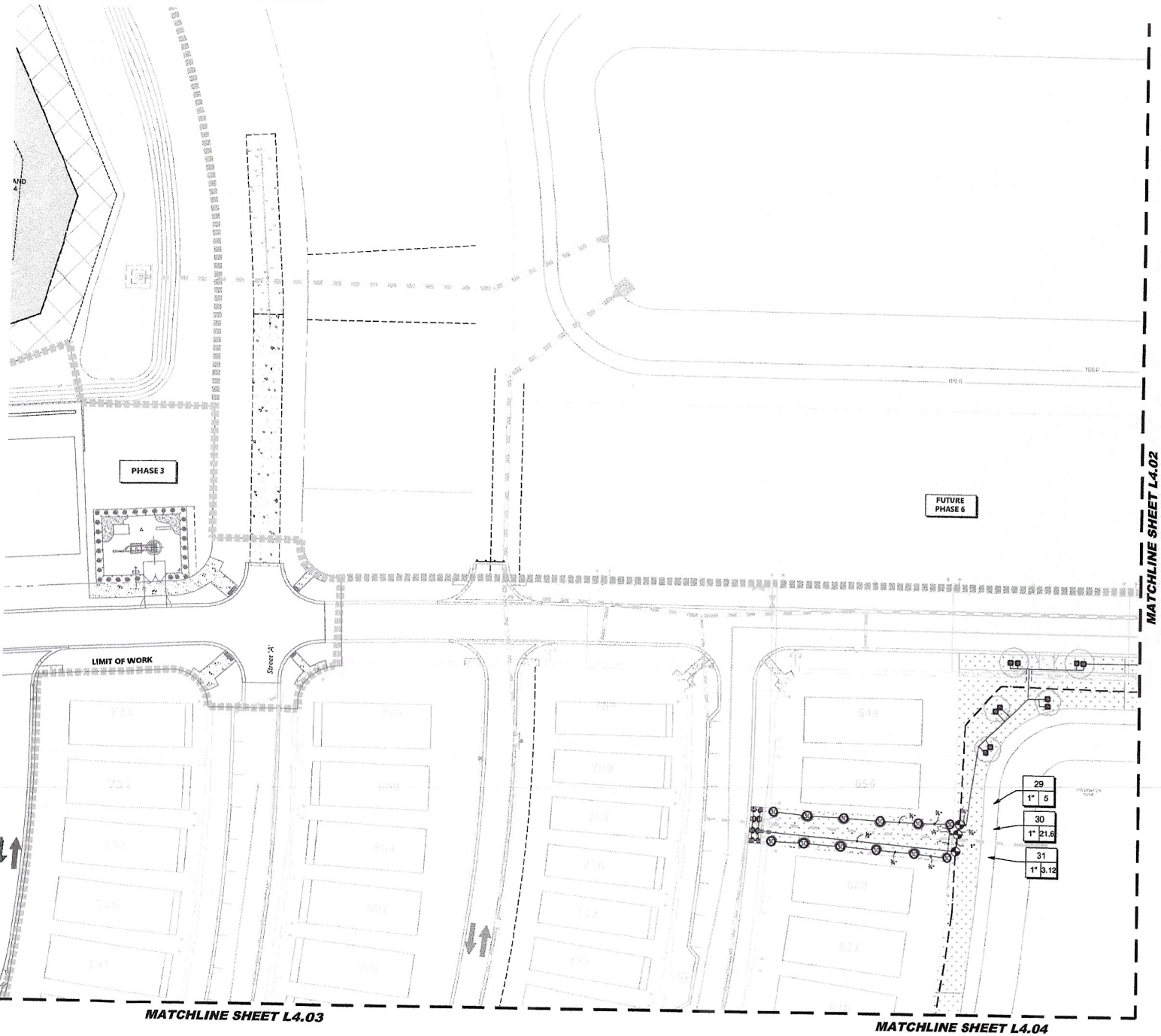

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
B.I.B.S. 1/2in. 1/2in. 1/2in.	Rain Bird 1806-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5004-PC-NPS 30 Turf Rotor, 6in, Pop-Up, Plastic Riser. Matched Precipitation Rotor (MPR nozzle) Arc and Radius as per Symbol. 25 Swed, 30 Regmen, 35Bmbogn.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-COM High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB-H Scrubber Globe Valve with single 1-1/2in. Pressure Regulating Filter Cuno/Cmeck Smart Filters. Flow range: 15-60 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC Blend to drip tubing with cinch in line, drip box.
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XFDAP-09-12 XFDA On-Surface Pressure Compensating Landscape Purple Dripline. 0.9 GPH emitters at 12in. O.C. Dripline intervals spaced at 18in apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF Insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESBR 3in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	Hunter XCI-1200-GS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Flow

Valve Size

NOTES:

1. SINGLE FAMILY HOME AND ADJACENT BOULEVARD STRIP IRRIGATION NOT INCLUDED IN THIS SET OF PLANS.
2. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS
3. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
4. WHERE POSSIBLE, ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS. MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.
5. POC 4 IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATED IN PHASE 1A. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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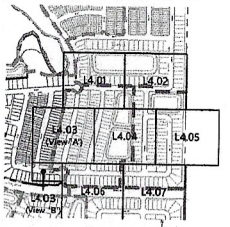

Key Map N.T.S.

0 25 50 100 Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd
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Designed by PEB/AFS — Checked by AFS

Issued for: Construction Approval — Date: April 17, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.01

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DATE: Feb. 17, 2025

Project Number: 63302.11

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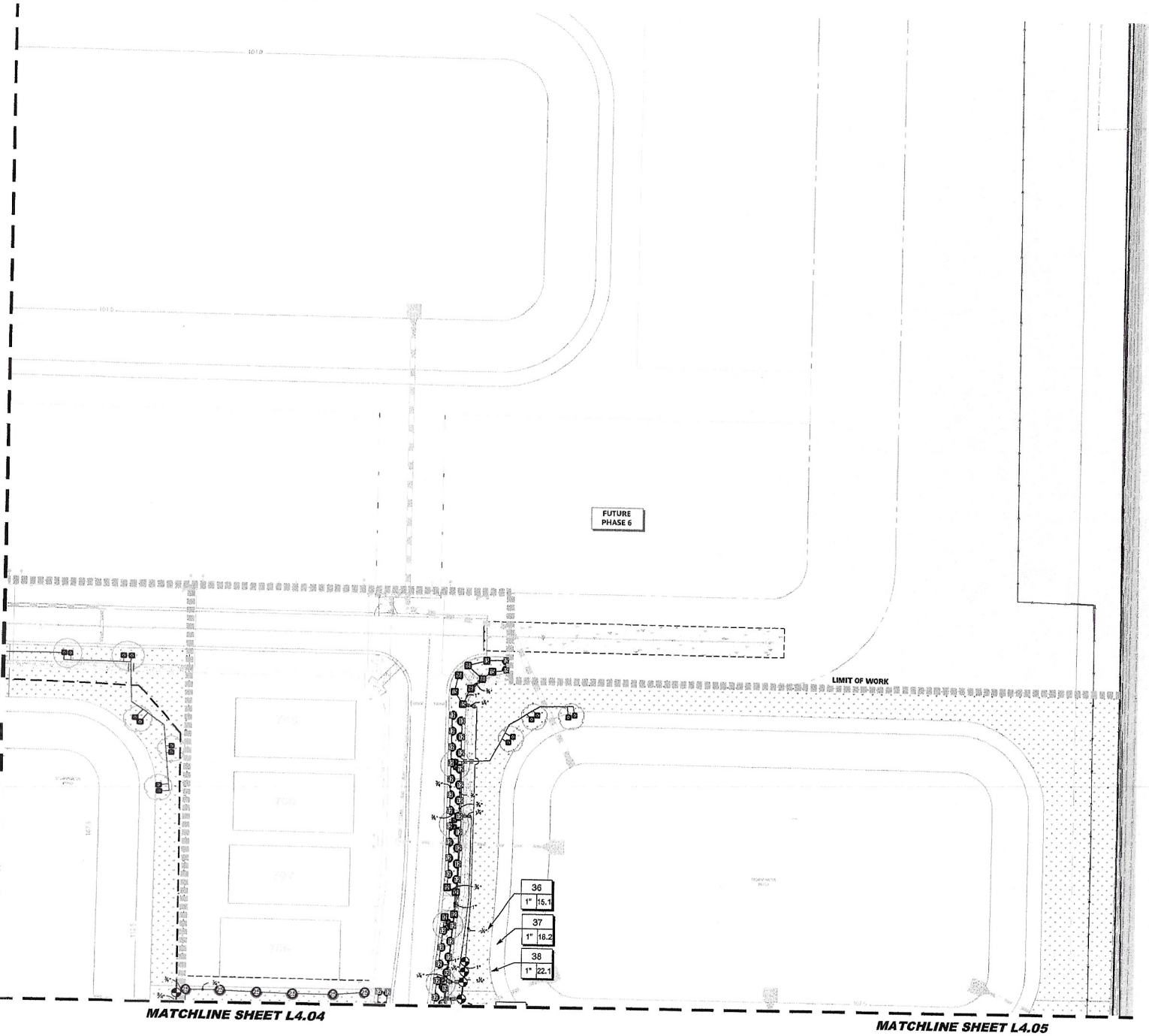

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1400-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5004-PC-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR) nozzles Are and Radius as per Symbol. 25 Bend. 30 Degrees., 360-Range.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-LCVR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2in. PESB-R Solenoid Globe Valve with single 1-1/2in. Pressure Regulating 40psi Quick-Check Basket Filter. Flow range: 13-62 GPM.
	Pipe Transition Point to Drip Line. Pipe transition point from PVC lateral to drip tubing with riser at 6in. drip line.
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XFDuN-06-12 XFDe On-Surface Pressure Compensating Landscape Purple Dripline. 0.6 GPH emitters at 12in. O.C. Dripline laterals spaced at 6in apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB3IR 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Solenoid Mechanism Technology, and Purple Flow Control Handle.
	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Flow

Valve Size

NOTES:

1. SINGLE FAMILY HOME AND ADJACENT BOULEVARD STRIP IRRIGATION NOT INCLUDED IN THIS SET OF PLANS.
2. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS.
3. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
4. WHERE POSSIBLE, ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.
5. POC 4/IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATED IN PHASE 1A. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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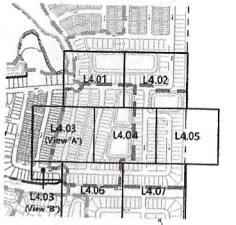

Key Map

N.T.S.

0 25 50 100 Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd.
4	As-built Revision	01/29/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/14/2024	
1	Rev. per City comments	08/28/2024	

Designed by: PEB/AFS
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Date: April 17, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.02

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.11

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1400-1400 Rood Flood Bow ala 0.25 GPM - 2.0 GPM, 5-8 circle bubbler, 1/2in. NPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5006-PC-MPR 25 Turf Rotor, 6in. Pop-up, Plastic Riser, Matched Precipitation Rotor (MPR) nozzles, As and Radius as per Symbol, 25 forest, 30 forgreen, 35Brown.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-1CDR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PESB-R Scrubber Globe Valve with single 1-1/2in. Pressure Regulating Algae Guard Check Basket Filters. Flow range: 15-60 GPM.
	Pipe Transition Point in Drip Box. Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.
	Rain Bird MDCPPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Drip/mp Rain Bird XFS0MP-08-12 XFS On-Surface Pressure Compensating Landscape Purple Dripline. 0.3 GPH emitters at 18in. O.C. Dripline laterals spaced at 18in apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB3R 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications, With Bonnetless Mechanism Technology, and Purple Flow Control Handle.
	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Size

NOTES:

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2. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS.
3. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
4. WHEREPOSSIBLE, ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS. MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.
5. POC 4 IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATID IN PHASE 1A. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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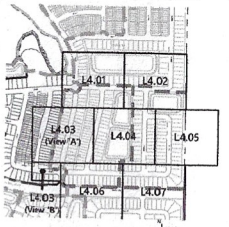

Key Map

N
NTS

0 25 50 100 Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd.
4	As-built Revision	01/29/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/16/2024	
1	Rev. per City comments	06/28/2024	

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Date: April 17, 2024

Vertical Datum NAVD88

Drawing title: Landscape Irrigation Plan

Drawing Number: L4.03

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DATE: Feb. 17, 2025

Project Number: 63302.11

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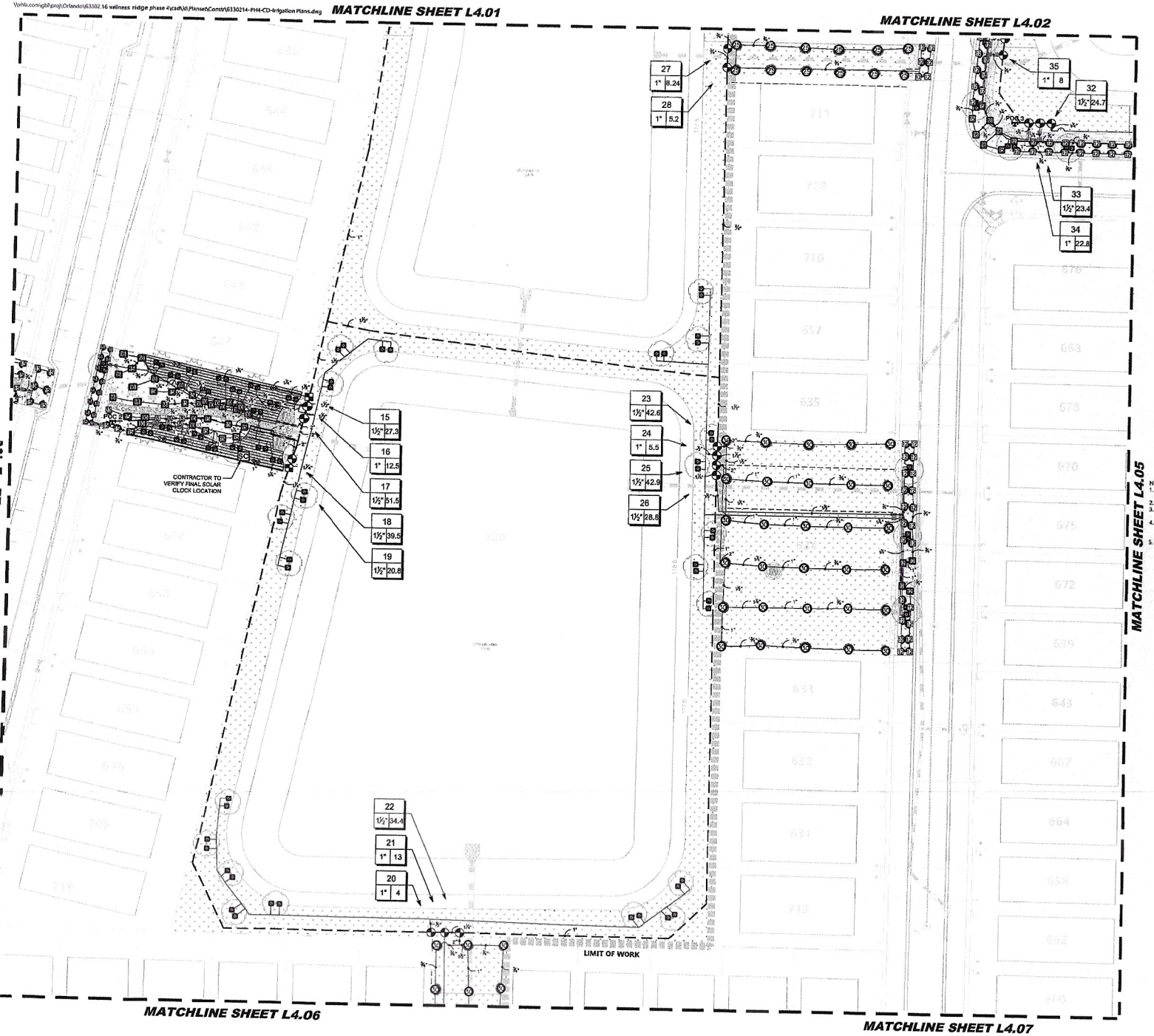

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 2 Series NPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series NPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series NPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series NPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.6 GPM, Mil circle bubbler. 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5006-PC-APR 22 Turf Rotor, 6in. Pop-up, Plastic Riser, Matched Precipitation Rotor (MPR) nozzles. Arc and Radius as per Symbol. 25 Fixed, 30 In-green, 22ft-Edge.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2in. PEB3-R Spacaver Globe Valve with single 1-1/2in. Pressure Regulating Algae Quick-Check Basket Filter. Flow range: 15-42 GPM.
	Pipe Transition Point in Drip Box. Pipe transition point from PVC lateral in drip tubing with riser in 6in. drip box.
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XF Dwl-09-12 XFDw On-Surface Pressure Compensating Landscape Purple Dripline, 0.9 GPH emitters at 12in. O.C. Double Islands spaced at 18ft apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESBR 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Borosilicate Mechanism Technology, and Purple Flow Control Handle.
SC	Hunter XCI-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21
	Valve Callout: Valve Number, Valve Flow, Valve Size

NOTES:

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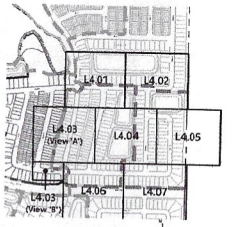

Key Map N.T.S.

0 25 50 100Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd.
4	As-built Revision	01/23/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/16/2024	
1	Rev. per City comments	09/23/2024	

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Checked by: AFS
Issued for: Construction Approval
Date: April 17, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.04

Sheet of

Project Number: 63302.11

DATE: Feb. 17, 2025

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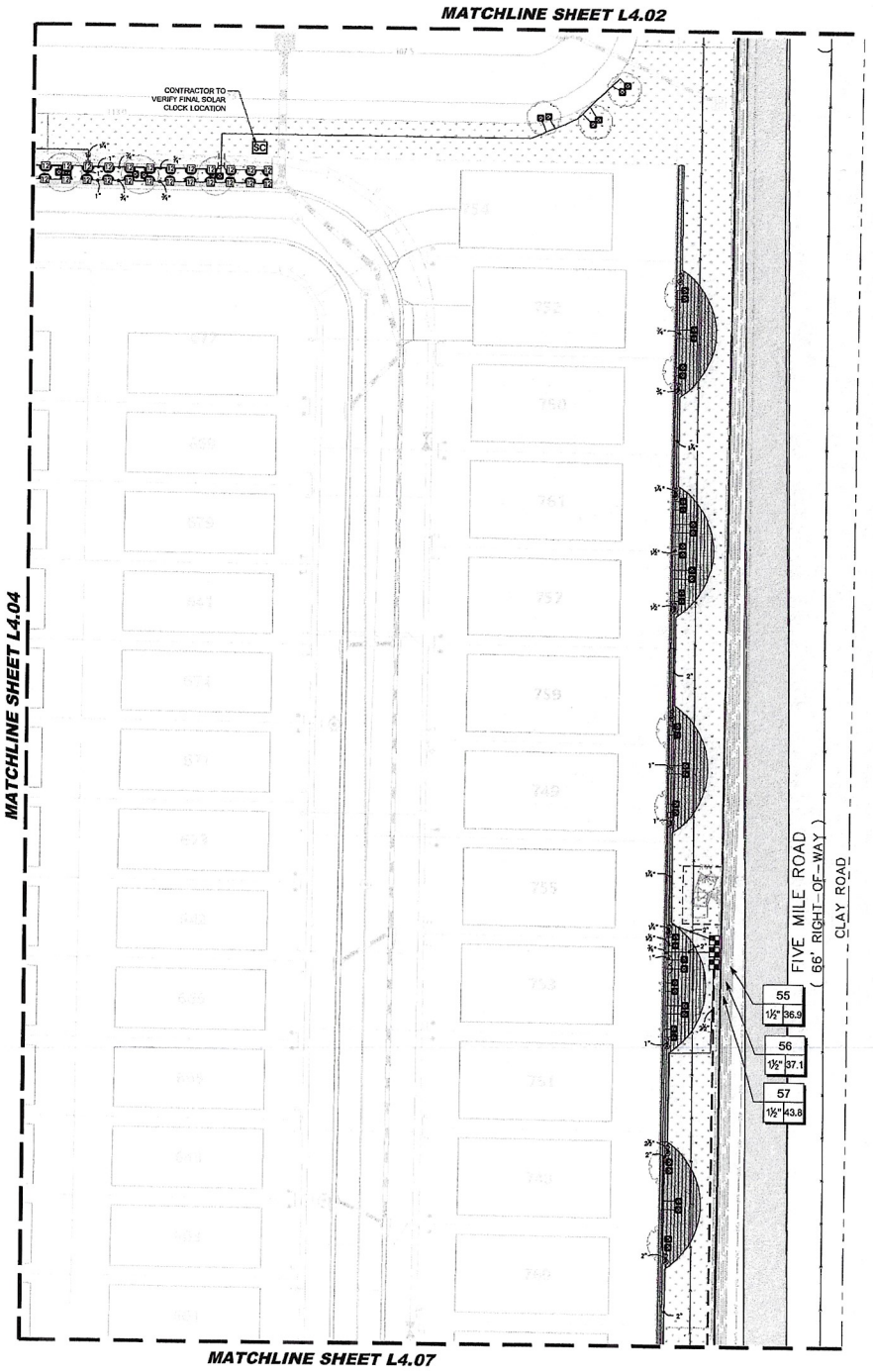

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5000-PC-MPR 25 Turf Rotor, 6in, Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 Swad, 30 Engineer, 30SH-Edge.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in, PGS-R Scrubber Glove Valve with single 1-1/2in. Pressure Regulating 45psi Cycle-Check Basket Filters. Flow range: 15-60 GPM.
	Pipe Transition Point in Drip Box. Pipe transition point from PVC lateral to drip tubing with riser in box, drip box.
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird RDL-09-12-NS-12 MDL On-Surface Pressure Compensating Landscape Purple Dripline, 0.9 GPH emitters at 12in. O.C. Dripline lateals spaced at 18ft apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESBR 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications, With Scrubber Mechanism Technology, and Purple Flow Control Handle.
SC	Hunter XC24-200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet, For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Flow

Valve Size

NOTES:
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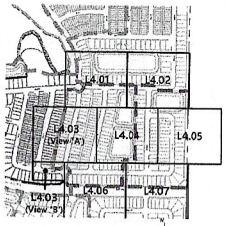

Key Map N.T.S.

0 25 50 100Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd.
4	As-built Revision	01/29/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/16/2024	
1	Rev. per City comments	08/23/2024	

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Issued for: Construction Approval
Date: April 17, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.05

Sheet of

Project Number: 63302.11

DATE: Feb. 17, 2025

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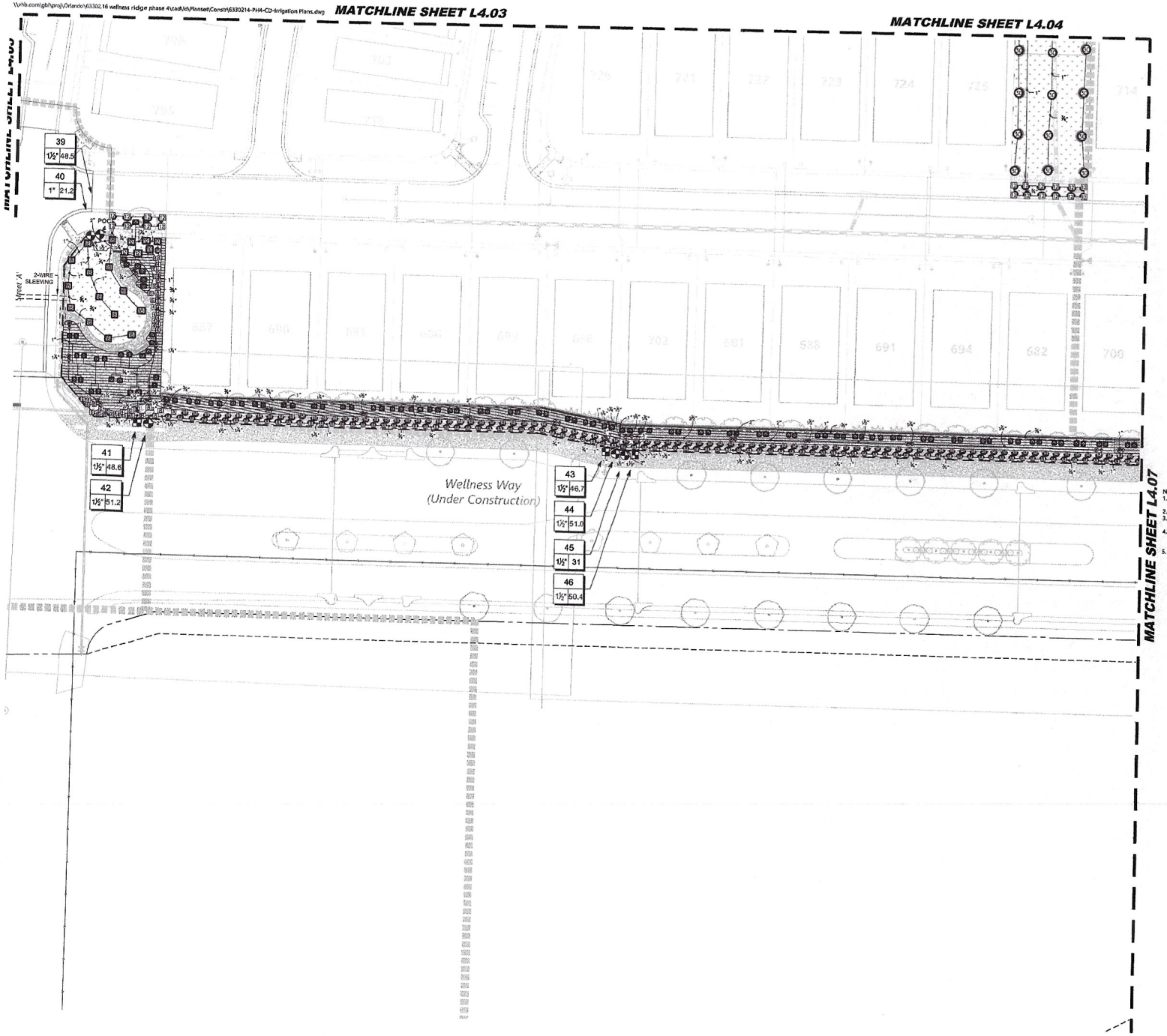

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR: Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR: Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR: Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR: Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ: Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-400 Pond: Fixed Size min 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5005-PC-MPR 25: Turf Rotor, 6in, Pop-Up Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol, 25 Period, 30 degrees, 100Percent.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-LCCR: High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in, PESB-R Smoother Globe Valve with slight 1-1/2in. Pressure Regulating 40psi Cutin, Check Basket Filters, Flow range: 15-42 GPM.
	Pipe Transition Point to Drip Line: Pipe transition point from PVC lateral to drip tubing with riser in tee, drip tee.
	Rain Bird MDCFPCAP: Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline: Rain Bird XFDP-20-12: XFDe On-Surface Pressure Compensating Landscape Purple Dripline, 0.6 GPH emitters at 12in. O.C., Dripline laterals spaced at 12ft apart, with emitters offset for triangular pattern, UV & Kink Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESBR: 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications, With Smoother Mechanism Technology, and Purple Flow Control Handle.
	Hunter XCH-1200-25: Electromechanical controller, 12 stations, outdoor model, factory-assembled. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout: Valve Number / Valve Flow / Valve Size

NOTES:
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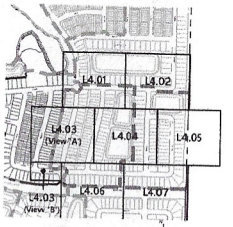

Key Map

N.T.S.

0 25 50 100Feet

Wellness Way Phase 4

City of Clermont, Florida

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Issued for: Construction Approval
Date: April 17, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.06

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DATE: Feb. 17, 2025

Project Number: 63302.11

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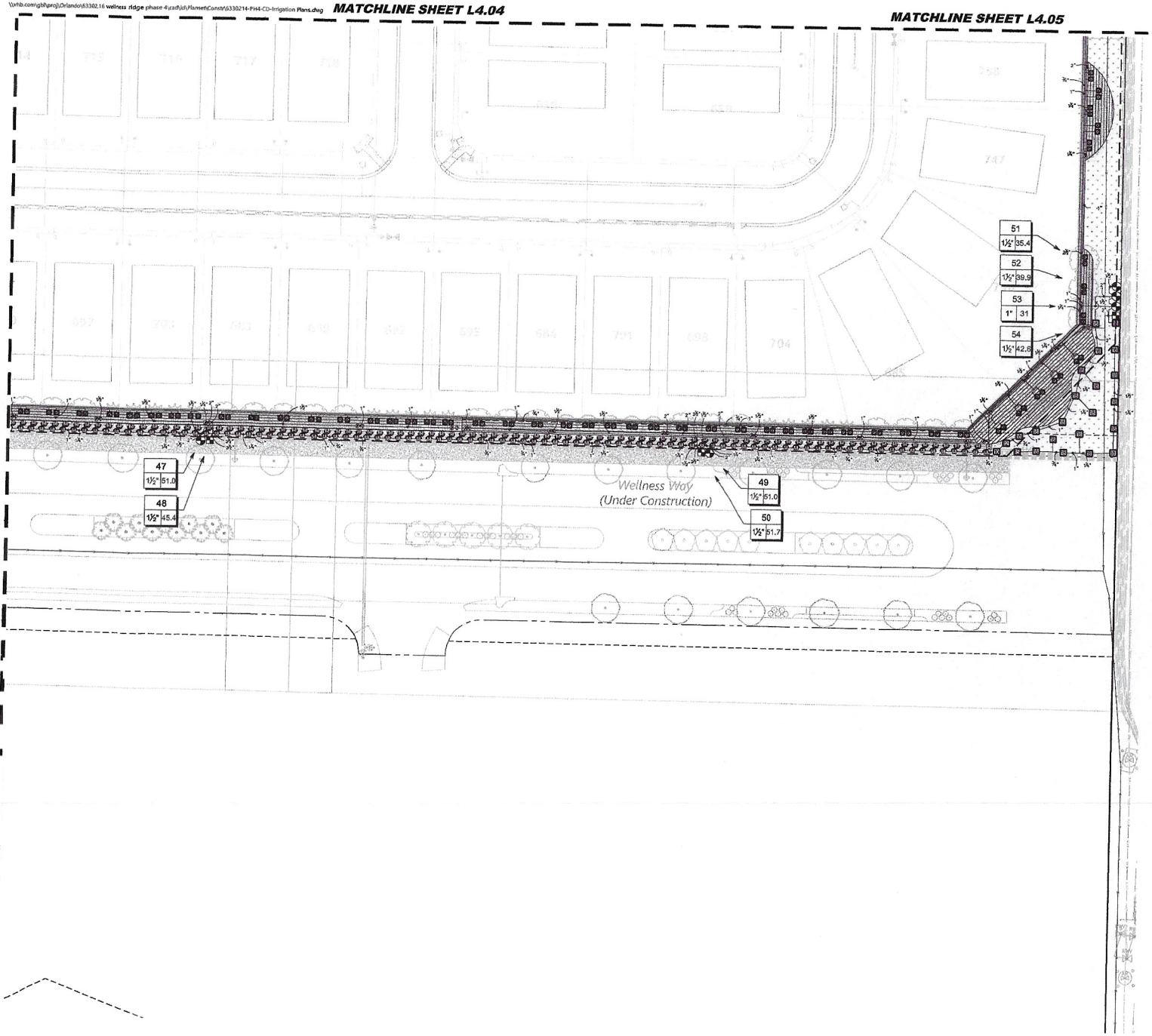
MATCHLINE SHEET L4.04

MATCHLINE SHEET L4.05



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
1400 1402 1404 1406	Rain Bird 1800-1400 Flood Fixed Box rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. NPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5006-PC-LNP-35 Turf Rotor, 6in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR) nozzles. Arc and Radius as per Symbol. 25 Arced, 30 Degrees, Stationary.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB5-R Solenoid Globe Valve with single 1-1/2in. Pressure Regulating Wiper Seal Check Basket Filter, flow range: 15-60 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XDvl-06-12 XFDs On-Surface Pressure Compensating Landscape Purple Dripline, 0.6 GPH emitters at 12in. O.C. Dripline lateals spaced at 18ft apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF Insert Fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB-NP 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	Hunter XCI-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NOTES:
1. SINGLE FAMILY HOME AND ADJACENT BOULEVARD STRIP IRRIGATION NOT INCLUDED IN THIS SET OF PLANS.
2. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS.
3. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
4. WHEN POSSIBLE, ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS. MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.
5. POC 4 IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATED IN PHASE 1A. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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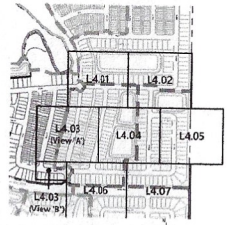
407.839.4006
Certificate of Authorization
Number FL #3932



Key Map N.T.S.

0 25 50 100Feet

Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Approd
4	As-built Revision	01/29/2025	
3	Rev. per Owner	12/02/2024	
2	Rev. per FDEP comments	10/16/2024	
1	Rev. per City comments	09/23/2024	

Designed by PEB/AFS — Checked by AFS

Issued for: Construction Approval — Date: April 17, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.07

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.11

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
8	Rain Bird 1806-SAM-PRS-NP 08H	389	180	30	0.52	8'
8	Rain Bird 1806-SAM-PRS-NP 08Q	10	90	30	0.26	8'
10	Rain Bird 1806-SAM-PRS-NP 10H	1	180	30	0.79	10'
12	Rain Bird 1806-SAM-PRS-NP 12H	121	180	30	1.3	12'
12	Rain Bird 1806-SAM-PRS-NP 12Q	24	90	30	0.65	12'
15	Rain Bird 1806-SAM-PRS-NP 15F	3	360	30	3.7	15'
15	Rain Bird 1806-SAM-PRS-NP 15H	36	180	30	1.85	15'
15	Rain Bird 1806-SAM-PRS-NP 15Q	18	90	30	0.92	15'
04	Rain Bird 1806-SAM-PRS-NP 04V	16	Adj	30	≤ 1.15	4'
06	Rain Bird 1806-SAM-PRS-NP 06V	53	Adj	30	≤ 1.48	6'
08	Rain Bird 1806-SAM-PRS-NP 08V	17	Adj	30	≤ 2.88	8'
10	Rain Bird 1806-SAM-PRS-NP 10V	19	Adj	30	≤ 2.99	10'
12	Rain Bird 1806-SAM-PRS-NP 12V	17	Adj	30	≤ 2.38	12'
15	Rain Bird 1806-SAM-PRS-NP 15V	27	Adj	30	≤ 3.67	15'
18	Rain Bird 1806-SAM-PRS-NP 18V	77	Adj	30	≤ 5.33	18'
8	Rain Bird 1800-1400 Flood 1401	456	360	20	0.25	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
25	Rain Bird 5006-PC-MPR 25 Turf Rotor, 6in, Pop-Up, Plastic Riser. Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol, 25 it=red, 30 ft=green, 35ft=beige.	69	25		23'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2in. PESB-R Scrubber Globe Valve with single 1-1/2in. Pressure Regulating 40psi Quick-Check Basket Filters. Flow range: 15-62 GPM.	11
	Pipe Transition Point In Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	49
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.	49
	Area to Receive Dripline Rain Bird XFDeP-09-12 XFDe On-Surface Pressure Compensating Landscape Purple Dripline, 0.9 GPH emitters at 12in. O.C. Dripline laterals spaced at 18 apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	30,072 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESBR 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	46
SC	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.	3
	Irrigation Lateral Line: PVC Class 200 SDR 21	21,444 lf
	Irrigation Mainline: PVC Class 200 SDR 21	5,057 lf
	Pipe Sleeve: PVC Class 200 SDR 21	350.5 lf

Valve Callout

Valve Number

Valve Flow

Valve Size

VALVE SCHEDULE POC 1: 1" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird PESBR	1-1/2"	Turf Spray	24.23	36.9	38.6	1.2 in/h
2	Rain Bird PESBR	1"	Turf Spray	23.05	37.3	39.1	1.19 in/h
3	Rain Bird PESBR	1"	Bubbler	6	25.0	25.2	0.87 in/h
4	Rain Bird PESBR	1"	Turf Spray	22.45	36.7	38.6	1.72 in/h
5	Rain Bird PESBR	1"	Turf Spray	22.86	35.1	36.7	1.69 in/h
6	Rain Bird PESBR	1"	Bubbler	6	23.1	23.2	0.87 in/h
7	Rain Bird PESBR	1"	Turf Spray	16.93	35.4	35.9	1.33 in/h
8	Rain Bird PESBR	1-1/2"	Turf Spray	23.94	36.1	38.2	1.6 in/h
9	Rain Bird PESBR	1"	Turf Spray	16.5	34.7	36.3	1.56 in/h
10	Rain Bird PESBR	1-1/2"	Turf Spray	23.83	36.6	40.4	1.59 in/h
11	Rain Bird PESBR	1"	Turf Spray	21.84	36.0	39.5	2.78 in/h
12	Rain Bird PESBR	1"	Turf Spray	12.94	35.1	36.7	2.32 in/h
13	Rain Bird PESBR	1"	Bubbler	5	23.2	23.5	0.88 in/h
14	Rain Bird PESBR	1"	Turf Spray	16.52	37.4	40.4	1.81 in/h

VALVE SCHEDULE POC 2: 2" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
15	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	27.26	17.0	18.5	1.44 in/h
16	Rain Bird PESBR	1"	Bubbler	12.5	26.0	26.4	0.89 in/h
17	Rain Bird PESBR	1-1/2"	Turf Spray	51.46	37.0	41.6	2.68 in/h
18	Rain Bird PESBR	1-1/2"	Turf Spray	39.40	38.0	40.7	2.16 in/h
19	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	20.79	17.5	18.4	1.44 in/h
20	Rain Bird PESBR	1"	Bubbler	4	24.0	24.2	0.87 in/h
21	Rain Bird PESBR	1"	Turf Spray	13	36.5	38.9	2.18 in/h
22	Rain Bird PESBR	1-1/2"	Turf Rotor	34.35	33.4	48.6	0.59 in/h
23	Rain Bird PESBR	1-1/2"	Turf Rotor	42.55	32.4	51.6	0.48 in/h
24	Rain Bird PESBR	1"	Bubbler	5.5	24.0	24.5	0.91 in/h
25	Rain Bird PESBR	1-1/2"	Turf Rotor	42.86	32.8	53.0	0.47 in/h
26	Rain Bird PESBR	1-1/2"	Turf Spray	28.79	39.4	49.2	1.66 in/h
27	Rain Bird PESBR	1"	Turf Rotor	8.24	30.0	34.3	0.54 in/h
28	Rain Bird PESBR	1"	Turf Spray	5.2	34.3	36.1	1.56 in/h
29	Rain Bird PESBR	1"	Bubbler	5	30.0	31.2	0.92 in/h
30	Rain Bird PESBR	1"	Turf Rotor	21.63	33.0	61.1	0.65 in/h
31	Rain Bird PESBR	1"	Turf Spray	3.12	34.6	35.1	1.46 in/h

VALVE SCHEDULE POC 3: 1" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
32	Rain Bird PESBR	1-1/2"	Turf Spray	24.7	39.4	40.1	2.02 in/h
33	Rain Bird PESBR	1-1/2"	Turf Spray	23.44	36.9	37.2	1.82 in/h
34	Rain Bird PESBR	1"	Turf Spray	22.81	37.4	37.8	1.58 in/h
35	Rain Bird PESBR	1"	Bubbler	8	29.2	29.4	0.94 in/h
36	Rain Bird PESBR	1"	Turf Spray	15.11	35.8	36.5	1.71 in/h
37	Rain Bird PESBR	1"	Turf Spray	16.2	36.9	37.9	1.89 in/h
38	Rain Bird PESBR	1"	Turf Spray	22.11	39.7	38.2	1.81 in/h

VALVE SCHEDULE POC 4: 2" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
39	Rain Bird PESBR	1-1/2"	Turf Spray	48.47	35.6	36.7	1.53 in/h
40	Rain Bird PESBR	1"	Turf Spray	21.19	36.1	38.1	3.21 in/h
41	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	46.59	17.5	20.6	1.44 in/h
42	Rain Bird PESBR	1-1/2"	Turf Spray	51.19	39.4	42.8	2.34 in/h
43	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	46.73	22.8	30.2	1.44 in/h
44	Rain Bird PESBR	1-1/2"	Turf Spray	50.96	39.7	48.5	1.96 in/h
45	Rain Bird PESBR	1-1/2"	Bubbler	31	36.8	40.4	0.89 in/h
46	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	50.29	17.8	26.6	1.44 in/h
47	Rain Bird PESBR	1-1/2"	Turf Spray	50.99	39.7	55.7	1.88 in/h
48	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	45.41	17.7	31.4	1.44 in/h
49	Rain Bird PESBR	1-1/2"	Turf Spray	50.96	39.7	51.5	1.88 in/h
50	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	51.71	17.7	41.1	1.44 in/h
51	Rain Bird PESBR	1-1/2"	Turf Spray	35.39	38.2	52.0	1.05 in/h
52	Rain Bird PESBR	1-1/2"	Turf Spray	39.88	37.5	55.8	1.38 in/h
53	Rain Bird PESBR	1"	Bubbler	31	49.1	60.5	0.83 in/h
54	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	42.56	17.7	38.1	1.44 in/h
55	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	30.89	22.1	41.5	1.44 in/h
56	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	37.05	18.0	37.4	1.44 in/h
57	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	43.77	19.4	45.7	1.44 in/h

WATERING SCHEDULE POC 1: 1" BALL VALVE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL/WEEK	GAL./DAY
1	Rain Bird PESBR	Turf Spray	1.2 in/h	1	50	1,211	606
2	Rain Bird PESBR	Turf Spray	1.19 in/h	1	51	1,176	588
3	Rain Bird PESBR	Bubbler	0.87 in/h	1	69	414	207
4	Rain Bird PESBR	Turf Spray	1.72 in/h	1	35	786	393
5	Rain Bird PESBR	Turf Spray	1.69 in/h	1	36	823	412
6	Rain Bird PESBR	Bubeler	0.87 in/h	1	70	420	210
7	Rain Bird PESBR	Turf Spray	1.33 in/h	1	46	779	389
8	Rain Bird PESBR	Turf Spray	1.6 in/h	1	38	910	455
9	Rain Bird PESBR	Turf Spray	1.55 in/h	1	39	643	322
10	Rain Bird PESBR	Turf Spray	1.59 in/h	1	38	909	455
11	Rain Bird PESBR	Turf Spray	2.78 in/h	1	22	481	240
12	Rain Bird PESBR	Turf Spray	2.32 in/h	1	26	336	168
13	Rain Bird PESBR	Bubbler	0.88 in/h	1	69	345	173
14	Rain Bird PESBR	Turf Spray	1.81 in/h	1	34	565	283
		TOTALS:			623	9,798	4,899

WATERING SCHEDULE POC 2: 2" BALL VALVE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL/WEEK	GAL./DAY
15	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,145	572
16	Rain Bird PESBR	Bubbler	0.89 in/h	1	68	850	425
17	Rain Bird PESBR	Turf Spray	2.68 in/h	1	23	1,184	592
18	Rain Bird PESBR	Turf Spray	2.16 in/h	1	28	1,106	553
19	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	873	437
20	Rain Bird PESBR	Bubbler	0.87 in/h	1	69	276	138
21	Rain Bird PESBR	Turf Spray	2.18 in/h	1	28	364	182
22	Rain Bird PESBR	Turf Rotor	0.59 in/h	1	107	3,675	1,838
23	Rain Bird PESBR	Turf Rotor	0.48 in/h	1	136	5,532	2,766
24	Rain Bird PESBR	Bubbler	0.91 in/h	1	68	363	182
25	Rain Bird PESBR	Turf Rotor	0.47 in/h	1	128	5,486	2,743
26	Rain Bird PESBR	Turf Spray	1.66 in/h	1	37	1,065	533
27	Rain Bird PESBR	Turf Rotor	0.54 in/h	1	112	923	461
28	Rain Bird PESBR	Turf Spray	1.69 in/h	1	37	192	96.2
29	Rain Bird PESBR	Bubbler	0.92 in/h	1	68	330	165
30	Rain Bird PESBR	Turf Rotor	0.65 in/h	1	93	2,012	1,006
31	Rain Bird PESBR	Turf Spray	1.46 in/h	1	41	128	64.0
		TOTALS:			1,117	25,503	12,752

WATERING SCHEDULE POC 3: 1" BALL VALVE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL/WEEK	GAL./DAY
32	Rain Bird PESBR	Turf Spray	2.02 in/h	1	30	741	371
33	Rain Bird PESBR	Turf Spray	1.82 in/h	1	33	774	387
34	Rain Bird PESBR	Turf Spray	1.58 in/h	1	39	889	445
35	Rain Bird PESBR	Bubbler	0.94 in/h	1	65	520	260
36	Rain Bird PESBR	Turf Spray	1.71 in/h	1	36	544	272
37	Rain Bird PESBR	Turf Spray	1.89 in/h	1	32	582	291
38	Rain Bird PESBR	Turf Spray	1.81 in/h	1	34	752	376
		TOTALS:			269	4,802	2,401

WATERING SCHEDULE POC 4: 2" BALL VALVE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL/WEEK	GAL./DAY
39	Rain Bird PESBR	Turf Spray	1.53 in/h	1	49	1,939	969
40	Rain Bird PESBR	Turf Spray	3.21 in/h	1	19	403	201
41	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	2,041	1,020
42	Rain Bird PESBR	Turf Spray	2.34 in/h	1	35	1,331	665
43	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,962	981
44	Rain Bird PESBR	Turf Spray	1.96 in/h	1	33	1,682	841
45	Rain Bird PESBR	Bubbler	0.89 in/h	1	88	2,108	1,054
46	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	2,115	1,058
47	Rain Bird PESBR	Turf Spray	1.88 in/h	1	32	1,631	815
48	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,907	954
49	Rain Bird PESBR	Turf Spray	1.88 in/h	1	32	1,631	815
50	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	2,172	1,086
51	Rain Bird PESBR	Turf Spray	1.05 in/h	1	58	2,053	1,026
52	Rain Bird PESBR	Turf Spray	1.38 in/h	1	58	2,234	1,117
53	Rain Bird PESBR	Bubbler	0.83 in/h	1	85	2,015	1,008
54	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,787	894
55	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,549	775
56	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,556	778
57	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,838	919
		TOTALS:			897	33,853	16,977

IRRIGATION NOTES:

1. THIS IRRIGATION PLAN IS SCHEMATIC AND IS FOR PERMITTING PURPOSES ONLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING ON SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGAITON OF THE PROJECT AND THE CONTRACTOR HOLDS THE RESPONSIBILITY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER PROJECT EVEN IF NOT IN THE INITIAL SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES ORDINANCES AND LAWS. ANY MODIFICATIONS MADE TO CONFORM WITH SUCH CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.
4. CONTRACTORS ARE EXPECTED TO PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL OF THE EXISTING CONDITIONS SO THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE. THIS WILL ALSO ENSURE THE CONTRACTOR WILL BE AWARE OF WHAT PRECAUTIONS NEED TO BE TAKEN TO AVOID INJURY TO PEOPLE OR DAMAGE TO PROPERTY.
5. ALL PROPOSED PLANT MATERIAL TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM.
6. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
7. THE CONTRACTOR SHALL MAKE EVERY POSSIBLE EFFORT TO PRESERVE EXISTING PLANT MATERIAL THAT HAS BEEN TAGGED. WHERE SUCH MATERIALS FALLS IN THE PATH OF TRENCHING, THE CONTRACTOR SHALL REROUTE THE PIPE OR HAND TRENCH AS NECESSARY TO PROTECT THE DESIGNATED PLANT MATERIAL. THE CONTRACTOR MUST RESTORE ANY NEW PLANT MATERIAL OR SOD TO ITS ORIGINAL CONDITION IF IT IS DAMAGED BEFORE THE OWNER WILL GIVE FINAL ACCEPTANCE.
8. IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
9. IRRIGATION OVERTHROW TO NONPERVIOUS AND NATURAL AREA TO BE MINIMIZED.
10. A RAIN SHUT OFF TO BE INSTALLED WITH IRRIGATION CONTROLLER SYSTEM.
11. ALL TREE, SHRUB AND GROUNDCOVER AREAS TO BE FULLY IRRIGATED WITH MICRO-IRRIGATION / LOW VOLUME EMITTERS. ANY SOD AREAS DESIGNATED TO BE IRRIGATED, SHALL BE BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 75-100% COVERAGE.
12. PRECIPITATION RATES FOR SPRINKLERS AND ALL OTHER EMITTERS IN THE SAME ZONE SHALL BE MATCHED, EXCEPT THAT MICROIRRIGATION EMITTERS MAY BE SPECIFIED TO MEET THE REQUIREMENTS OF INDIVIDUAL PLANTS.
13. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MAXIMIZE UNIFORMITY, CONSIDERING FACTORS, SUCH AS: EMITTER TYPES, HEAD SPACING, SPRINKLER PATTERN, WATER PRESSURE AT THE EMITTER.
14. IRRIGATION WATER SUPPLY TO BE PROVIDED BY THE LOWEST WATER QUALITY SOURCE AVAILABLE.
15. IRRIGATION AND PLANTINGS SHALL COMPLY WITH ANY APPLICABLE WATER EFFICIENT LANDSCAPE ORDINANCES.
16. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
17. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVING.
18. SCHEDULE 40 PVC SLEEVES SHALL BE PLACED A MINIMUM OF 24" BELOW GRADE AND BACKFILLED WITH CLEAN SAND. NO ROCK IS TO BE IN CONTACT WITH THE PVC PIPE. THE CONTRACTOR SHALL PROVIDE MAGNETIC MARKERS AT EACH END OF THE SLEEVE. SLEEVE SHALL BE 4" MINIMUM.
19. IRRIGATION COMMUNICATIONS CABLE SHALL HAVE ITS OWN SEPARATE SLEEVE UNLESS OTHERWISE NOTED.
20. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6') FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE DETAIL SHEETS.
21. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE TO NO MORE THAN 15 P.S.I. SHALL BE UTILIZED.
22. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000-PSI POURED CONCRETE THRUST BLOCKS OR A MECHANICAL JOINT RESTRAINT.
23. CONTROL SYSTEMS SHALL PROVIDE THE FOLLOWING MINIMUM CAPABILITIES:
    - 23.1. ABILITY TO BE PROGRAMMED IN MINUTES, BY DAY OF WEEK, SEASON, AND TIME OF DAY;
    - 23.2. ABILITY TO ACCOMMODATE MULTIPLE START TIMES AND PROGRAMS;
    - 23.3. AUTOMATIC SHUT OFF AFTER ADEQUATE RAINFALL;
    - 23.4. ABILITY TO MAINTAIN TIME DURING POWER OUTAGES FOR A MINIMUM OF THREE (3) DAYS;
    - 23.5. OPERATIONAL FLEXIBILITY TO MEET APPLICABLE YEAR-ROUND WATER-CONSERVATION REQUIREMENTS AND TEMPORARY WATER-SHORTAGE RESTRICTIONS.
24. THE OWNER MUST APPROVE ANY SUBSTITUTION MADE.
25. THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL THE OWNER GIVES FINAL ACCEPTANCE.
26. CONTRACTOR WILL GUARANTEE THE QUALITY OF HIS MATERIALS AND WORK FOR ONE (1) YEAR. THIS PERIOD BEGINS WITH THE FINAL ACCEPTANCE OF THE OWNER.
27. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SHOWING ALL HEADS, VALVES, AND PIPE LINES TO SCALE AFTER COMPLETION OF PIPING INSTALLATION. THE OWNER SHALL PROVIDE INSTRUCTION SHEETS AND PARTS LIST COVERING EQUIPMENT.
28. A RECOMMENDED SEASONAL OPERATING SCHEDULE AND AVERAGE PRECIPITATION RATES FOR EACH IRRIGATION ZONE FOR BOTH ESTABLISHMENT AND MAINTENANCE CONDITIONS SHALL BE PROVIDED. RECOMMENDED MAINTENANCE ACTIVITIES AND SCHEDULES SHALL BE INCLUDED.

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appvd.

Designed by PEB/AFS
Checked by AFS
Issued for Construction Approval
Date April 17, 2024

Vertical Datum NAVD88

Drawing Title
Irrigation Notes & Schedule

Drawing Number
L4.50

Sheet of

DATE: Feb. 17, 2025

Project Number
63302.11

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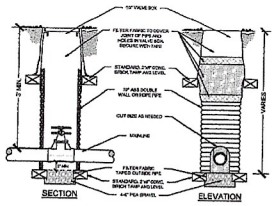

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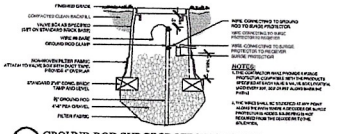

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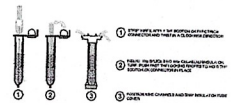

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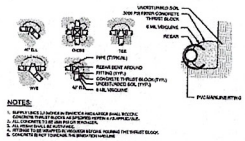

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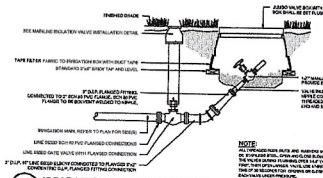

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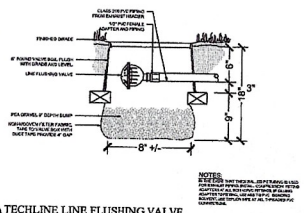

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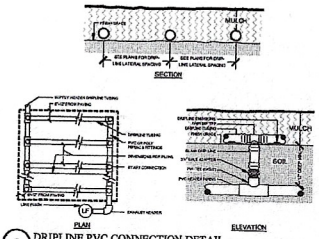

G DRIPLINE PVC CONNECTION DETAIL
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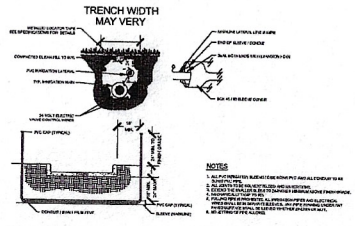

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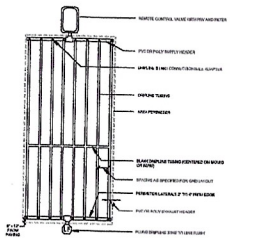

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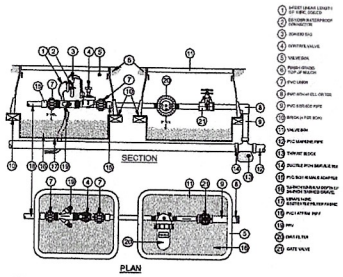

J CONTROL VALVE ASSEMBLY FOR DRIPLINE IRRIGATION
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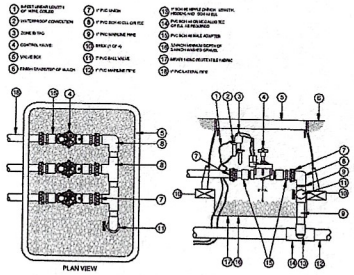

K VALVE MANIFOLD - SPRAY & BUBBLER
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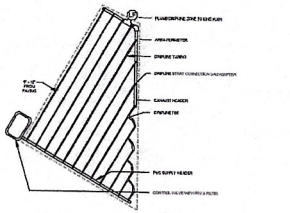

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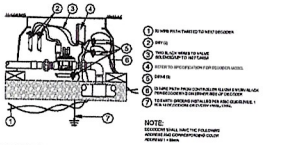

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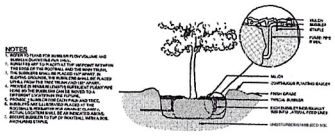

N BUBBLER INSTALLATION DETAIL
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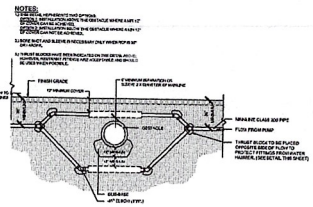

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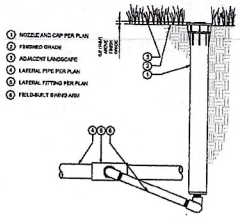

P POP US SPRAY NOZZLE
SCALE: N.T.S.

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Wellness Way Phase 4

City of Clermont, Florida

No.	Revision	Date	Appd

Designed by PED/AFS
Checked by AFS
Issued for Construction Approval
Date April 17, 2024

Vertical Datum NAVD88

Drawing Title
Irrigation Details

Drawing Number
L4.51

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DATE: Feb. 17, 2025

Project Number
63302.11

Saved Wednesday, February 5, 2025 3:44:08 PM KELSEYRORDAN Plotted Monday, February 17, 2025 6:00:18 PM Daniela Cervantes

Future Phase 6 Landscape and Irrigation Plans

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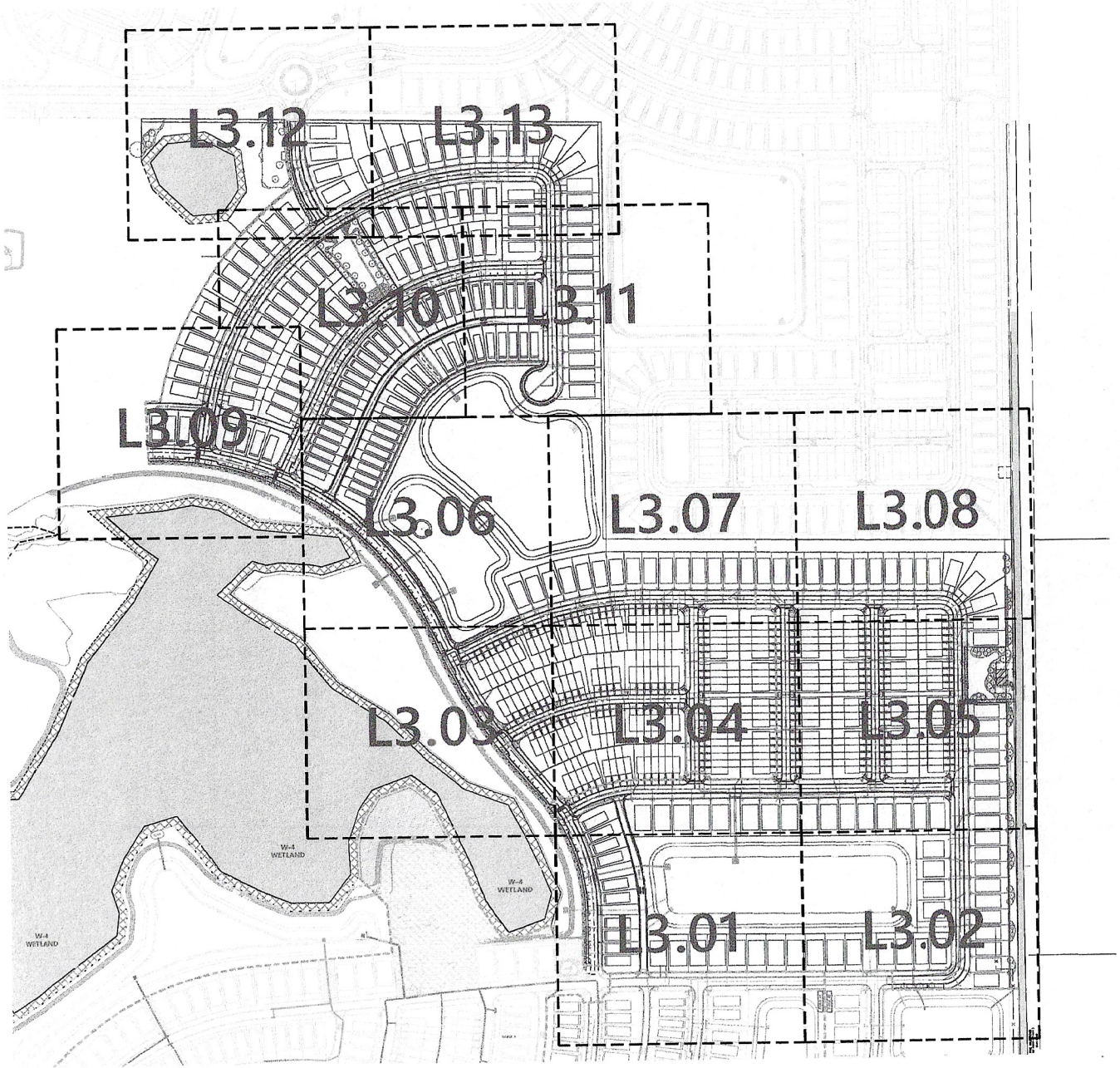

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Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd
5	Asbuilt Revision	01/23/2025	
4	Asbuilt Revision	01/14/2025	
3	Rev per Owner	12/05/2024	
2	Asbuilt Revision	11/18/2024	
1	Rev per City comments	10/03/2024	

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Checked by AFS
Issued for Construction Approval
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Overall Landscape Plan

Drawing Number
L3.00

Sheet of

Project Number
63302.14

DATE: Feb. 17, 2025

Saved Monday, February 17, 2025 3:01:42 PM DCERVICILO Plotted Monday, February 17, 2025 3:35:05 PM Daniela Cerverlo

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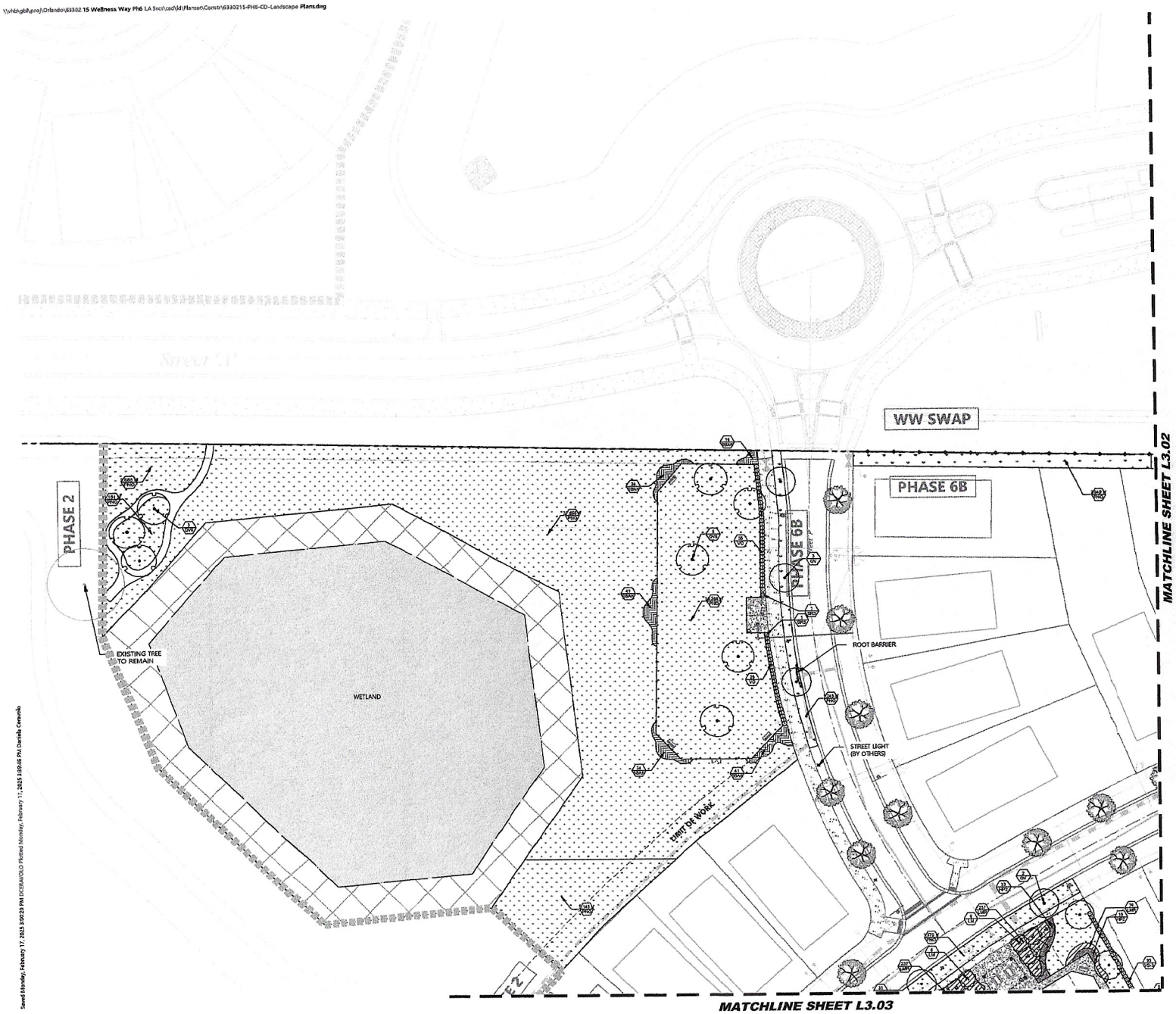

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-9	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SRG	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.52 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
2. WHERE TREES ARE PROPOSED DIRECTLY OVER STORM AND UTILITY LINES, A MINIMUM OF 5' OF COVER IS PROVIDED.
3. STREET TREES TO BE LOCATED A MINIMUM 10' FROM FIRE HYDRANTS.
4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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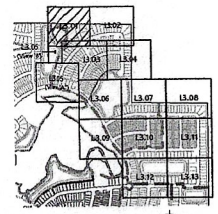

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd.

Designed by DC
Checked by KT
Issued for Owner Review
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Planting Plan

Drawing Number
L3.01

Sheet of

DATE Feb. 17, 2025

Project Number
63302.14

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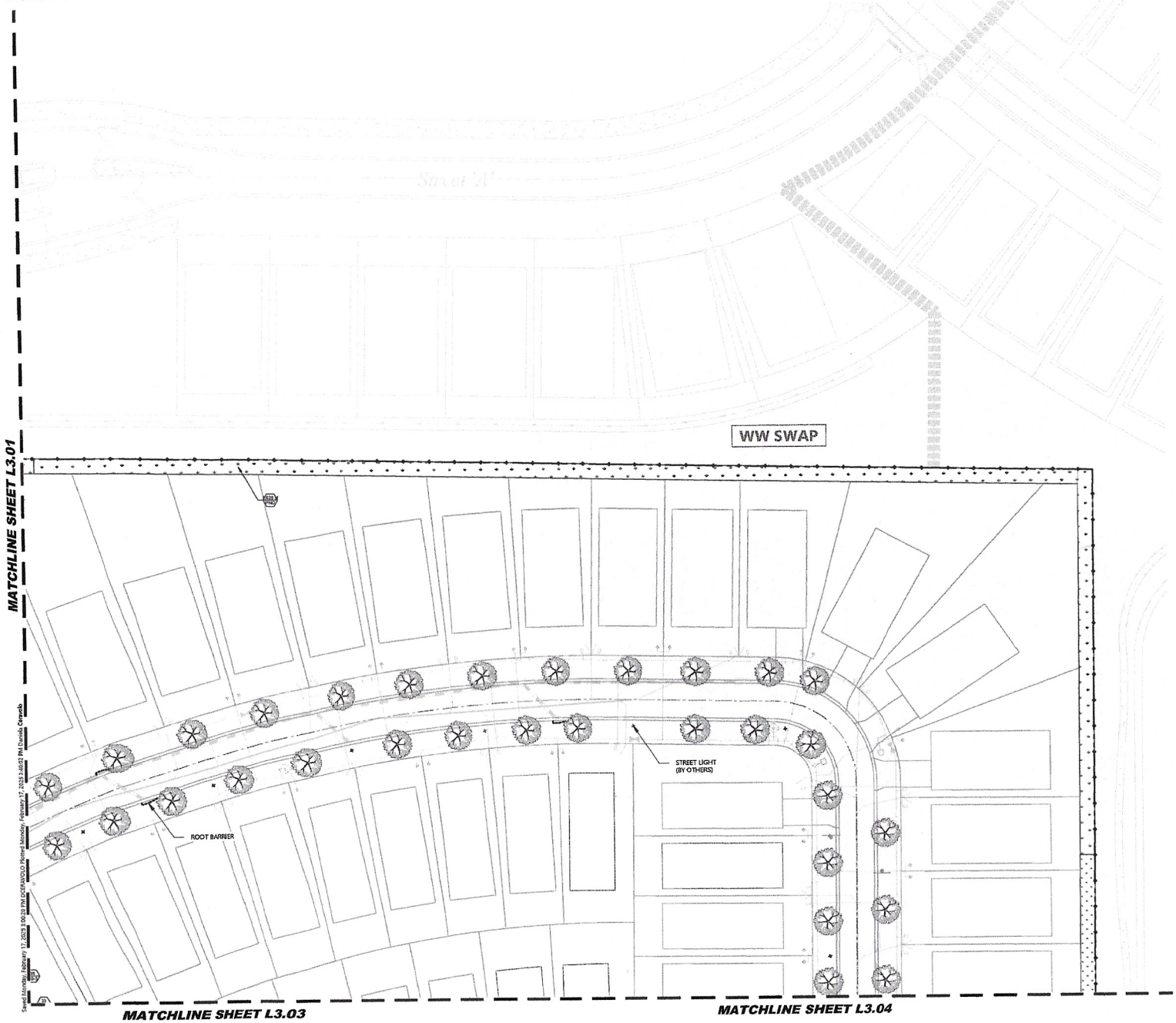

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PND	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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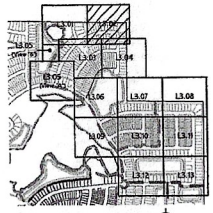

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approd.

Designed by DC
Checked by RT
Issued for Owner Review
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Planting Plan

Drawing Number
L3.02

Sheet of

DATE Feb. 17, 2025

Project Number
63302.14

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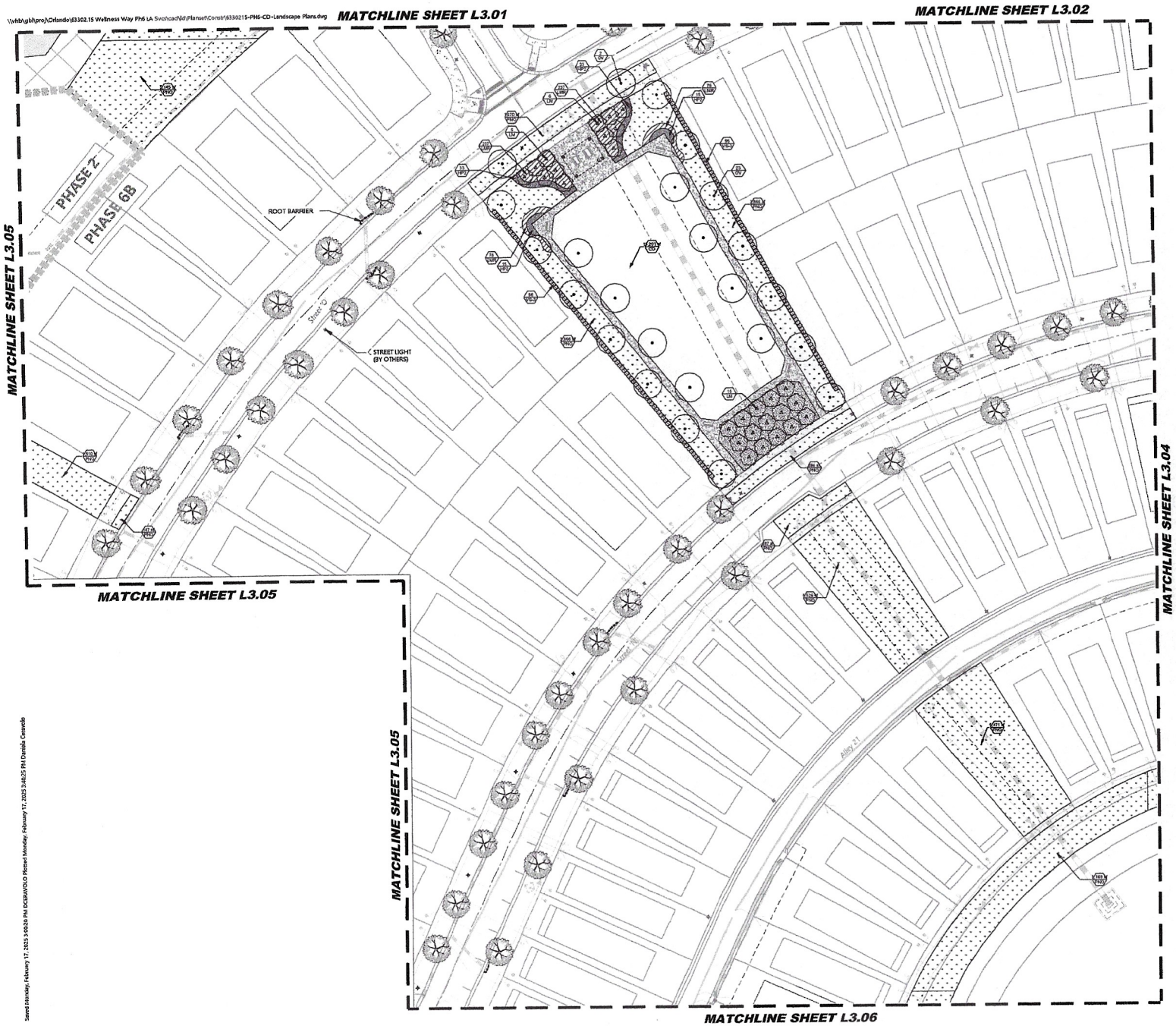

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-S	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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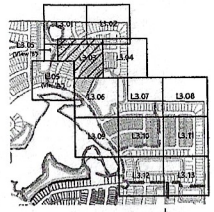

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

Cityof Clermont, Florida

No.	Revision	Date	Approd.

Designed by: DC
Checked by: RT
Issued fs: Owner Review
Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Planting Plan

Drawing Number: L3.03

Sheet of

DATE Feb. 17, 2025

Project Number: 63302.14

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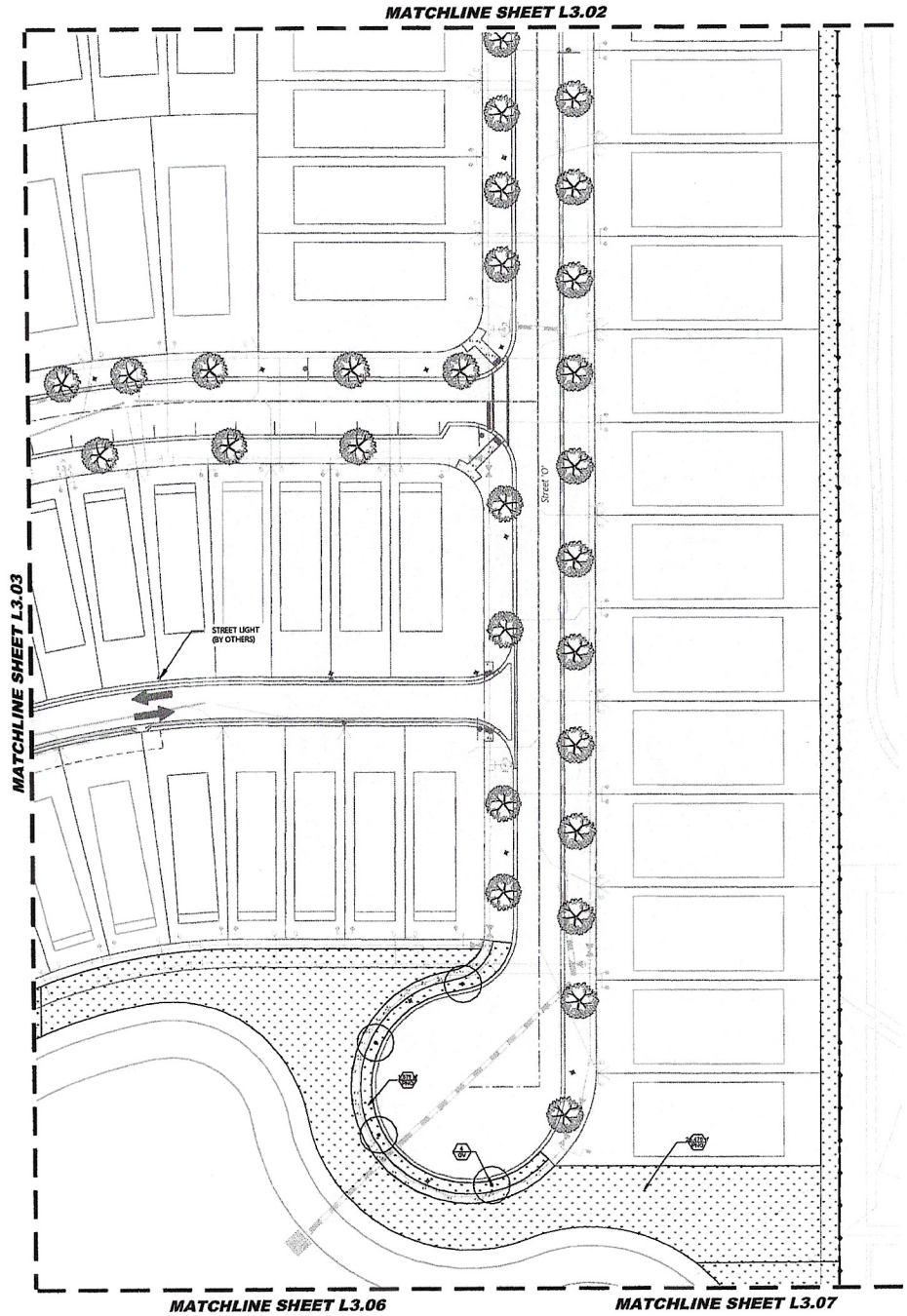

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-8	Slash Pine
	QV	Southern Live Oak
	QV8	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.52 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
2. WHERE TREES ARE PROPOSED DIRECTLY OVER STORM AND UTILITY LINES, A MINIMUM OF 5' OF COVER IS PROVIDED.
3. STREET TREES TO BE LOCATED A MINIMUM 10' FROM FIRE HYDRANTS.
4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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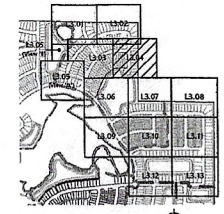

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approved

Designed by DC
Checked by RT
Issued for Owner Review
Date August 27, 2024

Vertical Datum NAVD88

Drawing title
Landscape Planting Plan

Drawing Number
L3.04

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Project Number 63302.14

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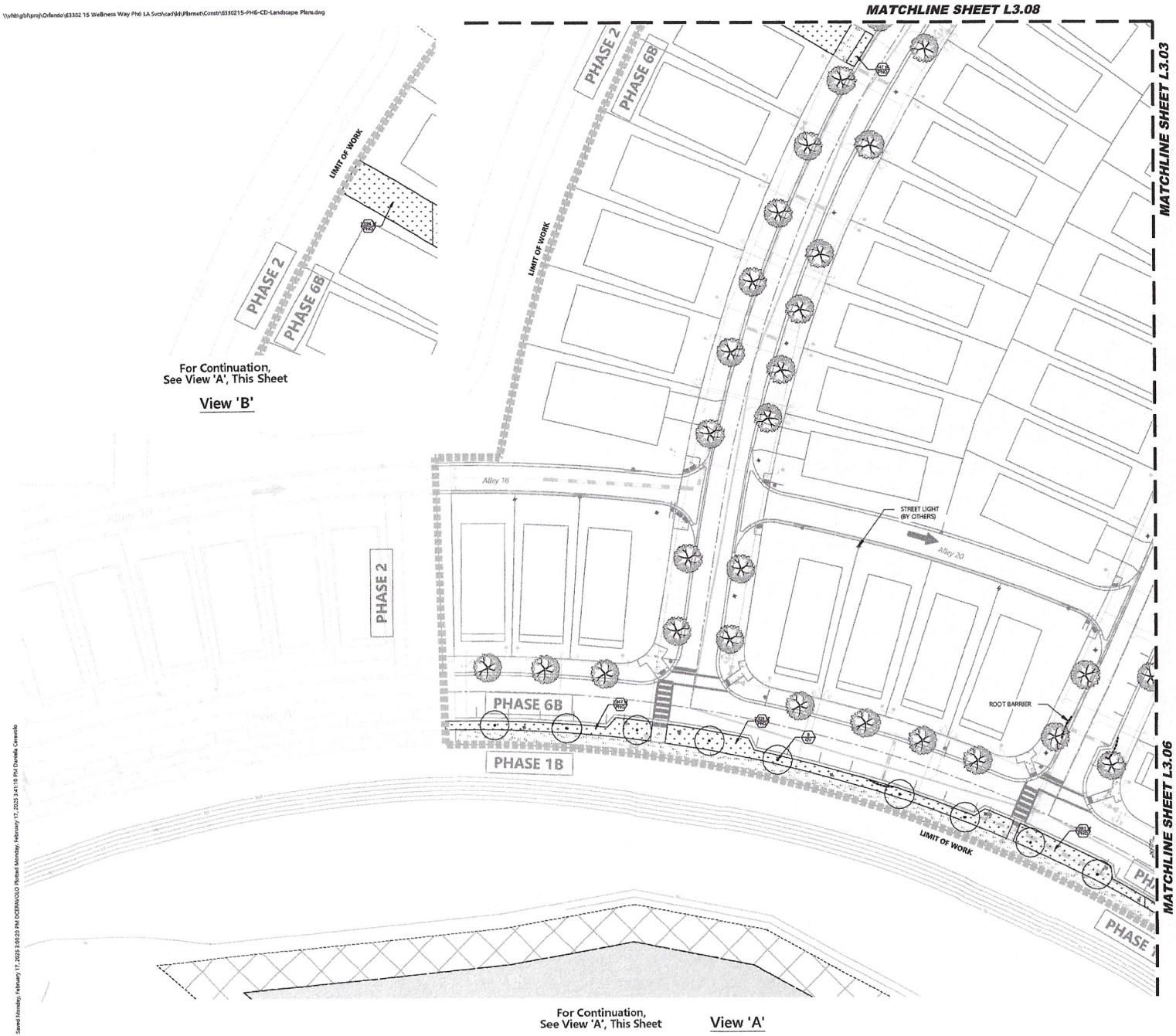

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.52 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
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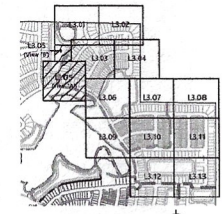

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appd.

Designed by DC
Checked by RT
Issued for Owner Review
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Vertical Datum NAVD88

Drawing title
Landscape Planting Plan

Drawing Number
L3.05

Sheet of

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Project number
63302.14

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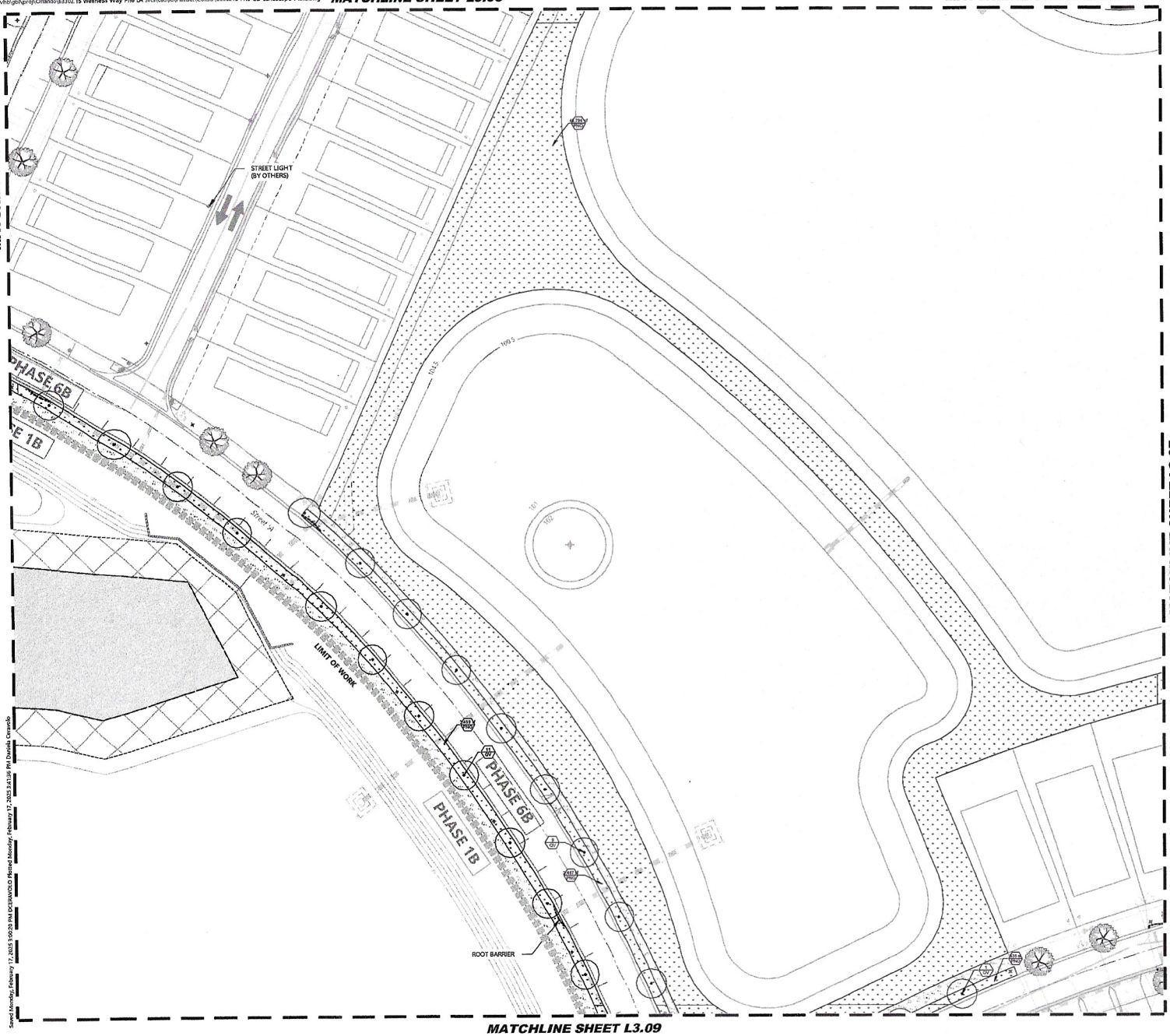
MATCHLINE SHEET L3.03

MATCHLINE SHEET L3.04

MATCHLINE SHEET L3.09



MATCHLINE SHEET L3.07

MATCHLINE SHEET L3.09

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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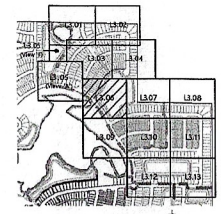

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd

Designed by: DC
Checked by: RT
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Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Planting Plan

Drawing Number: L3.06

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Project Number: 63302.14

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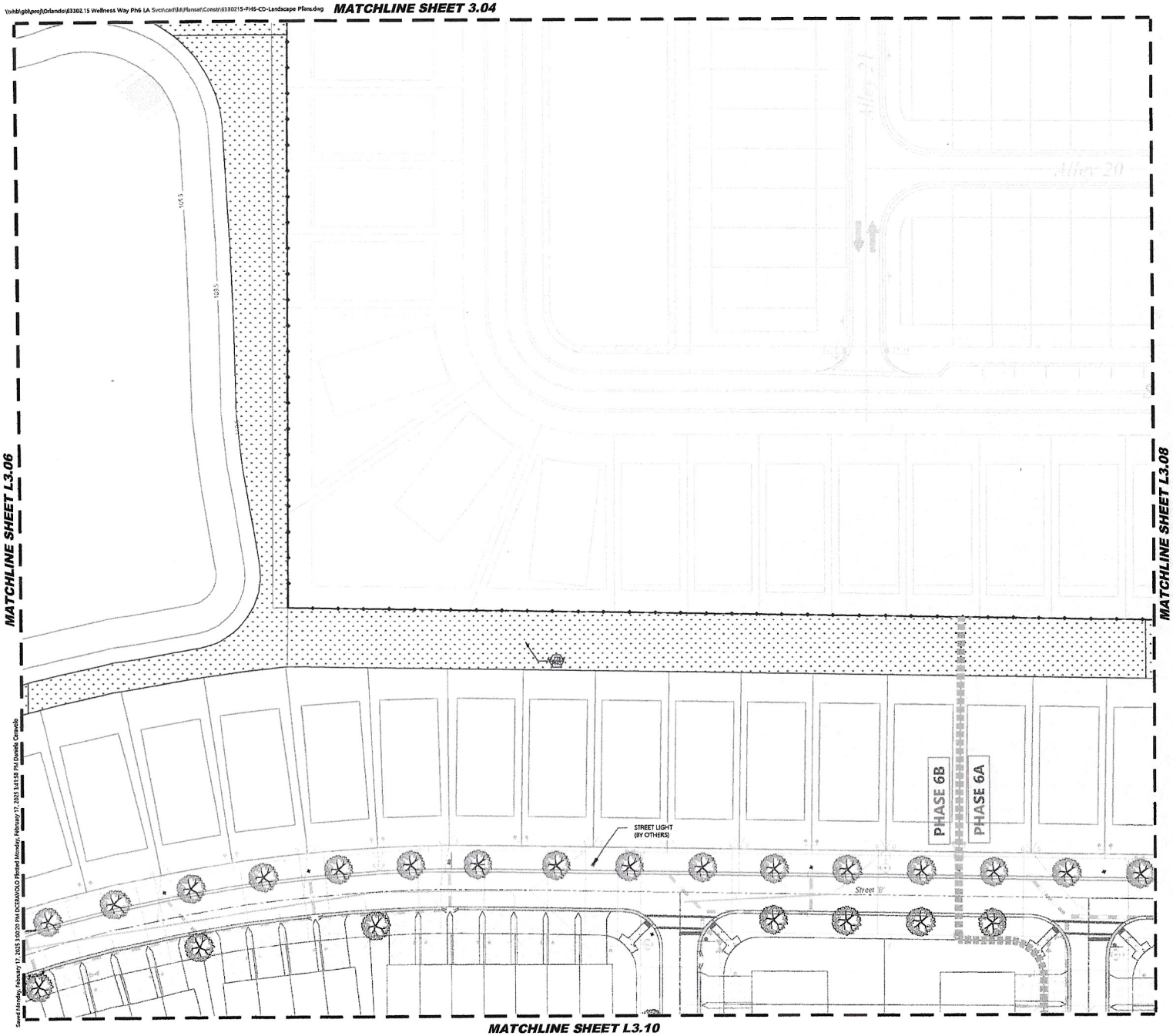
MATCHLINE SHEET 3.04

MATCHLINE SHEET L3.06

MATCHLINE SHEET L3.08



MATCHLINE SHEET L3.10

Saved Monday, February 17, 2025 3:00:20 PM DCERAVOLO Plotted Monday, February 17, 2025 3:41:58 PM Daniela Ceravolo

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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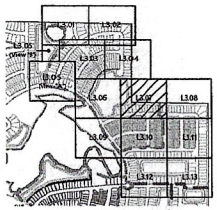

Key Map NTS

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd

Designed by DC
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Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Planting Plan

Drawing Number
L3.07

Sheet of

DATE: Feb. 17, 2025

Project Number
63302.14

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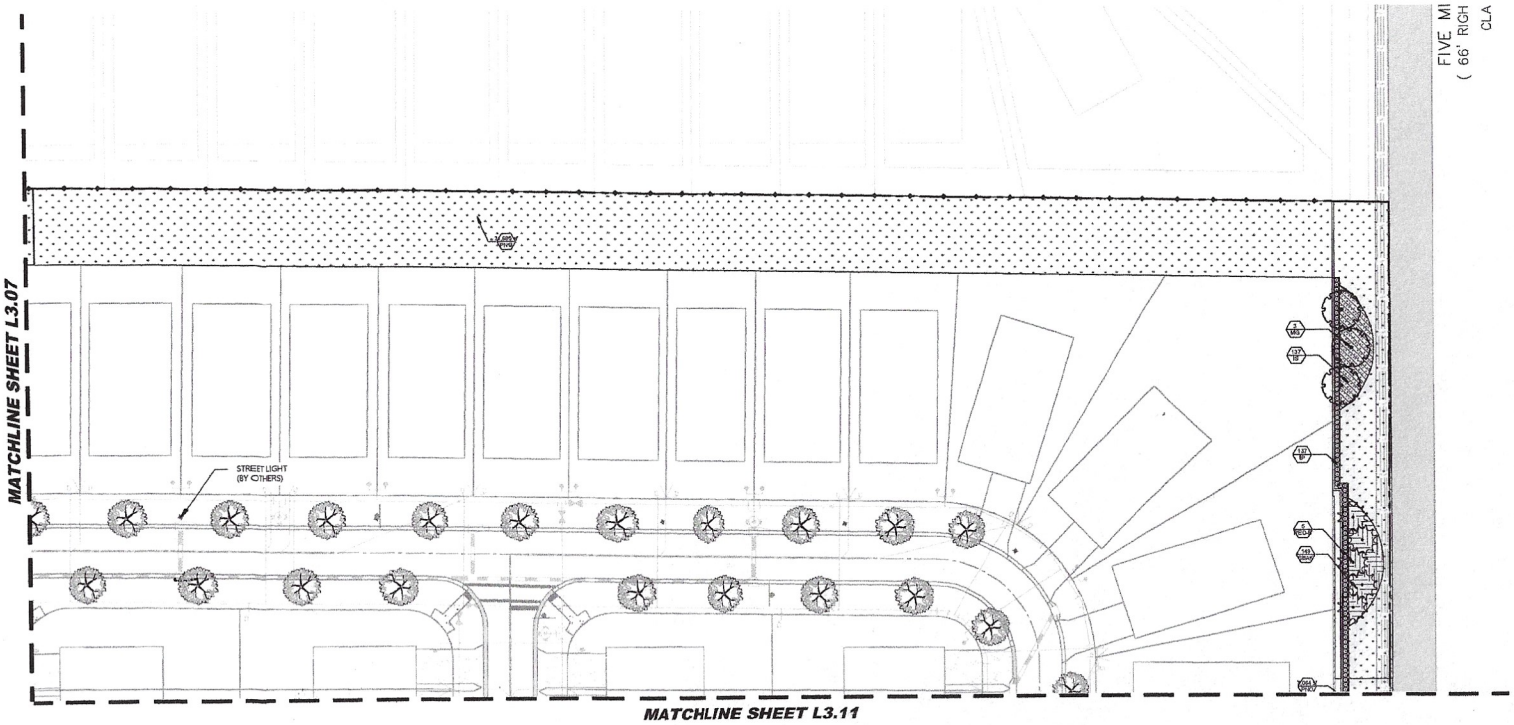

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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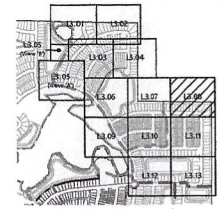

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approd

Designed by DC
Checked by RT
Issued for Owner Review
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Planting Plan

Drawing Number
L3.08

Sheet of

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63302.14

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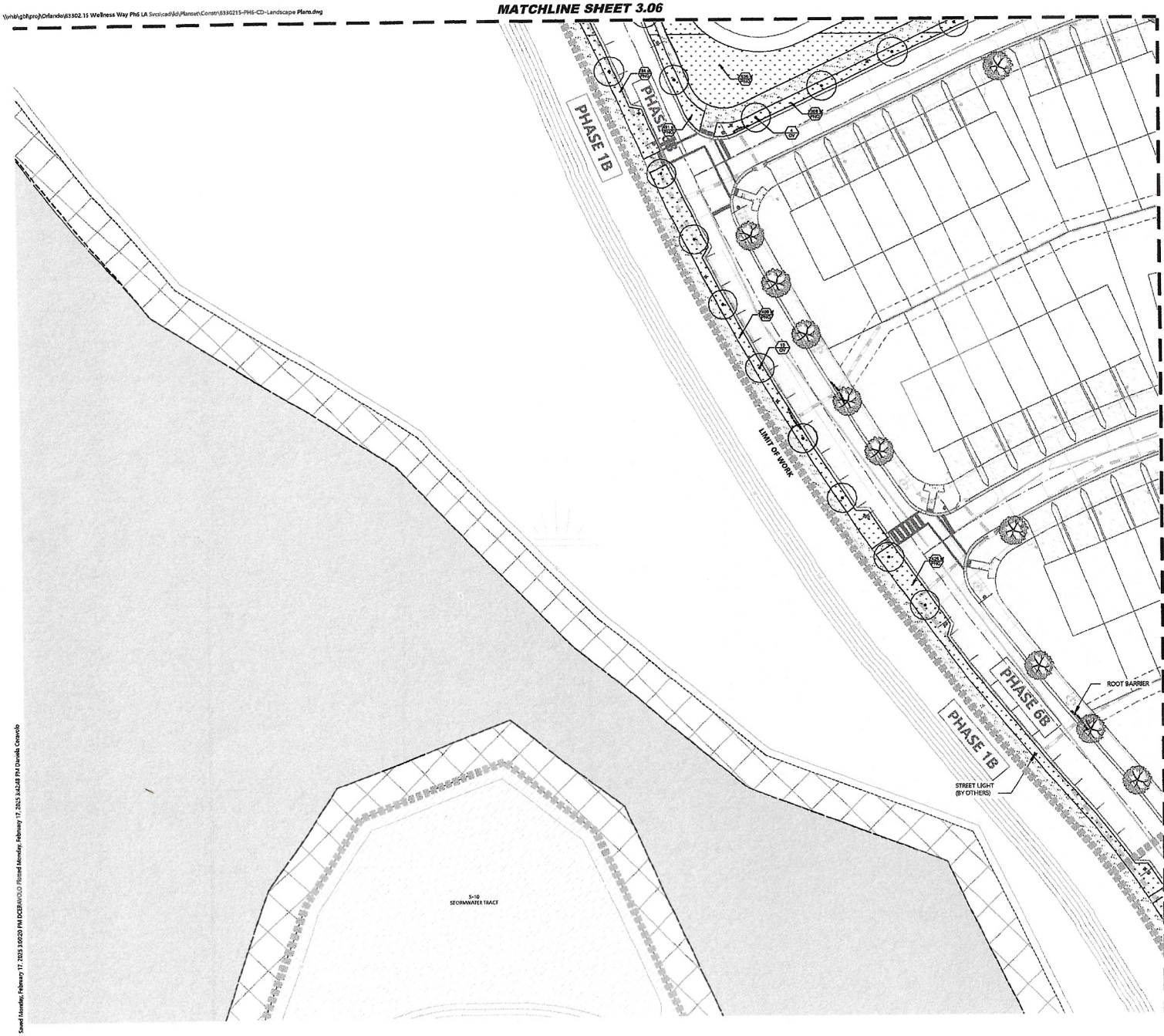
MATCHLINE SHEET 3.06



MATCHLINE SHEET L3.10

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-8	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNG	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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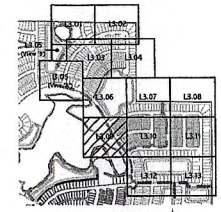

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approved

Designed by DC
Checked by RT
Issued to Owner Review
Date August 27, 2024

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Drawing Title
Landscape Planting Plan

Drawing Number
L3.09

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Project Number
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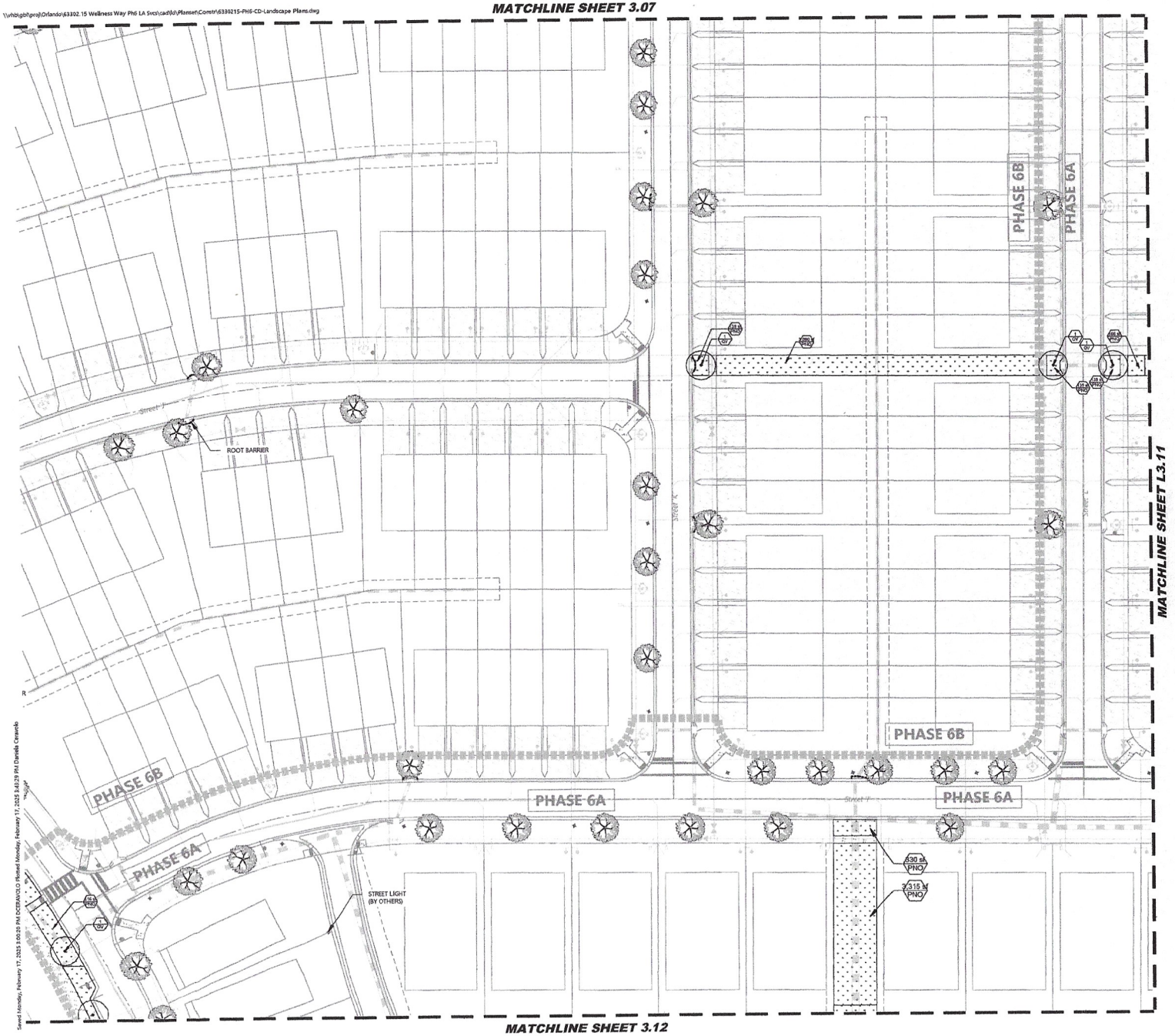
MATCHLINE SHEET 3.07



MATCHLINE SHEET 3.12

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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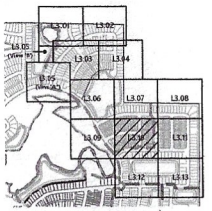

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approd.

Designed by DC
Checked by RT
Issued by Owner Review
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Planting Plan

Drawing Number
L3.10

Sheet of

DATE Feb. 17, 2025

Project Number
63302.14

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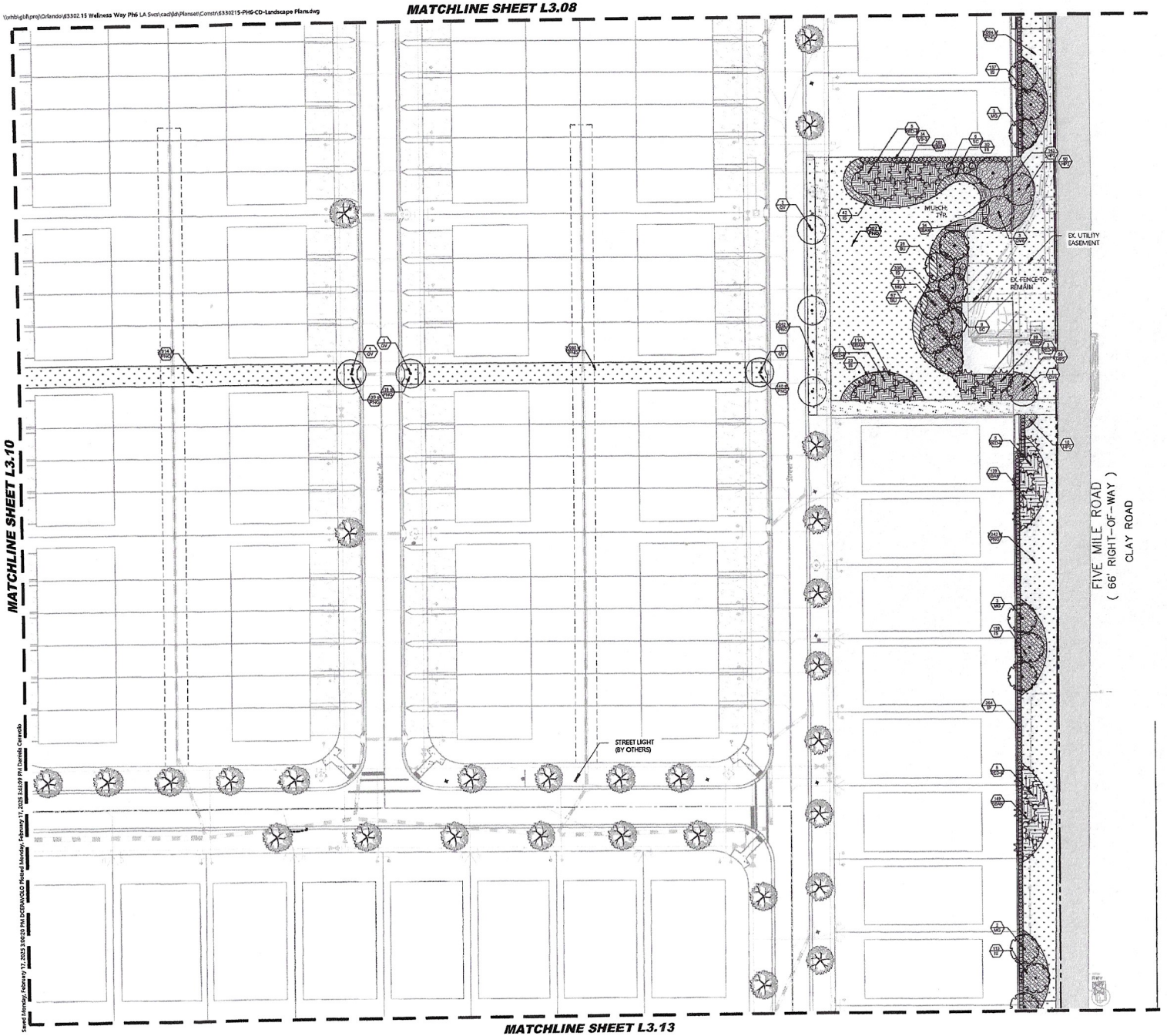
MATCHLINE SHEET L3.08



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PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
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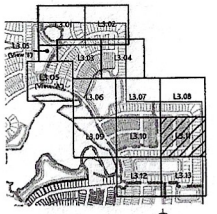

Key Map

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd.

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Drawing Title
Landscape Planting Plan

Drawing Number
L3.11

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DATE: Feb. 17, 2025

Project Number
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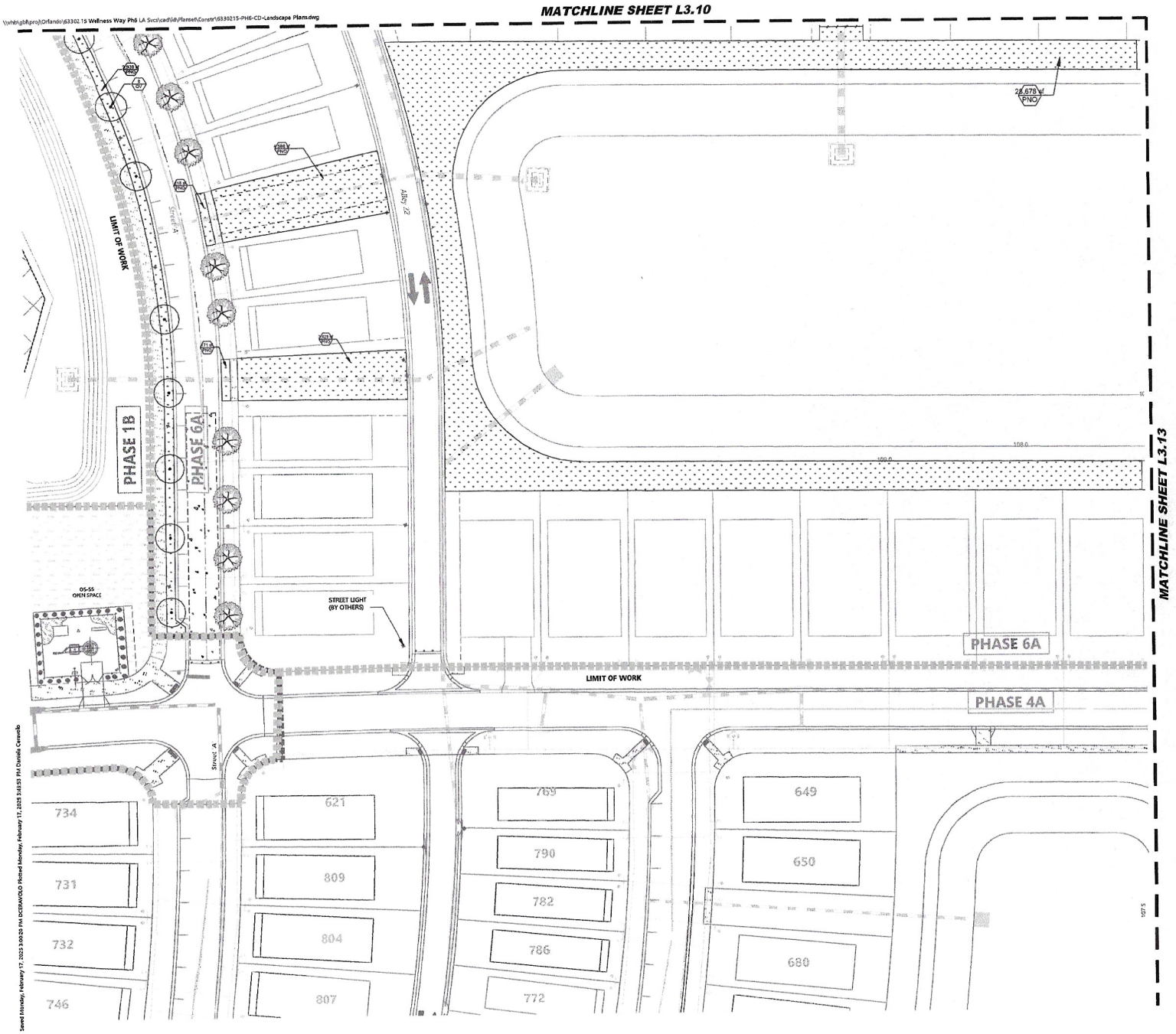

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
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STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

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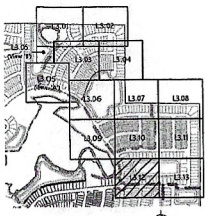

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approved

Designed by: DC
Reviewed by:
Owned by: RT
Date:

Owner Review — August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Planting Plan

Drawing Number
L3.12

Sheet of

DATE: Feb. 17, 2025

Project Number
63302.14

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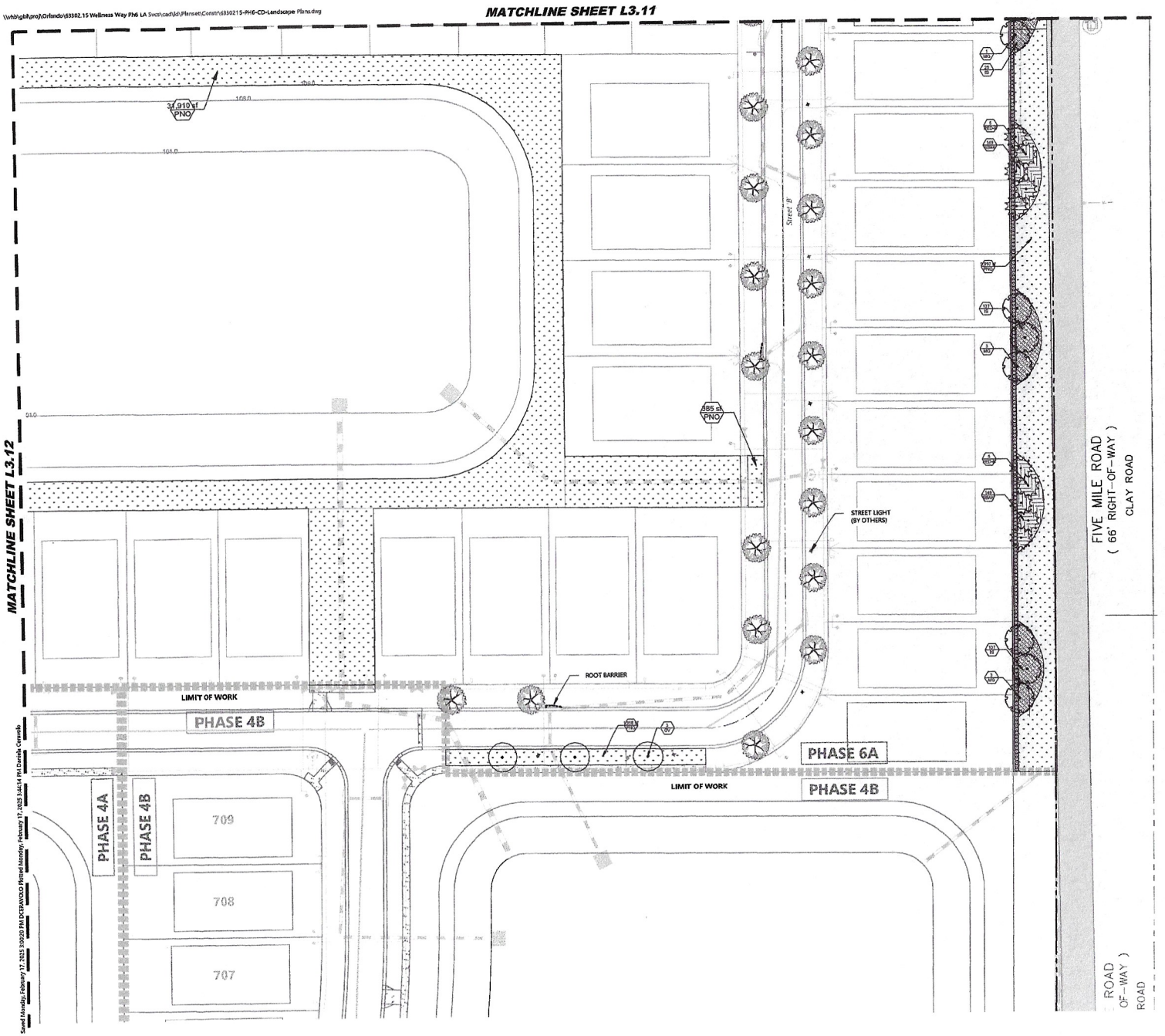

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PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LM	Muskogee Crape Myrtle
	MG	D.D. Blanchard Southern Magnolia
	PED-B	Slash Pine
	QV	Southern Live Oak
	QV6	Southern Live Oak

SYMBOL	CODE	COMMON NAME
SHRUBS		
	IP	Anise
	SC	Silver Saw Palmetto
	SR3	Orange Bird Of Paradise
	VO	Walter's Viburnum
	VS-3	Sandankwa Viburnum
SHRUB AREAS		
	BU	Orange Bulbine
	HP2	Dwarf Firebush
	IS	Dwarf Yaupon
	LMR	Royal Purple Liriope
	SBAK	Sand Cord Grass
GROUND COVERS		
	CD	Celebration Bermuda Grass
	MU	Mulch
	PNO	Argentine Bahia Grass

STREET TREE SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	STR	Canopy Tree

NOTES:
1. REFER TO SHEET L3.52 FOR PLANT MATERIAL SIZE, CALIPER, SPREAD AND HEIGHT.
2. WHERE TREES ARE PROPOSED DIRECTLY OVER STORM AND UTILITY LINES, A MINIMUM OF 5' OF COVER IS PROVIDED.
3. STREET TREES TO BE LOCATED A MINIMUM 10' FROM FIRE HYDRANTS.
4. ROOT BARRIER TO BE INSTALLED WHERE TREES ARE PROPOSED TO BE LOCATED WITHIN 10' OF STORM STRUCTURES.

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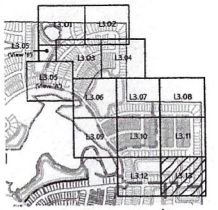

Key Map N.T.S.

0 15 30 60 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd.

Designed by DC
Checked by RT
Issued for Owner Review
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Planting Plan

Drawing Number
L3.13

Sheet of

DATE: Feb. 17, 2025

Project Number 63302.14

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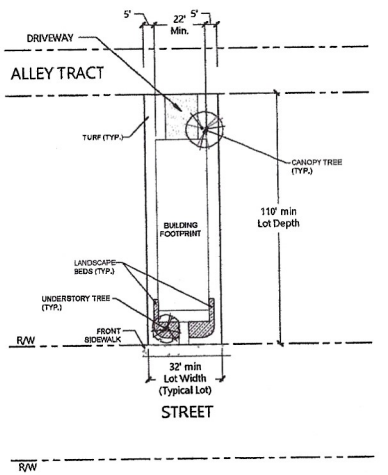
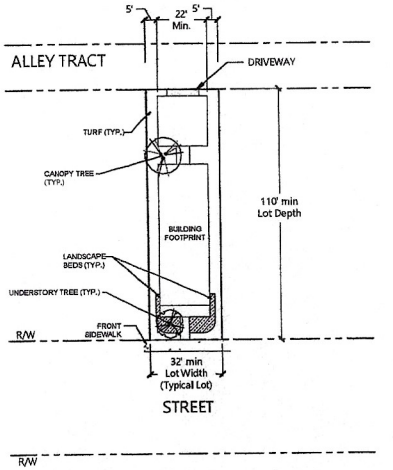


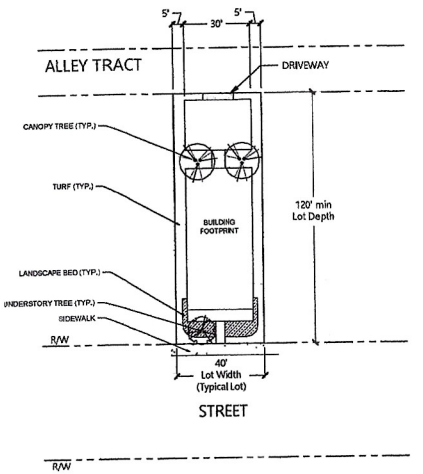
32' x 110' Single-Family Lot
(Rear Loaded)

Scale: N.T.S.



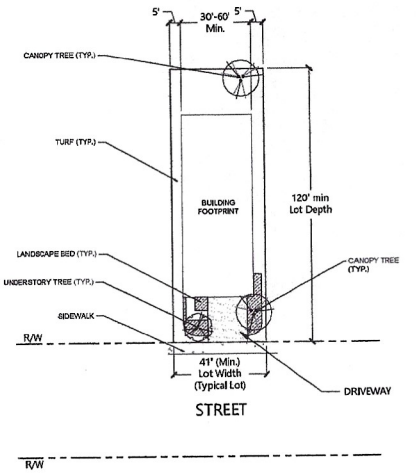
32' x 110' Single-Family Lot
(Rear Loaded with Detached Garage)

Scale: N.T.S.



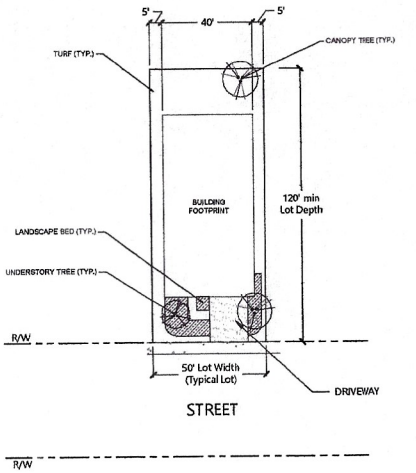
40' x 120' Single-Family Lot
(Rear Loaded with Detached Garage, No Street Tree Present)

Scale: N.T.S.



41' x 120' Single-Family Lot
(Front Loaded, No Street Tree Present)

Scale: N.T.S.



50' x 120' Single-Family Lot
(Front Loaded, No Street Tree Present)

Scale: N.T.S.

TYPICAL LOT LANDSCAPE PLAN NOTES

1) EACH LOT SHALL INCLUDE A MINIMUM 10' FRONT YARD UTILITY EASEMENT.
2) EACH LOT SHALL INCLUDE A MINIMUM 5' SIDE AND REAR YARD DRAINAGE AND UTILITY EASEMENT.
3) STREET CORNER RADIUS SHALL NOT EFFECT STREET SIDE YARD OR FRONT SETBACKS.
4) CANOPY TREES TO BE A MINIMUM OF 3" CAL., 12' HT. x 6' SPRD.
5) UNDERSTORY TREES TO BE A MIMMUM 8' HT. x 4' SPRD.
6) SHRUBS IN LANDSCAPE BEDS TO BE PLANTED A MAXIMUM OF 30" O.C.

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Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd.

Designed by PEB/APS
Checked by APS
Issued for Construction Approval
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Typical Lot Landscape Plans

Drawing Number
L3.14

Sheet of

DATE: Feb. 17, 2025

Project Number
63302.14

Saved Monday, December 2, 2024 12:56:53 PM DCEBAVOLO Plotted Monday, February 17, 2025 3:45:04 PM Daniela Ceravolo

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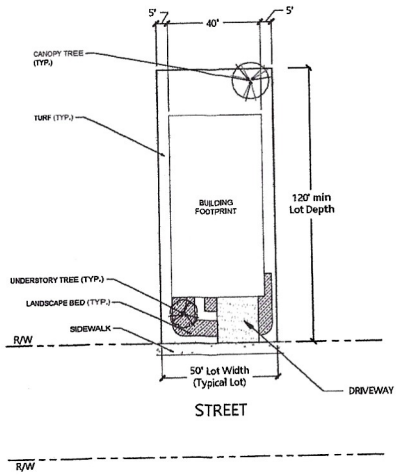
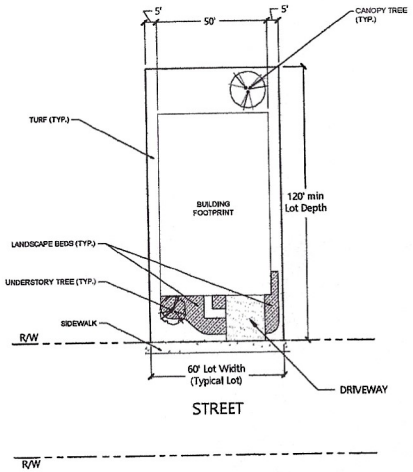


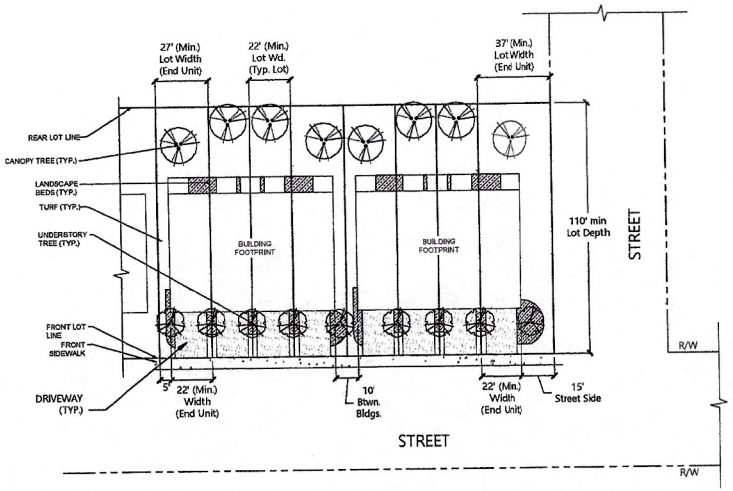
50' x 120' Single-Family Lot
(Front Loaded, Street Tree Present)

Scale: N.T.S.



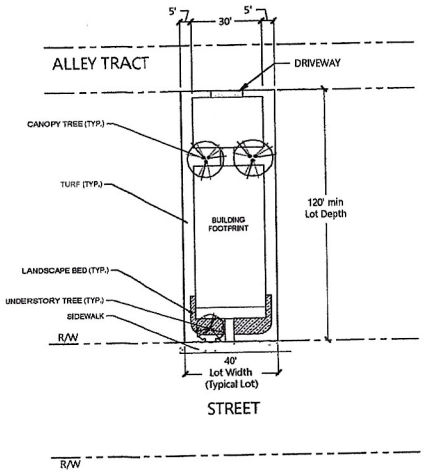
60' x 120' Single-Family Lot
(Front Loaded, Street Tree Present)

Scale: N.T.S.



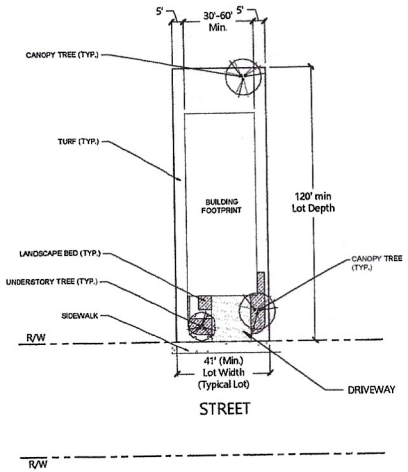
22' x 110' Townhome
(Front Loaded, 4 Unit)

Scale: N.T.S.



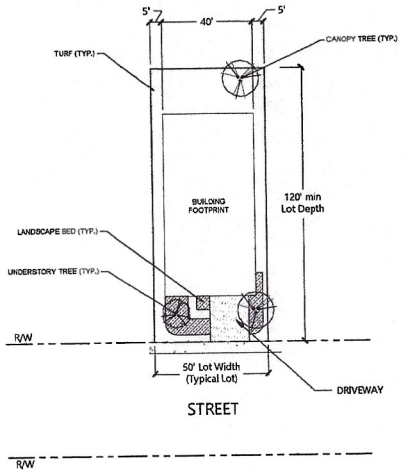
40' x 120' Single-Family Lot
(Rear Loaded with Detached Garage, No Street Tree Present)

Scale: N.T.S.



41' x 120' Single-Family Lot
(Front Loaded, No Street Tree Present)

Scale: N.T.S.



50' x 120' Single-Family Lot
(Front Loaded, No Street Tree Present)

Scale: N.T.S.

NOTE: Where single family lots are deficient of a street tree within the right-of-way along the frontage of the lot, (1) additional canopy tree is required to meet the minimum number of required trees per City of Clermont code Section 118-71. This condition applies to lots 40' wide and larger.

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Wellness Way
Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd

Designed by PEB/AFS
Checked by AFS
Issued for Construction Approval
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Drawing Title
Typical Lot Landscape Plans

Drawing Number
L3.15

Sheet of

Project Number 63302.14

DATE Feb. 17, 2025

Saved Monday, December 2, 2024 12:06:33 PM DCEPARVOLO Plotted Monday, February 17, 2025 3:45:01 PM Daniela Cerovic

LANDSCAPE SPECIFICATIONS

GENERAL:

G1) Take responsibility for adhering to all requirements stated as outlined herein and on the landscape drawings.

G2) The scope of work for the landscape contractor for this project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. Take responsibility for coordinating with the general contractor reasonable access to power and potable water sources as required.

G3) Take responsibility to assign a qualified project manager and field supervisor to work directly with the owner's representative and supervise the work at all times through final owner acceptance. It is the contractor's responsibility to ensure that project manager has a complete current set of documents on-site at all times.

G4) The landscape contractor for this project must be able to document a minimum of five (5) years of comparable experience in the installation of plant material for projects of similar scale, intensity and quality. General contractor must submit documentation to owner's representative for approval prior to bid award.

G5) Take responsibility for familiarizing themselves with existing site conditions and notifying the owner's representative in writing of any concerns prior to commencement of work. This evaluation should include, but is not limited to, verification of surface and subsurface utilities, grades, dimensions and soil conditions.

G6) Take responsibility for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, scheduling and sequencing of work. Take responsibility for coordinating all site issues with the general contractor.

G7) Take responsibility for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.

G8) Take responsibility for the agronomic evaluation of soil characteristics. Evaluation must include chemical analysis by a qualified agricultural soils testing laboratory. Soils sample should be taken immediately following completion of rough grading activities and should be collected at a rate of one sample for each 10,000 square feet of impacted area, or a total of six, whichever is greater. At a minimum the chemical analysis of the soil should consider the following:

A. Percentage of organic matter

B. Salinity

C. ph

D. Lime content

E. Mineral nutrients including concentrations of nitrogen, phosphorous, potassium, Calcium, magnesium, iron, zinc, manganese, copper, sulfur and molybdenum.

F. Potential hazards or impediments for plant growth including salinity, sodium chloride, boron, impaired soil structure or drainage.

G. Sand fraction analysis as a percent passing through 1", 1-1/4" and no. 200 sieves.

H. Percolation rate in inches per hour. The analysis should also include specific recommendations to the owner's representative for any amendments and backfill mixes for optimal plant growth to be made to the soils prior to planting. The contractor should include the cost of this soil testing in their base bid as well as the basic backfill mixes specified herein but should include any anticipated cost for soil amendment. The contractor is to provide the owner's representative with copies of all soil testing results. Submittal documentation must also contain a graphic site plan depicting locations and depth from which each sample was drawn.

G9) Take responsibility for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the owner's representative immediately of any perceived discrepancies for two (2) days prior to planting.

G10) Take responsibility to refer to the following references in determining compliance with best practices:

A. Florida Nurserymen and Grower's Association (FNGA) standards.

B. Florida Turf Grass Association's (FTGA) standards.

C. Florida Department of Agriculture, Bureau of Plant Industry. "Trades and Standards for Nursery Plants". latest edition.

D. "Cabling, Bracing and Guying Standards for Shade Trees" as published by the national arborist association (NAA).

E. ANSI A300 1995 Standards as established by the Tree, Shrub and Other Woody Plant Maintenance Standard Practice.

F. ANSI, Z60.1-American Standard For Nursery Stock.

G. "Standard Plant Names" as established by Hortus III.

G11) The owner's representative reserves the right to defer any and all review responsibilities related to landscape to the project Landscape Architect or other authorized agent.

G12) Take responsibility to grant the owner the following warranty for a period of one year (365 days) from the date of final acceptance for all trees, shrubs and groundcovers. The warranty period for sod shall be six months (180 days). It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any defective plant materials. Warranty is intended to cover defects and unsatisfactory growth caused by no fault of the owner. During the warranty period the landscape contractor shall make every reasonable effort to replace any dead, dying or diseased material within a period of 15 working days

G13) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. Take responsibility for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and at commencement of work.

G14) Take responsibility to verify the extent of grassing work in the field. The contractor shall be responsible for providing grass in the areas shown on the plan in sufficient quantity to provide full coverage. Additional grass required will be adjusted based on a square footage unit price. Areas to be grassed shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.

G15) Take responsibility for providing plants, spaced as specified on the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. Notify landscape architect immediately if such situations arise. Shrub and groundcover spacing is generally indicated on the plant list for all 'mass plantings'. Accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.

PRODUCT:

P1) Take responsibility for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the owner's representative in writing within this period. No substitution shall be permitted without prior written approval from the owner's representative. Take responsibility for exhausting all means possible to obtain the materials as specified prior to requesting substitution. In order to be considered by the owner's representative as viable alternates plants must share the same general appearance/ form, installation size, mature size, color, quality and growth habit. Materials must be offered at no additional costs to the owner.

P2) The owner's representative reserves the right to review and approve all plant materials, including sod, at their source nursery with the landscape contractor prior to delivery to the job site. It is the responsibility of the landscape contractor to coordinate and schedule all nursery trips with the landscape architect or owner's representative a minimum of two weeks prior to the schedule date for material delivery for shipping. The landscape contractor is to provide a minimum of one week to the owner's representative for all trips. The owner also reserves the rights to have the nursery review of material or to provide approval through review of photographs or representative samples.

P3) All plant material suppliers, including sod, for this project must be able to document a minimum of five (5) years of experience in the specialization of growing and cultivation of comparable materials as specified for this project. Take responsibility to provide documentation to the owner's representative for approval prior to procuring material.

P4) In preparation for the delivery to the site the landscape contractor shall only prune branches or roots after notifying owner's representative. Pruning should only be preformed as required to assure safe loading, shipping and job site handling. In no case can any tree be topped. Prior to shipping all trees should be sprayed for insects and fungus as well as a foliar anti-dessicant.

P5) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. Trees should be root pruned 30 days prior to digging and hardened off at the nursery for a minimum of 30 days prior to shipping. In addition to rootball irrigation the nursery should provide overhead mist irrigation for the duration of this period. The product received on-site should have a firm ball with natural soils. Dryed, cracked or broken rootballs will not be accepted. Rootballs should be sized at a minimum dia. ratio of 12" of rootball for each 1" of tree caliper.

P6) Take responsibility for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.

P7) Soil preparation is to include the following fertilizer with the understanding that soil mix design may need to be adjusted based on outcome of agronomic testing:

A. Trees, 100% site soil with 5 lb. Milorganite per cu. yd.

B. Shrubs, 100% site soil with Osmocote controlled release fertilizer (17-11-10) per manufacturer's recommendation.

P8) Should owner's representative and contractor agree with the recommendation of the testing agency to further amend the soils the contractor's contract will be adjusted accordingly. The contractor shall be required to submit samples of amended soils to be re-tested to confirm compliance with recommendations following the same procedures as the original tests.

P9) Take responsibility to provide the owner's representative with one quart, sealed and labeled bag of soil from same location that test samples here drawn. The owner reserves the right to obtain secondary analysis to confirm test results at their expense.

P10) Take responsibility to provide the owner's representative with one quart sealed and labeled bag of any imported soil material amendment or conditioner used in the preparation of the planting areas.

P11) The owner's representative reserves the right to review and approve all plant material at the job site prior to installation to ensure that the delivered state of the materials is in compliance with the material specifications contained herein. In the advent that delivered material does not comply with the project requirements the owner reserves the right to reject such materials and require the landscape contractor to remove and replace rejected materials at no additional cost to the owner. The landscape contractor shall remove rejected plants and materials from the project area and replace with acceptable materials.

P12) All plant material shall meet or exceed the requirements for Florida No. I quality in accordance with the grades and standards for nursery plants published by the state of Florida, department of agriculture, current edition. All plant material is to be sourced from a nursery unless specifically noted to be collected.

P13) All plant material sizes specified are minimum sizes at time of installation. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified. Material height and width specified in landscape schedule is based on branches in their normal position. Specified caliper is to be measured at a point 12" above the ground.

P14) All plant material must be delivered to the project site and installed in good health, free of pest, pest eggs, fungus and disease. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.

EXECUTION:

E1) Take responsibility for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.

E2) Take responsibility for maintaining the area, materials and equipment within the limits of work in a safe, neat and orderly manner. Excess materials and debris are to be removed from the work area no less than daily or as directed by the general contractor.

E3) Take responsibility for maintaining work activities within the limits of work and performing work at times, and in a manner, as prescribed by the general contractor.

E4) Take responsibility for any excavation in the vicinity of pre-existing or newly installed utilities with the general contractor. It is the responsibility of the landscape contractor to notify the owner's representative a minimum of 48 hours prior to digging for field verification of all underground utilities and other elements. Take responsibility for prior to initiating operations emergency repair plans and any possible service interruption(s) on-site and off. The landscape contractor shall bear the sole responsibility of any damage to subsurface utilities caused by their work. Return of services to off-site areas (if any) must be immediate.

E5) Take responsibility to take precautions to protect all existing site roads, parking lots, curbs and utilities from damage. This applies not only to the area within the limits of work but also along any local access roads or roadways internal to the project.

E6) Take responsibility for all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.

E7) Take responsibility for with general contractor to ensure that temporary erosion and sedimentation control measures (silt fence, geo fence and/or other measures) are installed prior to beginning excavation.

E8) Take responsibility for the maintenance of all plant materials and the planting areas until final acceptance by the owner's representative

E9) The owner's representative will not review any change order requests from the landscape contractor related to 'extra' work performed without prior written authorization from the owner's representative.

E10) Take responsibility for scheduling deliveries of sod so that all deliveries to site will be installed no more than 24 hours from the time it arrives on site. The amount of sod delivered to the site at any one time should not exceed the amount that can be laid under these time constraints.

E11) Take responsibility to exercise care in the placement of sod. Sod should be laid with staggered rows running parallel to slope contours. In slope situations, begin sod at base of slope and work uphill, all sod should be rolled and fertilized with a granular 18-4-8 fertilizer five days after planting. Newly sodded areas shall be kept moist for the first week after planting after which a watering rate of 2" per week, including rainfall, should be sufficient.

E12) Take responsibility for eradicating weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.

E13) Take responsibility for pre-tillage to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum 8" depth. In the process of tilling are unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.

E14) Take responsibility for the owner's representative with record copies of all shipping receipts for all materials, including plants and sod, delivered to the project site. Delivery of all fertilizer and soil amendment materials must be in original, unopened container's bearing manufacturer's guaranteed chemical analysis, name, trade mark and conformance with state law.

E15) Take responsibility to store all materials in an area to be determined by the owner's representative. All excess stored materials must be removed prior to final acceptance from the owner.

E16) Take responsibility for staking all plant materials in the field in accordance with the landscape plans for approval by the owner's representative prior to excavation and installation. Take responsibility for stakes or flags to indicate locations of individual trees whereas all shrub and groundcover materials must be laid out in their containers with the appropriate spacing for owner's representative review and approval. The owner reserves the right to make field adjustments to plant layout as part of this review. Failure by the landscape contractor to obtain layout approval from the owner's representative prior to installation may result in the removal and reinstallation of materials by the contractor at no additional costs to the owner.

E17) The irrigation system is designed to maintain an established landscape. The contractor shall not rely on it as the new material's sole source of water. Take responsibility for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. Take responsibility to continue to monitor the moisture content for all trees and shrubs. Use care to avoid creating large hole water jetting.

E18) Take responsibility for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades erected at the perimeter of the tree drip line. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area. Bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

E19) Take responsibility for establishing and maintaining the stability and plumb condition of all installed plant materials until receiving final acceptance from the owner's representative. The contractor shall be responsible for replacing any plant material which is damaged due to inadequate guying or staking, at no additional cost to the owner. The contractor shall remove all staking materials the end of the warranty period and dispose of properly offsite.

E20) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified and approved by the owner's representative. Replacement with alternate materials will be permitted only with prior written approval from the owner's representative. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.

E21) At the end of the warranty period the owner reserves the right to have the contractor replace any declining material or request an extension of up to ninety (90) days on any specific material.

E22) Take responsibility to install plant materials using the best horticultural practices:

A. Protect plant material from damage during delivery, staging and installation.

B. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.

C. Do not install plant materials in winds in excess of 30 miles per hour.

D. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying owner's representative of concerns prior to installation.

E. Perform all work in accord with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.

F. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.

G. The 'choke' strapping method for lifting trees is prohibited.

H. Do not drop plant material.

I. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.

J. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.

K. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".

L. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.

M. Set fertilizer tablets on top of rootball for all trees laid out for planting to allow owner's representative to confirm correct amount.

N. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.

O. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.

P. Apply mulch in even layer to depth shown on detail. Do not place mulch without the approval of the owner's representative that weed removal and fine grading requirements have been met.

Q. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

E23) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.

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Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd

Designed by DC
Checked by RT
Issued for Owner Review
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Specification

Drawing Number
L3.50

Sheet of

DATE: Feb. 17, 2025

Project Number
63302.14

GENERAL LANDSCAPE NOTES

1) All on-site existing conditions including surface and subsurface utilities, grades, dimensions and soil conditions shall be verified by the contractor before construction begins. The contractor shall become familiar with all plans prepared by others that affect the landscape and irrigation work. Any discrepancies shall be brought to the attention of the owner's representative.
2) Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings, curbs, utilities and existing planting areas to remain including lawn. The contractor is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the contractor's work.
3) The contractor shall interface with other work being performed by other contractors. It will be necessary for the contractor to coordinate and schedule activities, where necessary, with other contractors and their subcontractors. The landscape contractor shall insure that their work does not impact established or projected drainage patterns.
4) Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials and make arrangements with the owner's representative and owner's representative to review and field tag agreed upon plant materials at least one (1) week prior to delivery to site.
5) All plant material sizes specified are minimum sizes. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified.
6) The contractor shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.
7) The landscape contractor shall test project soils to verify that the soils on-site are acceptable for proper growth of plant materials and adequate drainage in plant beds and planters. The landscape contractor shall coordinate the location, and procurement of existing on-site soil samples with the owner's representative. Representative samples shall be submitted to a certified testing laboratory for analysis. The findings, together with recommendations for amending the soils shall be reviewed and approved by the owner, landscape architect, and owner's representative prior to delivery and installation of plant materials at the job.
8) The landscape contractor shall insure adequate vertical soil depth and drainage in all plant beds and planters. Excavation of compacted fill shall be accomplished to insure proper soil depth and drainage.
9) All planting beds shall be staked in accordance with the plans and approved by the owner's representative prior to planting. The landscape contractor shall provide stakes or irrigation flags to locate the edges of all shrub and groundcover plant beds and individual trees and palms. If existing conditions do not allow the design to be laid out as shown, notify the owner's representative immediately.
10) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
11) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the owner's representative for clarification prior to contract award and commencement of work.
12) The landscape contractor shall verify the extent of sod work in the field, including grass areas damaged during construction. The contractor shall be responsible for providing sod in the areas shown on the plan, in sufficient quantity to provide full coverage. Additional grass required will be adjusted based on a square footage unit price. Areas to be grassed shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.
13) The landscape contractor shall be responsible for providing plants, spaced as specified on the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. Notify owner's representative immediately if such situations arise. Shrub and groundcover spacing is generally indicated on the plant list for all 'mass plantings'. Accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.
14) The landscape contractor shall be responsible for the stability and plumb condition of all installed plant materials. The contractor shall remove all staking materials the end of the grow-in period and dispose offsite.
15) All planting beds shall be top-dressed with a 3" layer of mulch as specified. All trees shall have a 3" thick mulch ring placed around the base of the trunk. The landscape scope of work includes mulching as an integral part the project.
16) All plant materials shall receive adequate watering by the landscape contractor as required until the landscape irrigation system is fully operational and until final acceptance by owner.
17) All existing plant beds to remain within the construction limit line shall be left undisturbed. Existing trees to remain, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip-line(s). No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within the area of the tree drip-line(s). Any existing plant beds or trees damaged by construction activity shall be replaced by the responsible party at their own expense.
18) No trees shall be planted within designated utility corridors, public right of way nor any plants located within four feet (4') of any swale centerline identified on the drawings. Field adjust as necessary and review adjustments with the owner's representative prior to installation.
19) The contractor shall be responsible for removal of all debris and excavated backfill off-site on a daily basis at no additional cost to the owner.
20) See landscape specifications for further requirements.

SOIL PREPARATION FOR ALL PLANTED AREAS:

1) Areas to be planted that are densely compacted, 85% to 90%, shall be cross-ripped to 12 in. depth. Areas over 90% compacted shall be cross-ripped to 24 in. depth, and, over 85% shall be cultivated to achieve 80% or less compaction to a depth of 18". all All unacceptable materials shall be removed.
2) Soil for planting shall be free of rocks over 1/2 in. in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or undesirable and unwanted materials. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting such requirements shall be removed, including all temporary road bases or pavement already in place.
3) In area which will receive import soil, scarify the existing soil 12 in. deep if the soil has been compacted prior to backfilling.
4) Backfill planting media for all shrub and turf areas shall be provided at a min. depth of 6" and shall be comprised of the following mixture:
   - 1/3 coarse grain sand
   - 1/3 peat
   - 1/3 native class A soil

GENERAL NOTES:

- MULCH NOTE:
  All planting beds and tree wells to have 3" layer of medium nugget pine bark mulch. All trees in lawn to have 4' diameter mulch ring.

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Wellness Way Phase 6

City of Clermont, Florida

No	Revision	Date	Appvd

Designed by DC
Checked by RT
Issued for Owner Review
Date August 27, 2024

Vertical Datum NAVD88

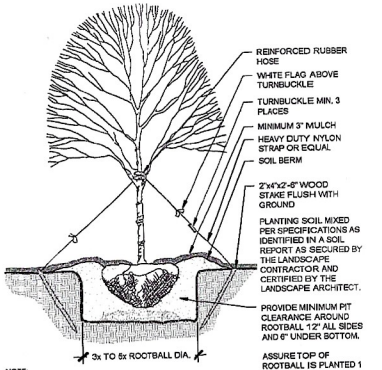
Drawing Title
Landscape Notes

Drawing Number
L3.51

Sheet of

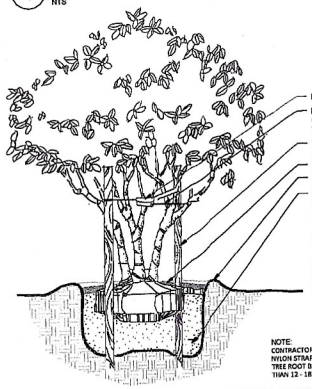
DATE: Feb. 17, 2025

Project Number
63302.14



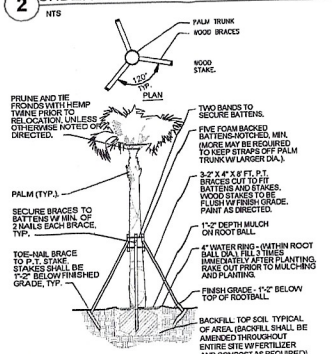
NOTE:
CONTRACTORS TO REMOVE ALL NON-BIODEGRADABLE NYLON STRAPPING OR ROPPING FROM ATOP OF PLANTED TREE ROOT BALLS. MULCH NOT PLACED ANY CLOSER THAN 12 - 18" FROM TRUNKS OF NEWLY PLANTED TREES

1 CANOPY TREE DETAIL
NTS



NOTE:
CONTRACTORS TO REMOVE ALL NON-BIODEGRADABLE NYLON STRAPPING OR ROPPING FROM ATOP OF PLANTED TREE ROOT BALLS. MULCH NOT PLACED ANY CLOSER THAN 12 - 18" FROM TRUNKS OF NEWLY PLANTED TREES

2 UNDERSTORY TREE PLANTING DETAIL
NTS



NOTE:
CONTRACTORS TO REMOVE ALL NON-BIODEGRADABLE NYLON STRAPPING OR ROPPING FROM ATOP OF PLANTED TREE ROOT BALLS. MULCH NOT PLACED ANY CLOSER THAN 12 - 18" FROM TRUNKS OF NEWLY PLANTED TREES

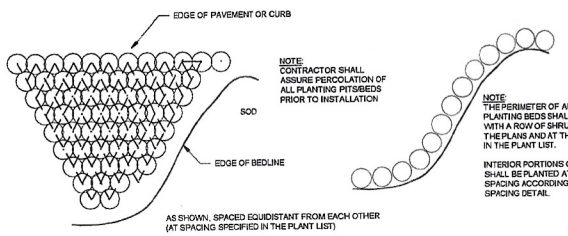
3 PALM BRACING DETAIL
NTS

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NATIVE	WATER		QTY	REMARKS
TREES											
	LM	Muskogee Crape Myrtle	Lagerstroemia indica 'Muskogee'	B & B	2"Cal	9' Ht., 5' Spd.	N	Medium		27	Multi-stem
	MG	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	B & B	3"Cal	12' Ht., 6' Spd.	Y			25	Standard; 5' Clear Trunk
	PED-S	Slash Pine	Pinus elliotti 'Densa'	30 gal	3"Cal	14' Ht, 5' Spd.	Y	Low		36	
	QV	Southern Live Oak	Quercus virginiana	B & B	3"Cal	12' Ht., 6' Spd.	Y	Low		97	5' C.T.; Full Head, Straight Trunk
	QV6	Southern Live Oak	Quercus virginiana	B & B	6"Cal	18' Ht., 8' Spd.	Y			12	6" Cal. Tree Req. for Replacement
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NATIVE	WATER	SPACING	QTY	REMARKS
SHRUBS											
	IP	Anise	Illicium parviflorum	3 gal	-	24" Ht., 18" Spd.	Y	Low	30" o.c.	485	
	SC	Silver Saw Palmetto	Serenoa repens 'Cinerea'	7 gal	-	24" O.A.	Y	Low	54" o.c.	14	
	SR3	Orange Bird Of Paradise	Strelitzia reginae	7 gal	-	36" Ht., 24" Sprd.	N	Low	42" o.c.	2	
	VO	Walter's Viburnum	Viburnum obovatum	3 gal	-	18" Ht., 18" Spd.			36" o.c.	60	
	VS-3	Sandankwa Viburnum	Viburnum suspensum	3 gal	-	24" Ht., 18" Spd.	N	Low	36" o.c.	225	Full
SHRUB AREAS											
	BU	Orange Bulbine	Bulbine frutescens	1 gal	-	12" Ht., Full	N		24" o.c.	85	
	HP2	Dwarf Firebush	Hamelia patens 'compacta'	3 gal	-	18" Ht., 18" Spd.	Y	Low	30" o.c.	394	
	IS	Dwarf Yaupon	Ilex vomitoria 'Stokes Dwarf'	3 gal	-	14" O.A.	Y	Low	30" o.c.	1,219	
	LMR	Royal Purple Liriope	Liriope muscari 'Royal Purple'	1 gal	-	12" Ht., 12" Spd.	N	Medium	18" o.c.	626	
	SBAK	Sand Cord Grass	Spartina bakeri	1 gal	-	18" O.A.	N	Low	30" o.c.	1,408	
GROUND COVERS											
	CD	Celebration Bermuda Grass	Cynodon dactylon 'Celebration'	sod	-	Solid Panels, Sand Grown	N	Medium		15,201 sf	
	MU	Mulch	Mulch	-	-	-					Pine Bark Mulch
	PNO	Argentine Bahia Grass	Paspalum notatum 'Argentine'	sod	-	Solid Panels	N	Low		426,191 sf	

PLANT SCHEDULE - STREET TREES

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	QTY	REMARKS
TREES								
	STR	Canopy Tree	Street Tree	B & B	3"Cal	12' Ht., 6' Sprd	270	



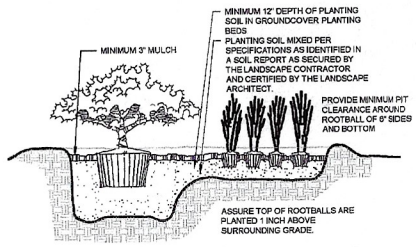
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION

AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST)

NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST.

INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB/GROUNDCOVER SPACING PLAN
NTS



5 SHRUB/GROUNDCOVER PLANTING DETAIL
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CITY OF CLERMONT LANDSCAPE CODE NOTES

1) BUFFERS SHALL BE PROVIDED CONSISTENT WITH SECTION 116-73 OF THE CITY OF CLERMONT LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ABUTTING PROPERTY BOUNDARIES MAY HAVE A SHARED TEN (10) FOOT WIDE LANDSCAPE BUFFER WITH A FIVE (5) FOOT WIDE BUFFER ON EACH LOT TO ACHIEVE A MINIMUM TEN (10) FOOT WIDE BUFFER.
2) NO LANDSCAPING BUFFER IS REQUIRED ALONG THE PERIMETER OF THE PLANNED UNIT DEVELOPMENT ADJACENT TO WETLANDS, OPEN WATER AND CONSERVATION AREAS.

TREE REPLACEMENT

Existing Trees To Be Removed		
Species	Trees To Be Removed	Total # of Trees Required for Replacement
Oak (< 18" DBH)	55	55
Oak (> 18" DBH)	12	12
Palm	2	0
Pine	1	0

Proposed Canopy Trees (3" Cal.)			
Street Trees	Lot Trees*	Buffer Trees	Total
270	691	36	997

*Refer to typical lot layout sheets (L3.14 and L3.15)

Proposed Canopy Trees (6" Cal.)	
Open Space Trees	Total*
12	12

*To be shown on final Construction Documents

Replacement Trees	
Required Trees @ 3" Caliper	Proposed Trees @ 3" Caliper
55	997
Required Trees @ 6" Caliper	Proposed Trees @ 6" Caliper
12	12

BUFFER

Sec. 118-37(j) - Buffer along rights-of-ways for residential subdivisions and multifamily developments

		Requirement	Provided
Five Mile Road	1,377	Min. 15' Wide Landscape Buffer.	15' Wide Landscape Buffer.
		2 Canopy Tree per 100 LF. (27 Canopy Trees)	27 Canopy Trees
		1 Shrub per 5 LF.	1 Shrub per 3 LF.
		Screen Wall	6' Precast Concrete Wall

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd.

Designed by DC
Drawn by RT
Issued for Owner Review
Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Details and Schedule

Drawing Number L3.52
Sheet of

DATE Feb. 17, 2025
Project Number 63302.14

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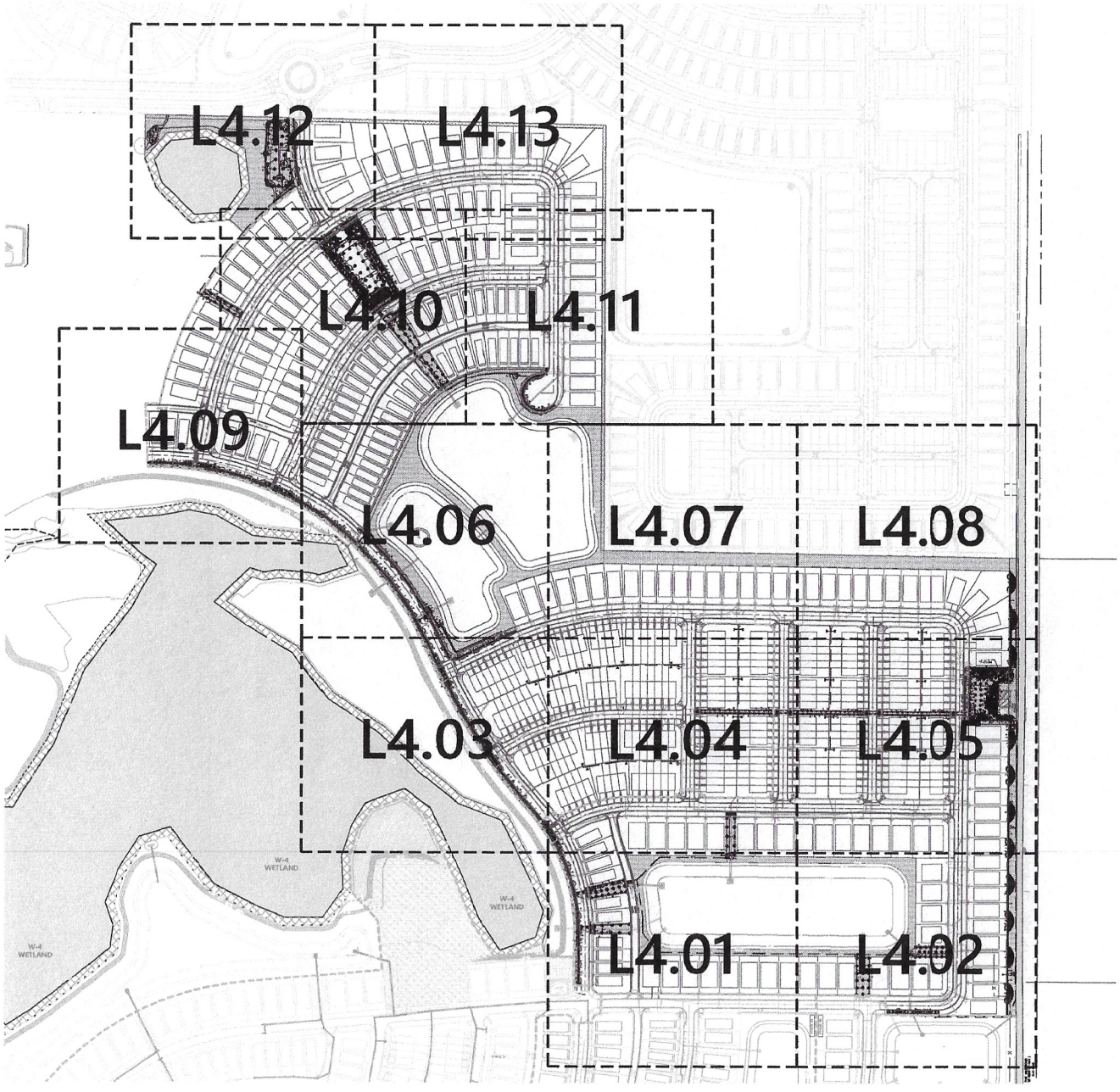

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Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appr
5	Asbuilt Revision	01/23/2025	
4	Asbuilt Revision	01/14/2025	
3	Rev per Owner	12/05/2024	
2	Asbuilt Revision	11/18/2024	
1	Rev per City comments	10/03/2024	

Drawn by: PEB/AFS
Checked by: AFS
Issued for: Construction Approval
Date: August 27, 202

Vertical Datum NAVD88

Drawing Title: Irrigation Overall Plan

Drawing Number: L4.00

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

Saved Monday, February 17, 2025 2:47:26 PM; DCERAVOLO Plotted Monday, February 17, 2025 3:49:19 PM Daniela Ceravolo

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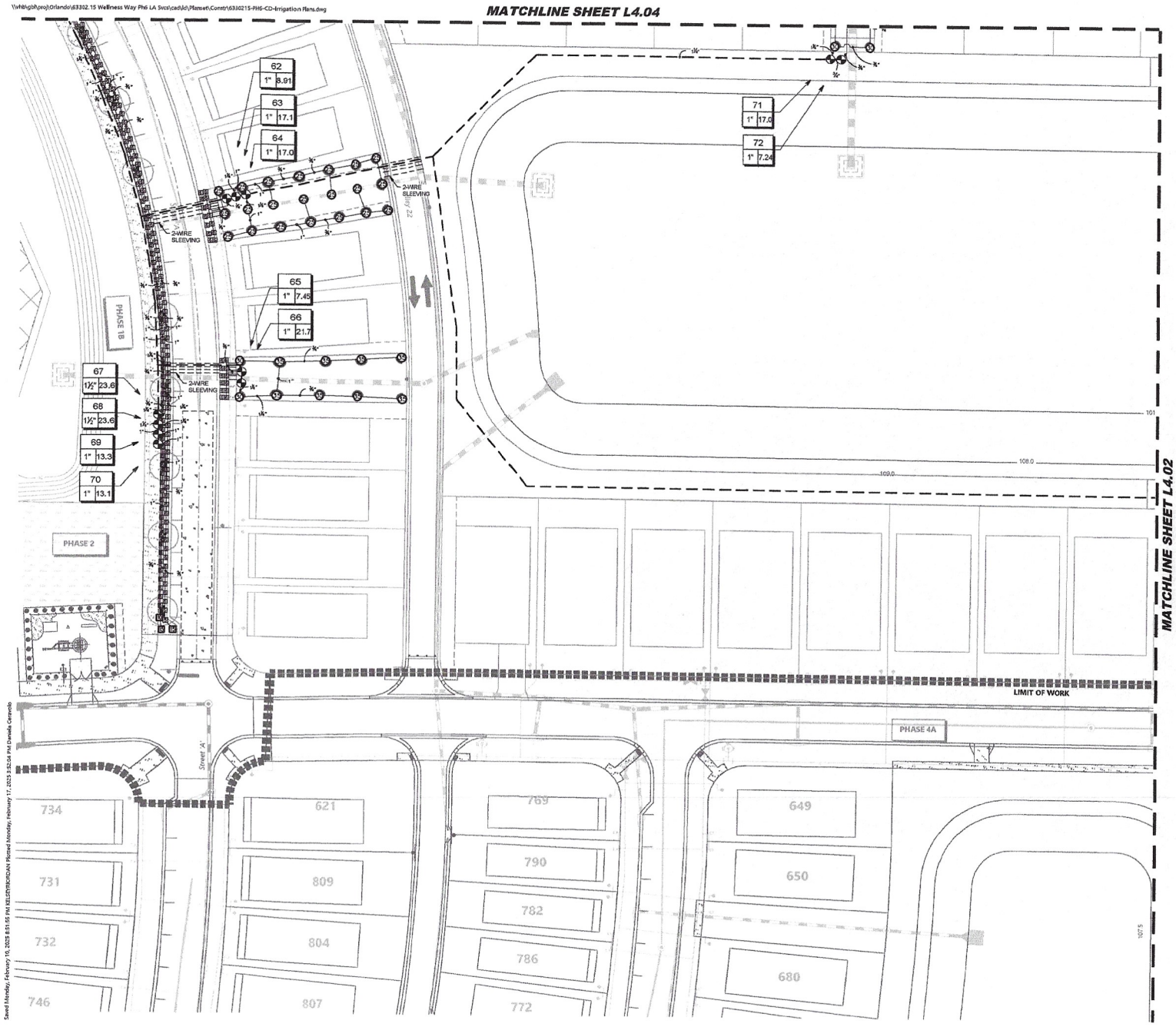

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-MPR-SAP 8 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-MPR-SAP 10 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-MPR-SAP 12 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-MPR-SAP 15 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-MPR-SAP ADJ Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-1400 Fixed Fixed flow rate 0.25 GPM - 2.0 GPM. full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 6504-PC-MPR 25 Turf Rotor. 6in. Pop-Up. Plastic Rotor. Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 fixed, 30 Degree, 35ft range.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-LCZ09 High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2in. PEB9M Isolation Globe Valve with single 1-1/2in. Pressure Regulating 40psi Outlet-Check Basket Filter. Flow range: 15-62 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC tailpiece to drip tubing with riser in 6in. drip box.
	Rain Bird HDCPFCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XFDwD-9-12 XFDn On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12in. O.C. Dripline laterals spaced at 9ft apart, with emitters offset for triangular pattern. UV & Anti-Transitant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESER 3in., 1-1/2in., and 2in. Durable Cellulose-Reinforced Valves for Residential Water Applications, With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve. Quarter-turn shutoff design. 125 psi rating. Or Approved Equal.
SC	Hunter XC-H-1250-SS Electromechanical controller. 12 stations. outdoor model. battery-powered. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Flow

Valve Size

NOTES:

1. SINGLE FAMILY HOME AND ADJACENT BOULEVARD STRIP IRRIGATION NOT INCLUDED IN THIS SET OF PLANS.
2. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS.
3. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
4. WHERE POSSIBLE, ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS. MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.
5. POCS 1-9 IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATED IN PHASE 2. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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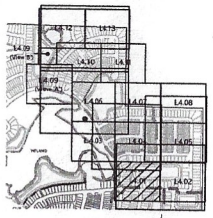

Key Map

N.T.S.

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approd.
5	As-built Revision	01/23/2025	
4	As-built Revision	01/14/2025	
3	Rev. per Owner	12/09/2024	
2	As-built Revision	11/18/2024	
1	Rev. per City comments	10/02/2024	

Designed by	Checked by
PEB/AFS	AFS

Issued for: Construction Approval — Date: August 27, 2024

Vertical Datum NAVD88

Drawing title: Landscape Irrigation Plan

Drawing Number: L4.01

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

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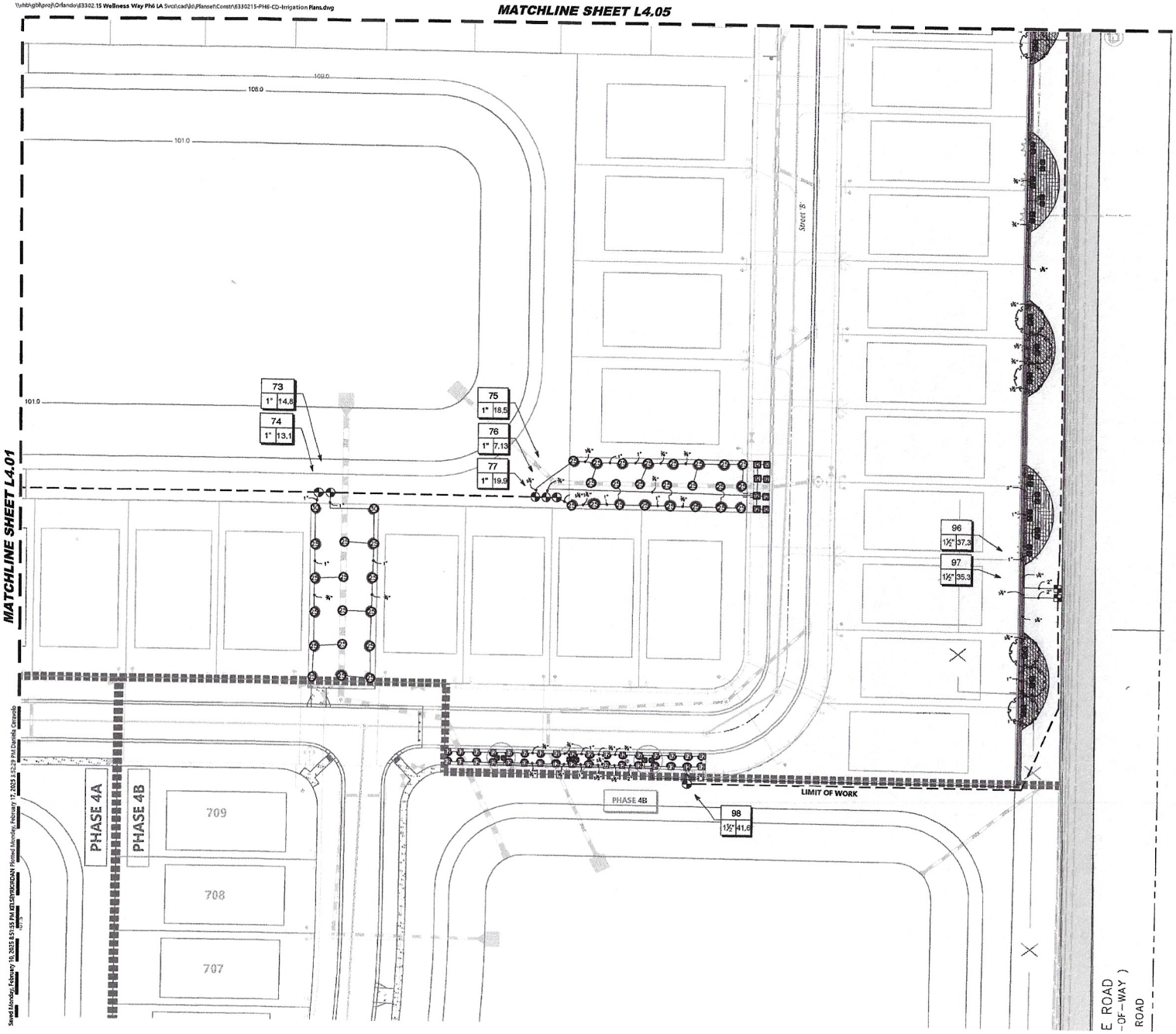
MATCHLINE SHEET L4.05

MATCHLINE SHEET L4.01



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
S T R N	Rain Bird 1806-SAM-PRS-SAP 8 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Self-Matatic Check Valve, Pressure Regulating, and Non Paintable Purple Cap.
S T R N	Rain Bird 1806-SAM-PRS-SAP 10 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Self-Matatic Check Valve, Pressure Regulating, and Non Paintable Purple Cap.
S T R N	Rain Bird 1806-SAM-PRS-SAP 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Self-Matatic Check Valve, Pressure Regulating, and Non Paintable Purple Cap.
S T R N	Rain Bird 1806-SAM-PRS-SAP 15 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Self-Matatic Check Valve, Pressure Regulating, and Non Paintable Purple Cap.
S T R N	Rain Bird 1806-SAM-PRS-SAP ADJ Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Self-Matatic Check Valve, Pressure Regulating, and Non Paintable Purple Cap.
FLOW FLOW FLOW FLOW	Rain Bird 1400-1400 Rotor Fixed Sprinkler 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. NPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1000-PC-APR 25 Turf Rotor, 6in, Popup, Plastic Rotor, Matched Precipitation Rotor (MPR) nozzles, Arc and Radius as per Symbol, 25 thread, 30 Segment, 360-degree.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 522-1504-DDW High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PESB-R Scrubber Globe Valve with single 1-1/2in. Pressure Regulating Kize Quick-Check Basket Filter, Flow range: 15-42 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.
	Rain Bird UCCFPC-P Cleaning Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Drip Rain Bird XFDwEx-12 XFDz: On-Surface Pressure Compensating Landscape Dripline, 0.9 GPH emitters at 12in. O.C. Dripline laterals spaced at 18 apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird FE205 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Preferred Water Applications. With Scrubber Washerless Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic ball Valve, Quarter-turn shutoff design, 125 psi rating. Or approved equal.
EC	Hunter X2-1200-PR Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet, For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SCH 21

Irrigation Mainline: PVC Class 200 SCH 21

Pipe Sleeve: PVC Class 200 SCH 21

Valve Callout

Valve Number

Valve Flow

Valve Size

NOTES:

1. SINGLE FAMILY HOME AND ADJACENT BOULEVARD STRIP IRRIGATION NOT INCLUDED IN THIS SET OF PLANS.
2. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS.
3. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
4. WHERE POSSIBLE, ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS. MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.
5. POCS 1-9 IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATED IN PHASE 2. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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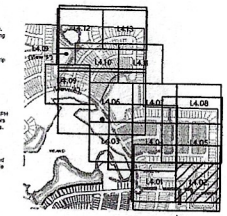
Number FL #3932



Key Map N.T.S.

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd
5	Re-built Revision	01/03/2025	
4	Re-built Revision	01/14/2025	
3	Rev. per Owner	12/09/2024	
2	Re-built Revision	11/18/2024	
1	Rev. per City comments	10/03/2024	

Designed by PEB/AFS Checked by AFS

Issued for Construction Approval Date August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Irrigation Plan

Drawing Number
L4.02

Sheet of

DATE Feb. 17, 2025

Project Number 63302.14

Saved Monday, February 10, 2025 4:51:55 PM KESERPERCHAN Plotted Monday, February 17, 2025 1:52:29 PM Daniela Cervantes

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-SAM 8 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAM 10 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAM 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAM 15 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAM ADJ Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
1.25 GPM 1.50 GPM	Rain Bird 1800-1450 Fixed Fixed Size rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5004-PC-4PRP 25 Turf Rotor 6in, Popup, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 Riser, 30 Engineer, 25Hardcap.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-COM High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB&H Scrubber Globe Valve with single 1-1/2in. Pressure Regulating 40psi Quick-Check Series Filters, Flow range 15-42 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC Mainline to drip tubing with riser in 6in. drip box.
	Rain Bird 1/2CKFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XFCwQ-24-12 Area to receive Subsurface Pressure Compensating Landscape Dripline, 0.6 GPH emitters at 12in. O.C. Dripline Manifold stamped at RR apart, with end flush valve for manifold return, UV & rats Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB6H 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications, With Scrubber Irradiation Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve, Quarter-turn shutoff design, 125 psi rating, Or approved Equal.
SC	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered, Stainless Steel Cabinet, For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NOTES:
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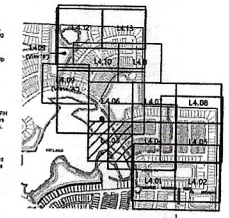

Key Map N.T.S.

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd
5	As-built Revision	01/23/2025	
4	As-built Revision	01/14/2025	
3	Rev. per Owner	12/09/2024	
2	As-built Revision	11/18/2024	
1	Rev. per City comments	10/03/2024	

Designed by PEB/AFS — Checked by AFS

Issued for Construction Approval — Date August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.03

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

Saved Monday, February 10, 2025 8:51:55 PM KELSEYRIORDAN Plotted Monday, February 17, 2025 3:52:56 PM Daniela Cerecedo

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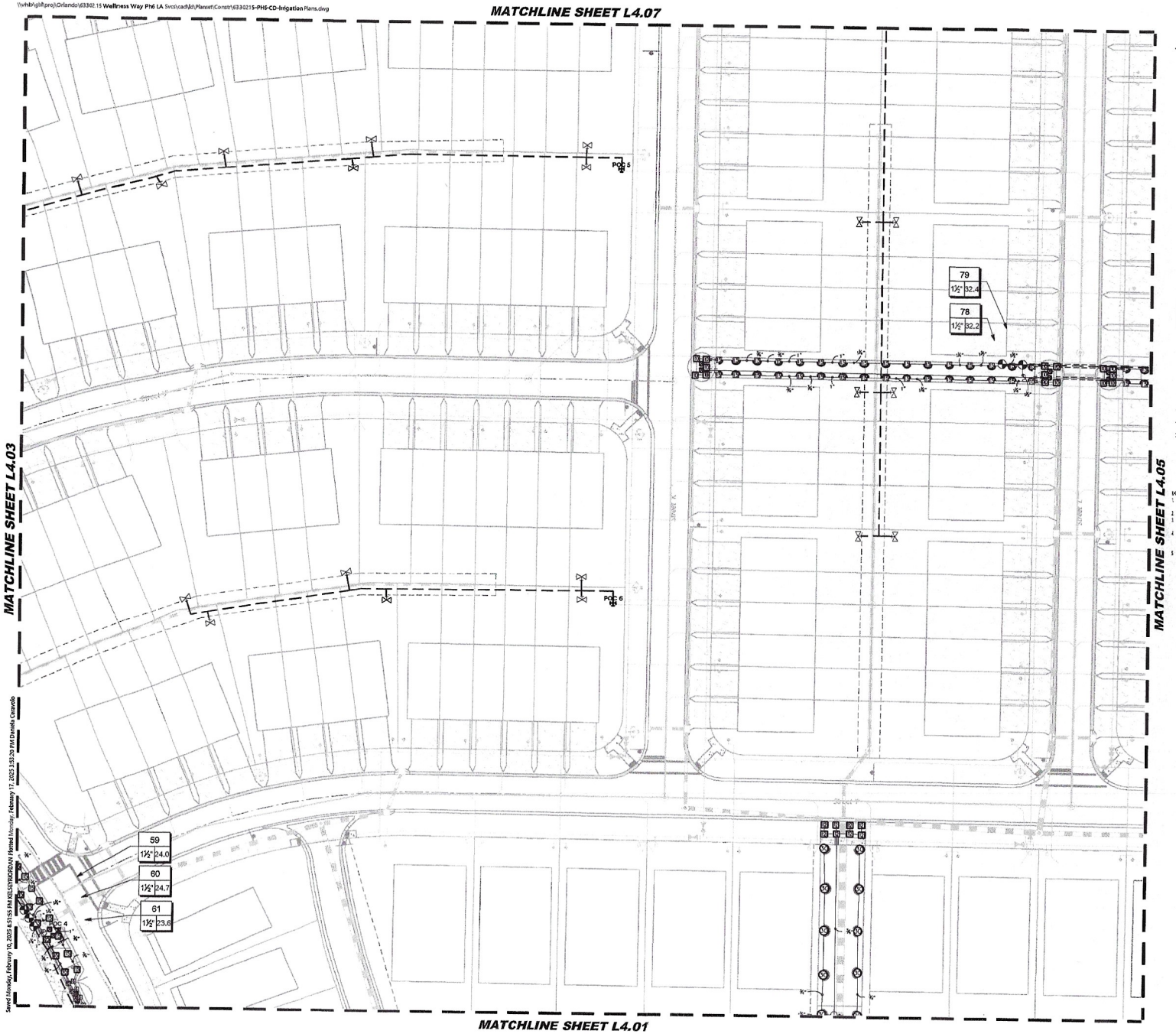

Saved Monday, February 10, 2025 4:51:55 PM BESJORDAN Plotted Monday, February 17, 2025 3:53:20 PM Daniela Caravalo

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1800-SAM-PRS-SAP 8 Series MPR Turf Spray 8in. Popup Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-SAM-PRS-SAP 10 Series MPR Turf Spray 8in. Popup Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-SAM-PRS-SAP 12 Series MPR Turf Spray 8in. Popup Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-SAM-PRS-SAP 15 Series MPR Turf Spray 8in. Popup Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-SAM-PRS-SAP ADJ Turf Spray 8in. Popup Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
1.00 GPM 1.50 GPM 2.00 GPM	Rain Bird 1400-1400 Rotor Fixed flow rate 0.25 GPM - 2.0 GPM. full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5000-PC-ARC 25 Turf Rotor 8in. Popup. Plastic Riser. Matched Precipitation Rotor (MPR) nozzle. Arc and Radius as per Symbol. 25 Brown, 30 Green, 35 Beige.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird NCZ-1004-DDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2in. FESWP Solenoid Globe Valve with single 1-1/2in. Pressure Regulating Klok Guard-Check Basket Filter. Flow range: 15-42 GPM.
	Pipe Transition Point at Drip Box Pipe transition point from PVC lateral to drip tubing with riser in drip box.
	Rain Bird UCCFPCAP Drip/Low Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Drip Rain Bird XFDwide-12 XFDN Dri-Gutter Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12in. O.C. Dripline laterals spaced at 8ft apart, with emitters offset for triangular pattern. UV & Ozone Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB-PRS 3/4, 1-1/2in. and 2in. Durable Chlorine-Resistant Valves for Residential Water Applications, with Durabite Mechanism Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve. Quarterturn Shutoff design. 125 psi rating. Or approved equal.
EC	Hunter XCH-1200-SB Electromechanical controller. 12 stations. outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Size

NOTES:

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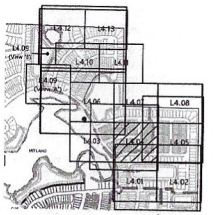

Key Map N.T.S.

0 25 50 100 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd
5	As-built Revision	01/23/2025	
4	As-built Revision	01/14/2025	
3	Rev. per Owner	12/05/2024	
2	As-built Revision	11/18/2024	
1	Rev. per City comments	10/03/2024	

Designed by: PEB/AFS
Checked by: AFS
Issued for: Construction Approval
Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.04

Sheet: of

DATE: Feb. 17, 2025

Project Number: 63302.14

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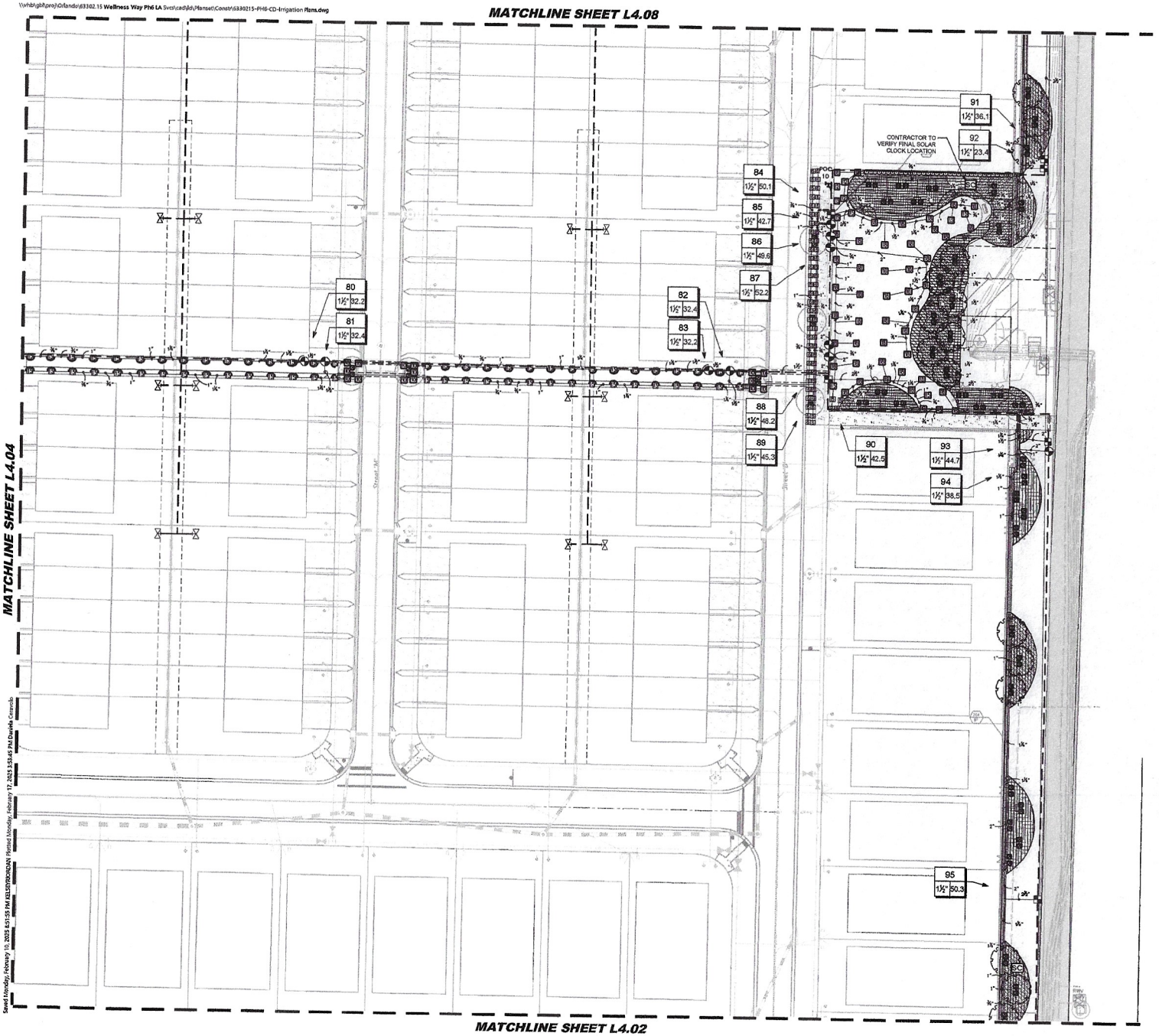
MATCHLINE SHEET L4.08



MATCHLINE SHEET L4.04

MATCHLINE SHEET L4.02

Saved: Monday, February 10, 2025 5:51:55 PM (KILES/ROGAN) Plotted: Monday, February 17, 2025 1:33:45 PM David A. Ciravolo

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-1400 Rotor Fixed flow rate 5.25 GPM - 2.9 GPM. full circle bubbler, 1/2in. FPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-PC-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Rotor, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol. 25 Twist, 30 Degrees, 35 Range.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-LCCR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2in. PEB(M) Solenoid Globe Valve with single 1-1/2in. Pressure Regulating Y-Strainer Filter Basket Filters, Flow range: 15-62 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in drip box.
	Rain Bird HDCFFCAP Drip/Mini Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Drip/mini Rain Bird XFDp-25-12 XFDp Orifice Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 12in. O.C. Dripline laterals spaced at 8ft. apart, with emitters offset for triangular pattern. UV & Ants Resistant. Use XF Insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PGA06 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Potable Water Applications. With Scrubber Vandalism Technology, and Purple Flow Control Handle.
	2" ball Valve 2in. Threaded Plastic Ball Valve. Quarterturn shutoff design. 125 psi rating. Or Approved Equal.
EC	Hunter XC-(+)-100-SB Electromechanical controller. 12 stations, outdoor model. Lockbox/covered. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NOTES:
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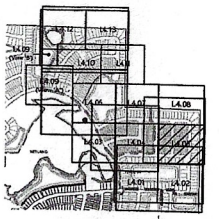

Key Map

N.T.S.

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd.
5	As-built Revision	01/03/2025	
4	As-built Revision	01/14/2025	
3	Rev per Owner	12/09/2024	
2	As-built Revision	11/18/2024	
1	Rev per City comments	10/03/2024	

Designed by: PEB/AFS
Checked by: AFS

Issued for: Construction Approval
Date: August 27, 2024

Vertical Datum NAVD88

Drawing title: Landscape Irrigation Plan

Drawing Number: L4.05

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

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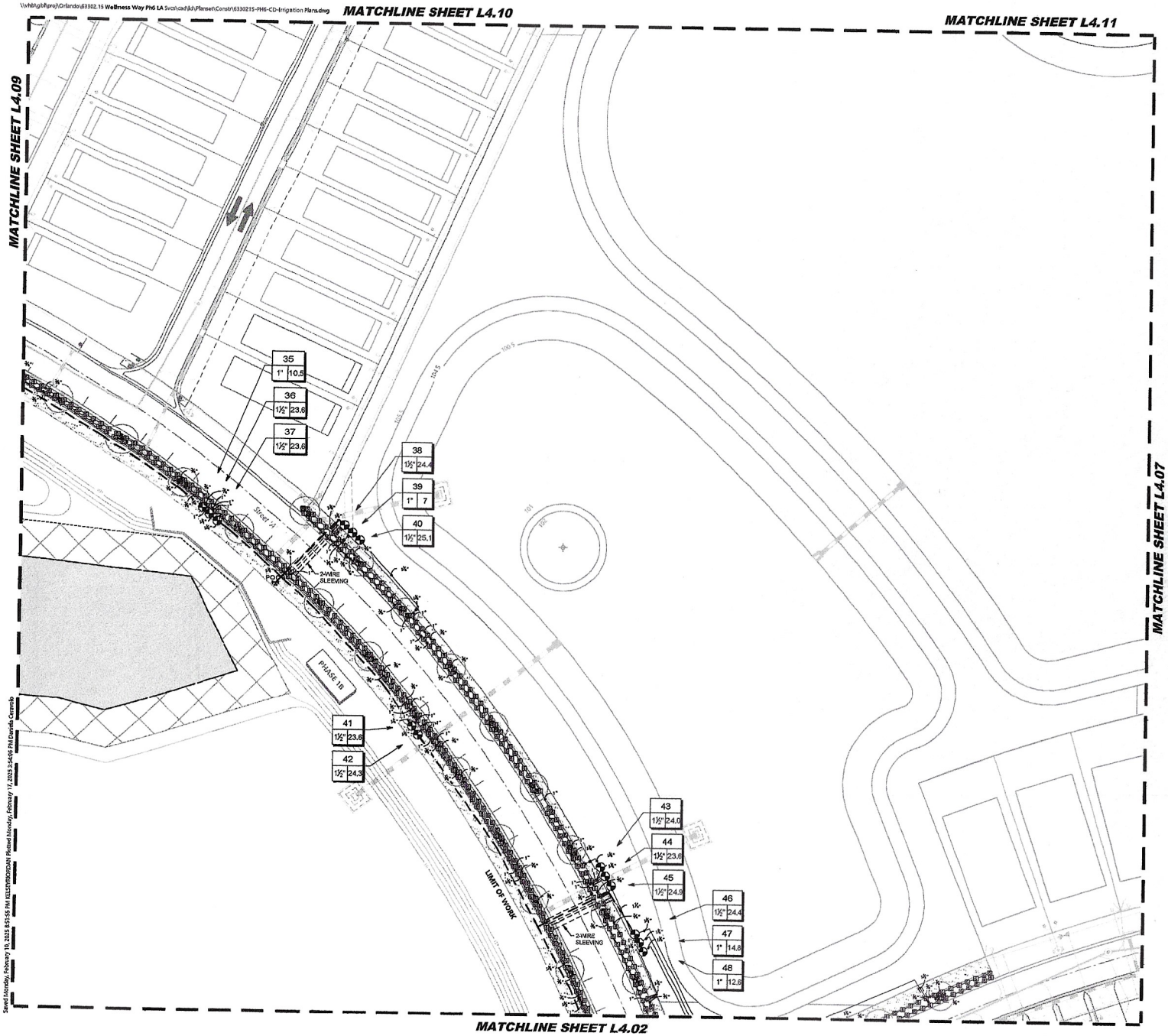
MATCHLINE SHEET L4.10

MATCHLINE SHEET L4.11

MATCHLINE SHEET L4.09

MATCHLINE SHEET L4.07

MATCHLINE SHEET L4.02



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 9 Series MPR Turf Spray Sm. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray Sm. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray Sm. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray Sm. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray Sm. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1804-1400 Fixed Fixed flow rate 0.26 GPM - 2.0 GPM. full circle bubbler. 1/2in. NPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 8005-PCA-PR 25 Turf Rotor, Sm. Pop-Up, Plastic Rotor. Matched Precipitation Rotor (MPR) nozzles. Arc and Radius as per Symbol. 25 Swad. 30 Degrees. Stationary.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird NCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB/AFS Solenoid Globe Valve with single 1-1/2in. Pressure Regulating Flow Guide-Chem Resist Filters, flow range: 15-62 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in drip box.
	Rain Bird IDCFPCAP Cridine Flush Valve purple cap in compression fitting coupler. For removable water use.
	Area to Receive Cridine Rain Bird XFDL-6-12 XFDL Cridine Pressure Compensating Landscape Cridine, 0.9 GPH emitters at 12in. O.C. Cridine blends based at RR apart, with end caps offset for irregular pattern. UV & kink Resistant. Use XF insert stamps.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB/AFS 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Exclusiver Electronics Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve. Quarterturn shutoff design, 150 psi rating. Or Approved Equal.
EC	Hunter X2-A-1200-SS Electromechanical controller. 12 stations. outdoor model, satisfy/overrides. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Flow

Valve Size

NOTES:

1. SINGLE FAMILY HOME AND ADJACENT BOULEVARD STRIP IRRIGATION NOT INCLUDED IN THIS SET OF PLANS.
2. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS.
3. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
4. WHERE POSSIBLE, ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS. MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.
5. POG 1-9 IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATED IN PHASE 2. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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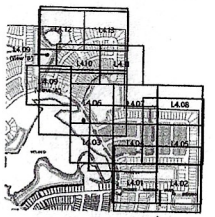

Key Map

N.T.S.

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approved
5	As-built Revision	01/23/2025	
4	As-built Revision	01/14/2025	
3	Rev. per Owner	12/05/2024	
2	As-built Revision	11/18/2024	
1	Rev. per City comments	10/03/2024	

Designed by: PEB/AFS

Checked by: AFS

Issued for: Construction Approval

Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.06

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

Saved Monday, February 10, 2025 8:51:55 PM EST,SYRIOZIDAN Plotted Monday, February 17, 2025 3:04:59 PM Florida - Orlando

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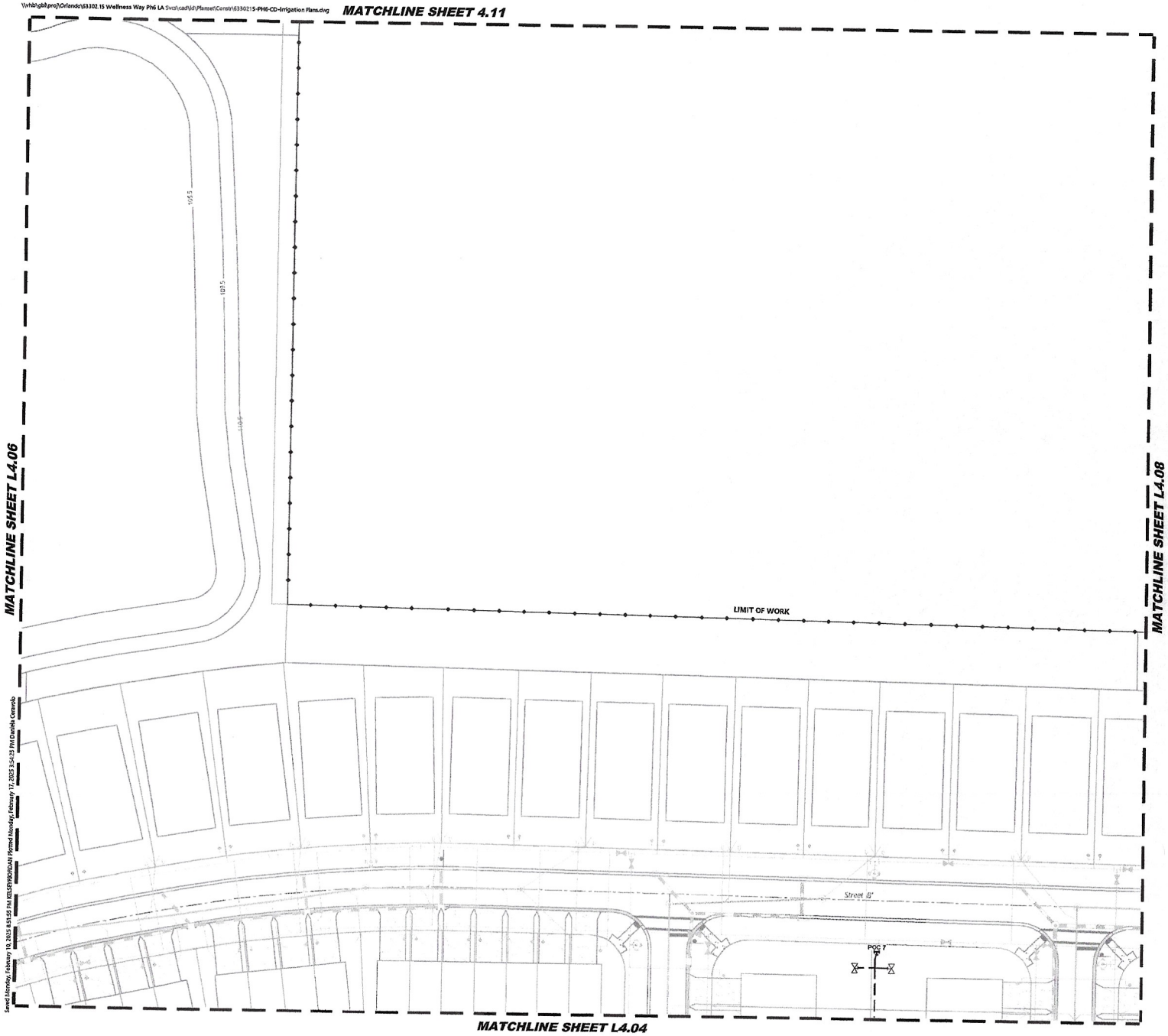

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1400-1400 Flood Fixed Low rate 0.25 GPM - 2.5 GPM. full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5000-PC-NPR 25 TurfRotor, 6in. Pop-Up, Flexible Riser, Matched Precipitation Rotor ExPR nozzle, Arc and Radius as per Symbol, 25 Arced, 30 Degrees, 55 Radius.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB&R Solenoid Globe Valve with single 3-4/7in. Pressure Regulating 40psi Quick-Check Basket Filters, Flow range: 15-62 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in Box, drip box.
	Rain Bird LVDCFPCAP Drip/Low Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Drip/Mist Rain Bird XFDp-12 XFDn On-Surface Pressure Compensating Landscape Dripline, 0.6 GPH emitters at 12in. O.C. Dripline lateral spaced at 8ft apart, with emitters offset for triangular pattern, UV & turn Resistant. Use 70° insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB&R Series 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Potable Water Applications, With Scrubber-Mechanism Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve. Quarterturn shutoff design, 125 psi rating. Or Approved Equal.
EC	Hunter XC24-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered, Stainless Steel Cabinet, For residential/commercial use.
	Irrigation Lateral Line, PVC Class 200 SDR 21
	Irrigation Mainline, PVC Class 200 SDR 21
	Pipe Sleeve, PVC Class 200 SDR 21

Valve Detail
- Valve Number
- Valve Flow
- Valve Size

NOTES:
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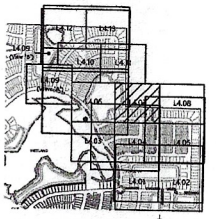

Key Map N.T.S.

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Initial
5	As-built Revision	01/28/2025	
4	As-built Revision	01/14/2025	
3	Rev. per Owner	12/05/2024	
2	As-built Revision	11/18/2024	
1	Rev. per City comments	10/02/2024	

Designed by: PEB/AFS
Checked by: AFS
Issued for: Construction Approval
Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title
Landscape Irrigation Plan

Drawing Number
L4.07

Sheet of

DATE Feb. 17, 2025

Project Number
63302.14

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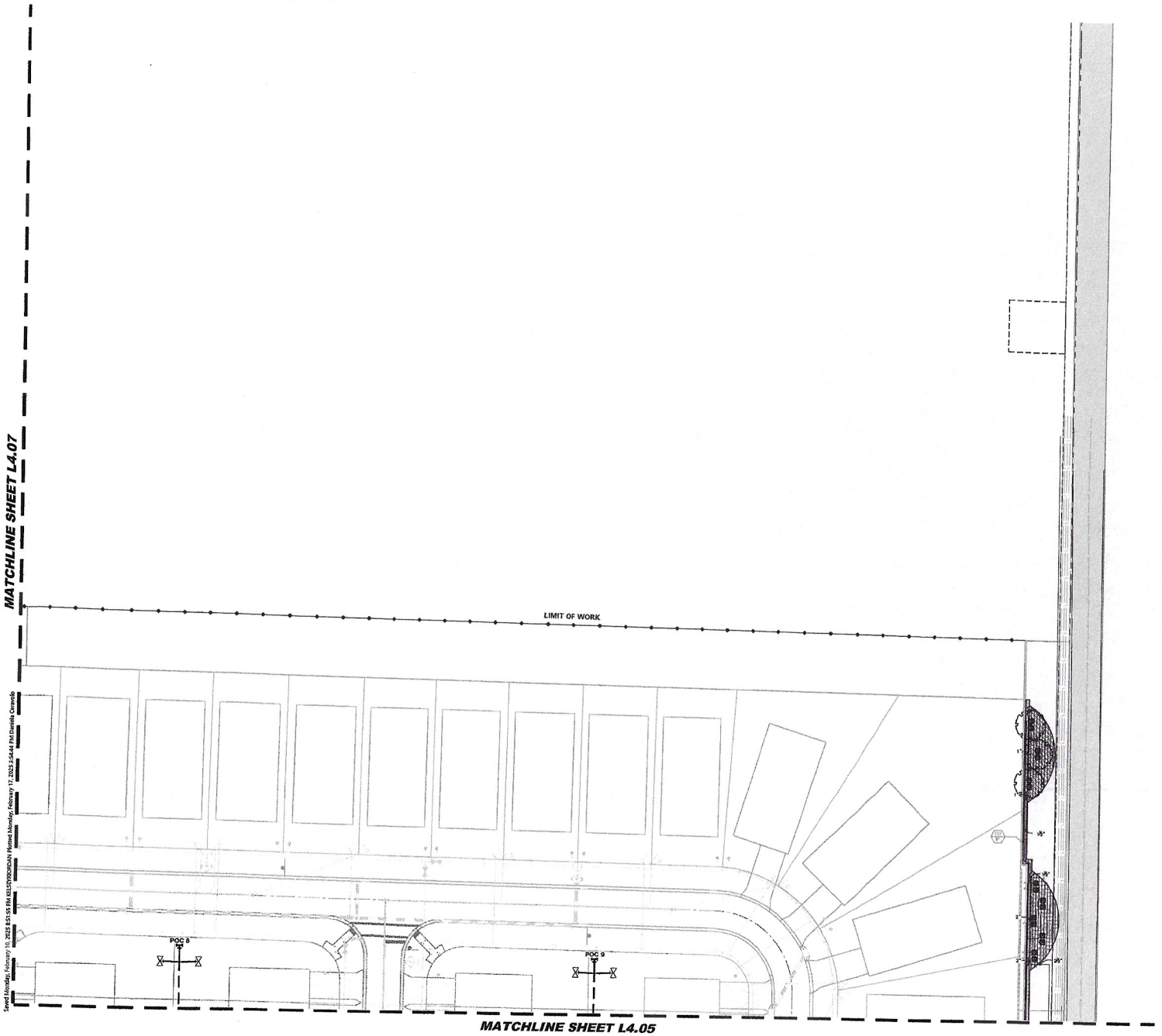

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-SAP 8 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in.NPT Female Threaded Inlet, With Seal-Aquatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAP 10 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in.NPT Female Threaded Inlet, With Seal-Aquatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAP 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in.NPT Female Threaded Inlet, With Seal-Aquatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAP 15 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in.NPT Female Threaded Inlet, With Seal-Aquatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAP ADJ Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in.NPT Female Threaded Inlet, With Seal-Aquatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
I. E. C. O.	Rain Bird 1800-1408 Fixed Fixed Bar rate 0.25 GPM-2.0 GPM, 1.8 circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 9000-PC-MPR 21 Turf Rotor, 6in, Pop-Up, Plastic Rotor, Matched Precipitation Rotor (MPR nozzle),Arc and Radius as per Symbol, 25 Street, 30 Degrees, 35Hedge.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-COR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB Quick Solenoid Globe Valve with single 1-1/2in.Pressure Regulating 40psi Quick-Check Basket Filters, Flow range: 15-62 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC Mainline to drip tubing with riser in 6in. drip box.
	Rain Bird HDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline
	Rain Bird XFDp-06-12 XFDp On-Surface Pressure Compensating Landscape Dripline, 0.6 GPH emitters at 12in. O.C. Dripline laterals spaced at 18in apart, with emitters offset for triangular pattern, UV & Kink Resistant, Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB/BR 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Potable Water Applications, With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve, Guaranteed structural design, 125 psi rating, Or Approved Equal.
EC	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model battery-powered, Stainless Steel Cabinet, For residential/commercial use.
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Called
Valve Number
Valve Flow
Valve Size

NOTES:
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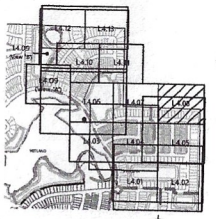

Key Map NTS

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approved
5	As-built Revision	01/22/2025	
4	As-built Revision	01/14/2025	
3	Rev per Owner	12/09/2024	
2	As-built Revision	11/18/2024	
1	Rev per City comments	10/03/2024	

Designed by PEB/AFS
Drafted by AFS
Submittal Construction Approval
Date August 27, 2024

Vertical Datum NAVD88

Drawing title
Landscape Irrigation Plan

Drawing Number
L4.08
Sheet of

DATE: Feb. 17, 2025

Project Number 63302.14

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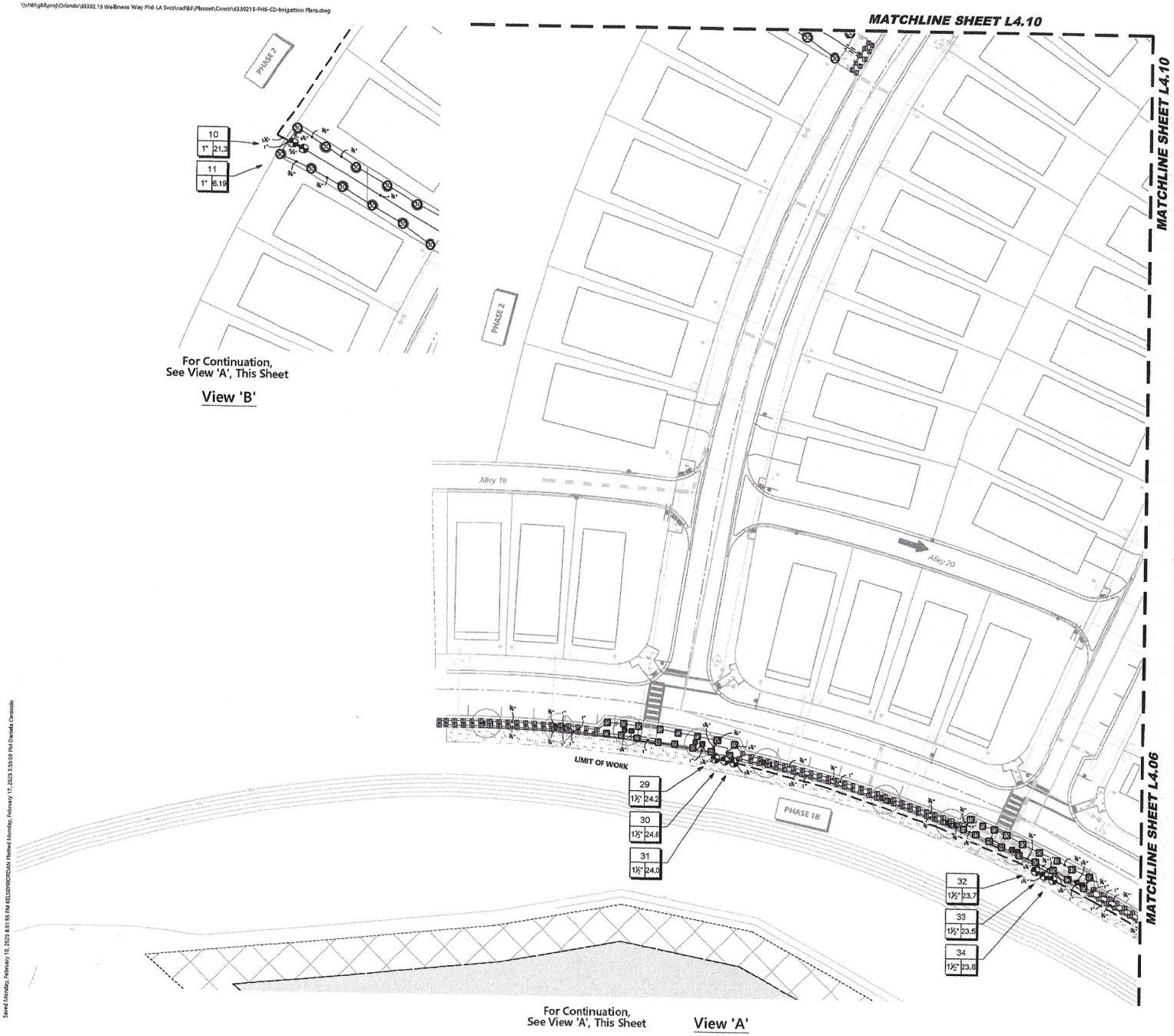

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-HRS-MP 6 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seals-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-MP 10 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seals-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-MP 12 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seals-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-MP 15 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seals-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806SAM-MPS-MP ADJ Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seals-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-1400 Fixed Fixed line rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5004-PC-40PR 25 Turf Rotor, 6in. Pop-Up, Plastic Rotor, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 Small, 50 Medium, 25 Large.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-COM High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB/AFS Solenoid Globe Valve with angle 1-1/2in. Pressure Regulating 40psi Quick-Check Basket Filters, Flow range: 15-62 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.
	Rain Bird LVDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XFDP-25-12 30"On-Surface Pressure Compensating Landscape Dripline, 0.9 GPH emitters at 12in. O.C. Dripline laterals spaced 8ft apart, with emitters offset for triangular pattern. UV & Ink Resistant. Use AF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB/AFS 1in., 1-1/2in., and 2in. Durable Chlorine/Resistant Valves, for Reclaimed Water Applications, With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve, Quarter-turn shutoff design, 125 psi rating, Or Approved Equal.
EC	Hunter ICM-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered, Stainless Steel Cabinet, For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NOTES:
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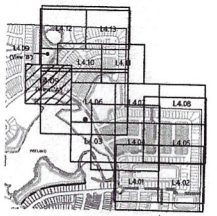

Key Map N.T.S.

0 25 50 100 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd.
5	As-built Revision	01/23/2025	
4	As-built Revision	01/14/2025	
3	Rev. per Owner	12/09/2024	
2	As-built Revision	11/18/2024	
1	Rev. per City comments	10/03/2024	

Designed by PEB/AFS — Checked by AFS

Issued for Construction Approval — Date August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.09

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

Saved Monday, February 10, 2025 8:51:55 PM BELEPRIGORDAN Plotted Monday, February 17, 2025 3:55:09 PM Daniella Cerasoolo

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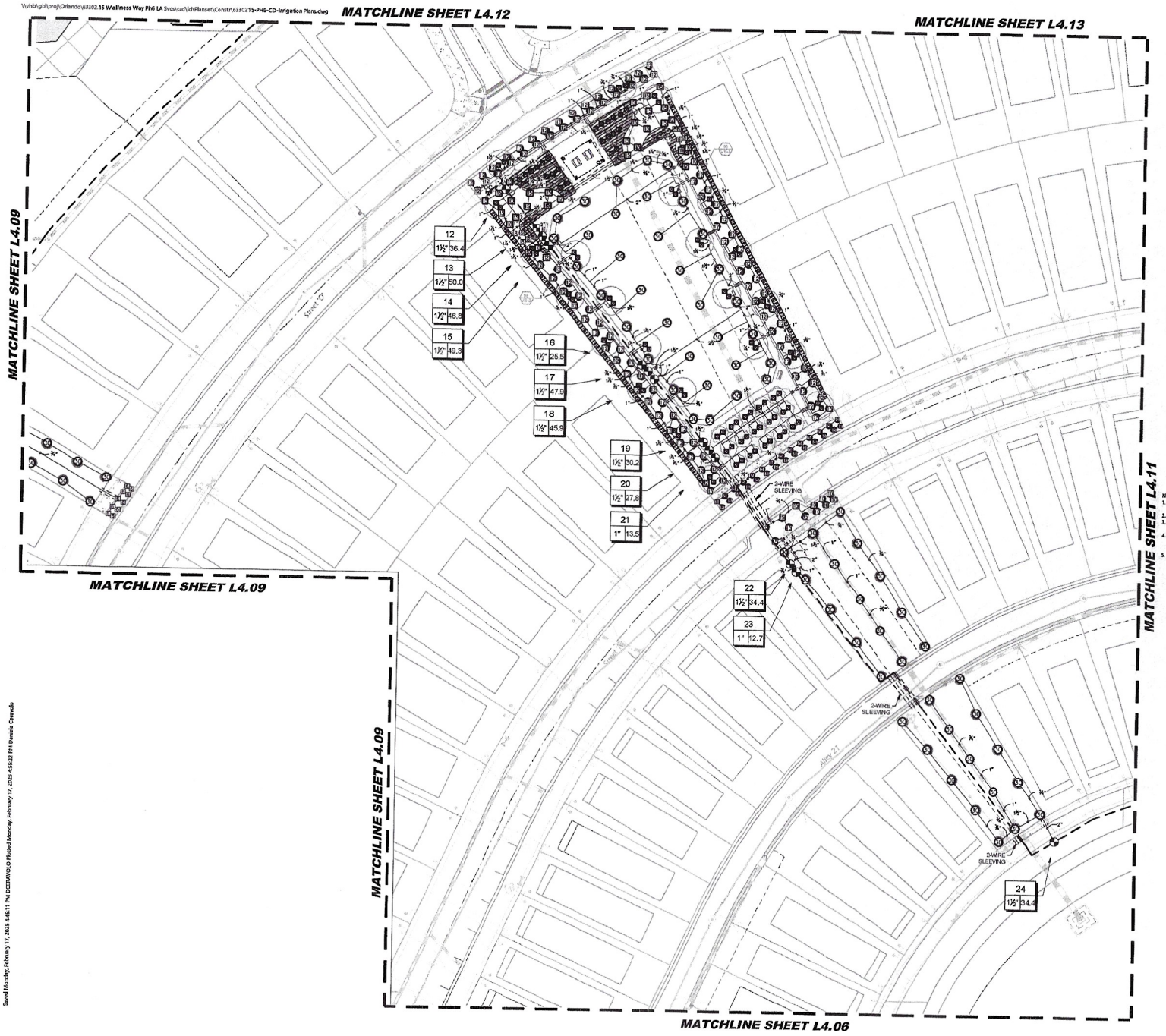

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 8in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray 8in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 8in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 8in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 8in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1400-1400 Flood Flood Bar rate 0.25 GPM - 2.0 GPM. 1.8 circle bubbler. 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5004PC-Series 25 Turf Rotor, 6in. Pop-Up, Plastic Riser. Inverted Precipitation Rotor (IUPR nozzle). Arc and Radius as per Symbol. 25 Small, 50 Brighten, 359-Indego.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-LCCR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB9-R Ratchet Globe Valve with triple 1-1/2in. Pressure Regulating 40psi Solid-Check Based Filters, Flow range: 15-62 GPM.
	Pipe Transition Point in Drip Box. Pipe transition point from PVC Mainline to drip tubing with riser in 6in. drip box.
	Rain Bird HDCFPC-M Drip-line Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Drip-line Rain Bird XFD-6-24-12 XFD6 On-Surface Pressure Compensating Landscape Dripline, 0.6 GPH emitters at 12in. O.C. Dripline lateral spaced at 24in apart, with emitters offset for triangular pattern. 1/4" & 1/2in Revisers. Use AF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESB9 1in., 1-1/2in., and 2in. Quantum Diaphragm Assisted Valves for Residential Water Applications, With Smart Watershed Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve. Quarter-turn shutoff design, 125 psi rating. CP Approved Equal.
SC	Hunter XCM-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Flow

Valve Size

NOTES:

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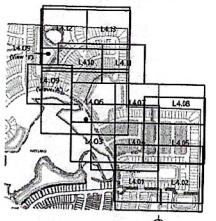
Number FL #3932



Key Map N.T.S.

0 25 50 100 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approved
5	Asbuilt Revision	01/22/2025	
4	Asbuilt Revision	01/14/2025	
3	Rev per Owner	12/09/2024	
2	Asbuilt Revision	11/18/2024	
1	Rev per City comments	10/03/2024	

Designed by: PCB/AFS

Checked by: AFS

Issue for: Construction Approval

Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.10

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

Saved Monday, February 17, 2025 4:45:11 PM DESRAVOLO Plotted Monday, February 17, 2025 4:55:22 PM Daniela Caravalo

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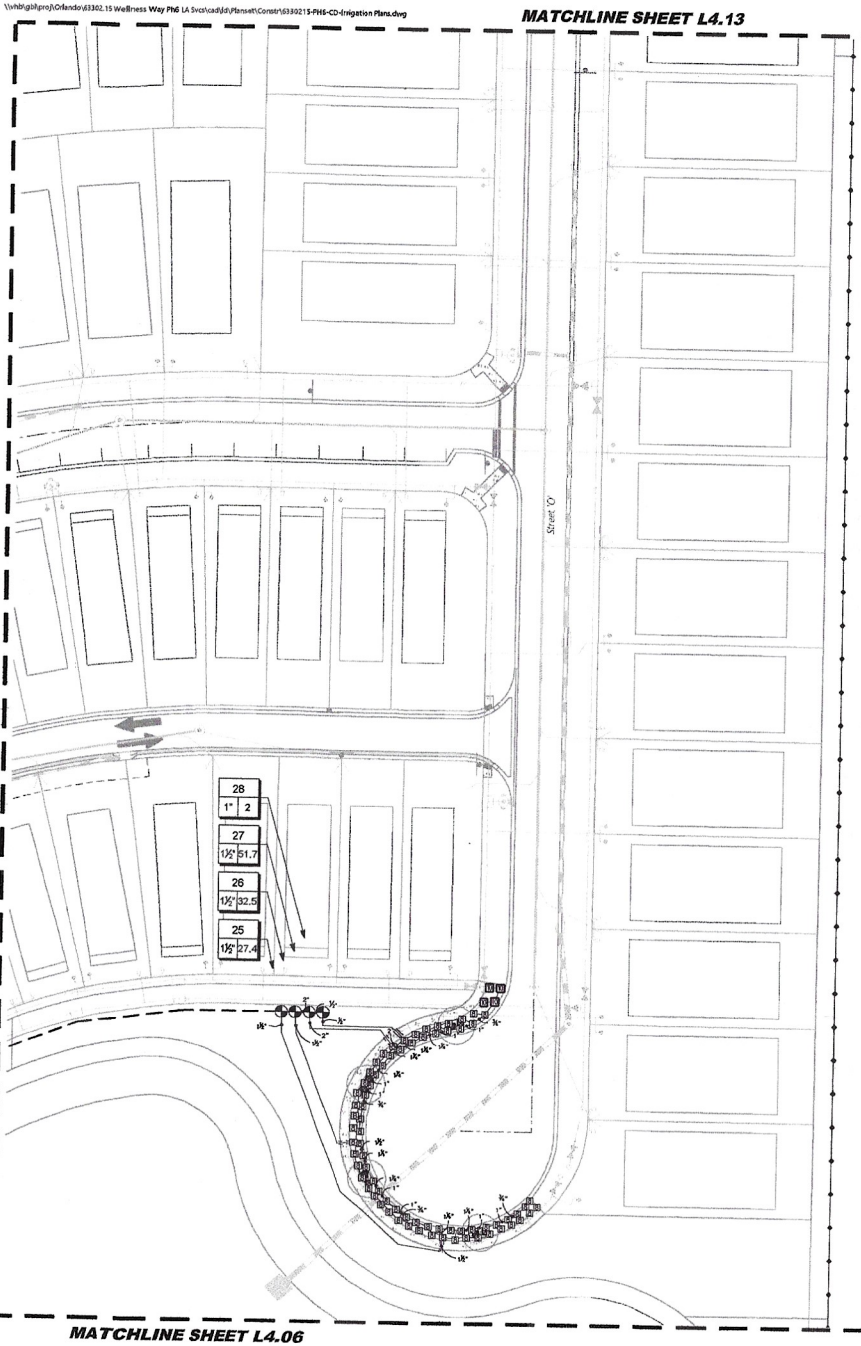
MATCHLINE SHEET L4.13



MATCHLINE SHEET L4.10

MATCHLINE SHEET L4.06

MATCHLINE SHEET L4.07

Saved Monday, February 10, 2025 8:51:55 PM EST BY:BRIDAN Plotted Monday, February 17, 2025 8:55:29 PM Daniels, Cenrado

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-NP 8 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 10 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP 15 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-NP ADJ Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1800-1400 Filled Fixed flow rate 0.25 GPM-2.0 GPM, full circle bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5000-PC-MPP 25 Turf Rotor, 6in, Pop-Up, Plastic Rotor, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 Arced, 30 Brown, 35Green.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird NCZ-150-LCDR High Flow Control Zone kit, for Large Commercial Drip Zones, 1-1/2in. PEB(M) Ratchet Globe Valve with Single 1-1/2in. Pressure Regulating Filter Gate/Check Basket/Filter, Flow range 15-60 GPM.
	Pipe Transition Point in Drip Box: Pipe transition point from PVC Schedule drip tubing with riser in 6in. drip box.
	Rain Bird LVDCPCAP Dripline Flush Valve purple cap in compression fitting coupler. For nonpotable water use.
	Area to Receive Drip line
	Rain Bird XFDw-09-12 XFDw Dripline Pressure Compensating Landscape Dripline, 0.9 GPH emitters at 12in. O.C. Dripline laterals spaced at 9.ft apart, with emitters offset for triangular pattern. UV & Ants Resistant. Use XP insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESB/R 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Residential Water Applications. With Rubber-Diaphragm Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve. Guardsmen shutoff design. 125 psi rating. Or Approved Equal.
	Hunter XCH-1200-RS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout

Valve Number

Valve Flow

Valve Size

NOTES:

1. SINGLE FAMILY HOME AND ADJACENT BOULEVARD STRIP IRRIGATION NOT INCLUDED IN THIS SET OF PLANS.
2. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS.
3. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
4. WHERE POSSIBLE ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS. MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.
5. POD 1-9 IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATED IN PHASE 2. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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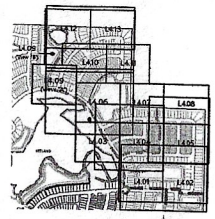

Key Map N.T.S.

0 25 50 100 Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approved
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Designed by: PEB/AFS

Checked by: AFS

Issued for: Construction Approval

Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.11

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

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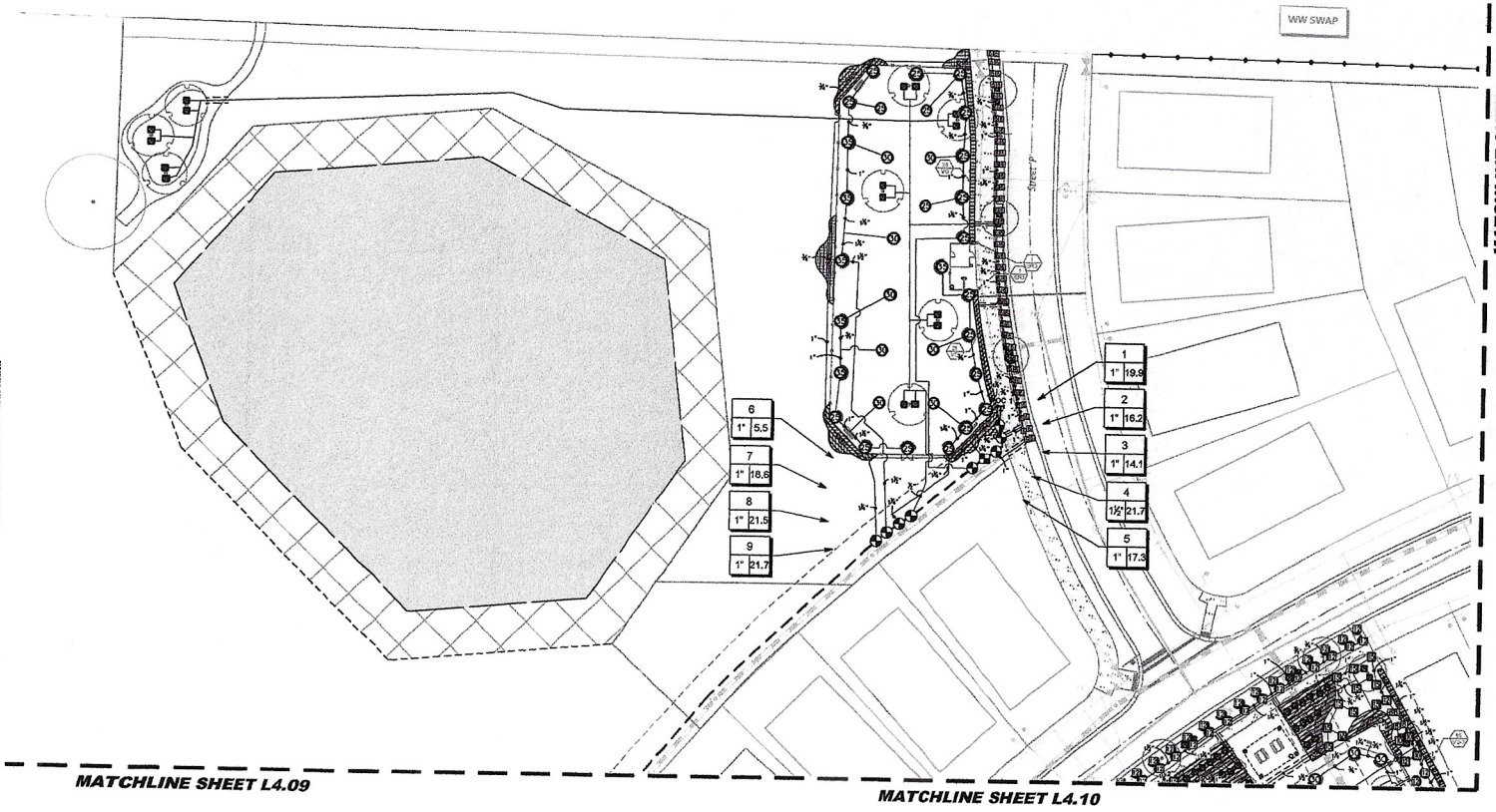
Saved: Monday, February 10, 2025 8:51:55 PM EST BYRIORDAN Plotted: Monday, February 17, 2025 3:56:09 PM Daniela Cervado



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-SAP 8 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Adiabatic Check Valve, Pressure Regulating and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAP 10 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Adiabatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAP 12 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Adiabatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAP 15 Series MPR Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Adiabatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-SAP ADJ Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2in. NPT Female Threaded Inlet, With Sub-Adiabatic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1400-1400 Flood Flood Bow rate 0.25 GPM - 2.0 GPM. full circle bubbler, 1/2in. FPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 5005-PC-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 Arced, 30 Degrees, 25Radius.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-LCDI High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB/SHF Scrubber Glide Valve with single 1-1/2in. Pressure Regulating 40psi Quick-Check Basket Filters, flow range 15-42 GPM.
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 9in. drip box.
	Rain Bird 1400CFPCAP Drip line FLUSH Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XFDn-09-12 XFDn On-Surface Pressure Compensating Landscape Dripline, 0.9 GPH emitters at 12in. O.C. Dripline lateals spaced at 8ft apart, with emitters offset for triangular pattern. UV & rodent Resistant. Use XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB/SH 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications, With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve. Quarter-turn shutoff design, 125 psi rating. Or Approved Equal.
EC	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NOTES:
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5. POCS 1-9 IRRIGATION IS TO BE CONTROLLED BY A MASTER CONTROLLER LOCATED IN PHASE 2. CONTRACTOR TO VERIFY THE CONTROLLER IS IN WORKING ORDER AND IS CAPABLE OF CONNECTING TO THE PROPOSED IRRIGATION SYSTEM, PRIOR TO INSTALLATION.

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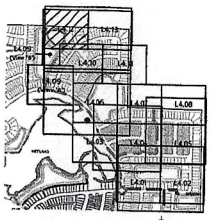

Key Map N.T.S.

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approved
5	As-built Revision	01/02/2025	
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Designed by: PEB/AFS
Checked by: AFS

Issued for: Construction Approval
Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title: Landscape Irrigation Plan

Drawing Number: L4.12

Sheet of

DATE: Feb. 17, 2025

Project Number: 63302.14

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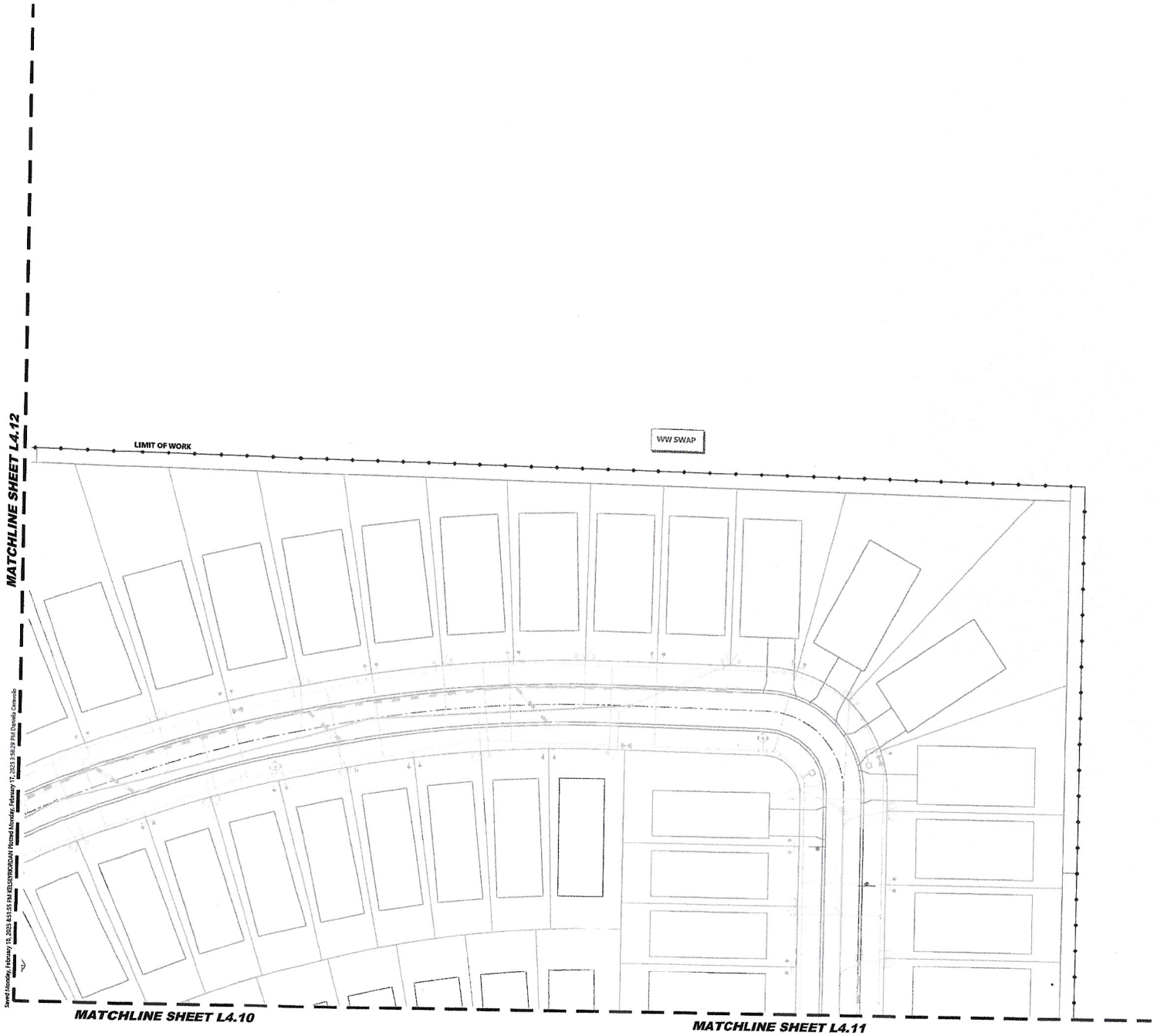

Saved Monday, February 10, 2025 8:51:55 PM BELSER/JORDAN Plotted Monday, February 17, 2025 3:46:29 PM Daniela Cerrado

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-SAM-PRS-AP 8 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet, With Sub-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-AP 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet, With Sub-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-AP 12 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet, With Sub-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-AP 15 Series MPR Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet, With Sub-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
	Rain Bird 1806-SAM-PRS-AP ADJ Turf Spray 6in, Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet, With Sub-A-Matic Check Valve, Pressure Regulating, and Non Potable Purple Cap.
B.B.B.B.	Rain Bird 1400-1400 Fluid Fixed Bar rate 0.25 GPM - 2.0 GPM, 5.8 circle bubbler. 1/2in. NPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806-PC-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser. Matched Precipitation Rotor (MPR nozzles) Arc and Radius as per Symbol, 25 Inlet, 30 degrees. 25ft-Deg.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PEB Inlet, Isolation Globe Valve with single 1-1/2in. Pressure Regulating 40psi Quick-Check Gasket Filters, Flow range: 15-42 GPM.
	Field Transition Point on Drip Box Pipe transition point from PVC/Metal to drip tubing with riser in 6in. drip box.
	Rain Bird UCCFP/CAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Area to Receive Dripline Rain Bird XFD-Dw-12 12"On On-Surface Pressure Compensating Landscape Dripline, 0.9 GPH emitters at 12in. O.C. Dripline blocks spaced at 6ft apart, with emitters offset for triangular pattern. U/V & Kink Resistant. Use "U" Insert Stamps.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB6R 1in., 1-1/2in, and 2in. Durable Glass-reinforced Valves for Reclaimed Water Applications, With Solution Mechanism Technology, and Purple Flow Control Handle.
	2" Ball Valve 2in. Threaded Plastic Ball Valve, Quarter-turn shutoff design, 125 psi rating. Or Approved Equal.
	Hunter XC-(-)-200-SS Electromechanical controller, 12 stations, outdoor model. Battery-powered, Stainless Steel Cabinet, For residential/commercial use.

Irrigation Lateral Line: PVC Class 200 SCH 21

Irrigation Mainline: PVC Class 200 SCH 21

Pipe Sleeve: PVC Class 200 SCH 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NOTES:
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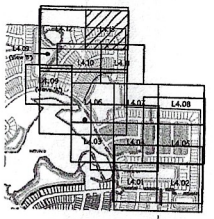

Key Map N.T.S.

0 25 50 100Feet

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Appvd
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1806-SAM-PRS-NP 08H	24	180	30	0.62	8'
	Rain Bird 1806-SAM-PRS-NP 08Q	4	90	30	0.20	8'
	Rain Bird 1806-SAM-PRS-NP 10H	4	180	30	0.79	10'
	Rain Bird 1806-SAM-PRS-NP 10Q	2	90	30	0.39	10'
	Rain Bird 1806-SAM-PRS-NP 12H	120	180	30	1.3	12'
	Rain Bird 1806-SAM-PRS-NP 12Q	8	90	30	0.65	12'
	Rain Bird 1806-SAM-PRS-NP 15H	87	180	30	1.85	15'
	Rain Bird 1806-SAM-PRS-NP 15Q	18	90	30	0.92	15'
	Rain Bird 1806-SAM-PRS-NP 08V	972	Adj	30	≤ 1.49	8'
	Rain Bird 1806-SAM-PRS-NP 08V	93	Adj	30	≤ 2.98	8'
	Rain Bird 1806-SAM-PRS-NP 10V	45	Adj	30	≤ 2.99	10'
	Rain Bird 1806-SAM-PRS-NP 12V	27	Adj	30	≤ 2.38	12'
	Rain Bird 1806-SAM-PRS-NP 15V	116	Adj	30	≤ 3.67	15'
	Rain Bird 1806-SAM-PRS-NP 18V	46	Adj	30	≤ 5.33	18'
	Rain Bird 1800-1420 Flood 1401	390	360	20	0.25	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Rain Bird 5006-PC-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 Brown, 30 Green, 35 Beige.	191	25		23'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2in. PESB-R Scrubber Globe Valve with single 1-1/2in. Pressure Regulating 40psi Quick-Check Basket Filters. Flow range: 15-62 GPM.	10
	Pipe Transition Point In Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	47
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.	47
	Area to Receive Dripline	
	Rain Bird XFDp-09-12 XFDp On-Surface Pressure Compensating Landscape Dripline, 0.9 GPH emitters at 12in. O.C. Dripline laterals spaced at 9ft apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF Insert fittings.	28,081 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESBR 1in., 1-1/2in., and 2in. Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	68
	2" Ball Valve 2in. Threaded Plastic Ball Valve, Quarter-turn shutoff design, 125 psi rating. Or Approved Equal.	39
SC	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Stainless Steel Cabinet. For residential/commercial use.	2
	Irrigation Lateral Line: PVC Class 200 SDR 21	32,431 lf
	Irrigation Mainline: PVC Class 200 SDR 21	9,649 lf
	Pipe Sleeve: PVC Class 200 SDR 21	1,168 lf

Valve Callout

Valve Number

Valve Flow

Valve Size

IRRIGATION NOTES:

1. THIS IRRIGATION PLAN IS SCHEMATIC AND IS FOR PERMITTING PURPOSES ONLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING ON SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGATION OF THE PROJECT AND THE CONTRACTOR HOLDS THE RESPONSIBILITY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER PROJECT EVEN IF NOT IN THE INITIAL SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES ORDINANCES AND LAWS. ANY MODIFICATIONS MADE TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.
4. CONTRACTORS ARE EXPECTED TO PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL OF THE EXISTING CONDITIONS SO THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE. THIS WILL ALSO ENSURE THE CONTRACTOR WILL BE AWARE OF WHAT PRECAUTIONS NEED TO BE TAKEN TO AVOID INJURY TO PEOPLE OR DAMAGE TO PROPERTY.
5. ALL PROPOSED PLANT MATERIAL TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM.
6. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
7. THE CONTRACTOR SHALL MAKE EVERY POSSIBLE EFFORT TO PRESERVE EXISTING PLANT MATERIAL THAT HAS BEEN TAGGED. WHERE SUCH MATERIALS FALLS IN THE PATH OF TRENCHING, THE CONTRACTOR SHALL REROUTE THE PIPE OR HAND TRENCH AS NECESSARY TO PROTECT THE DESIGNATED PLANT MATERIAL. THE CONTRACTOR MUST RESTORE ANY NEW PLANT MATERIAL OR SOD TO ITS ORIGINAL CONDITION IF IT IS DAMAGED BEFORE THE OWNER WILL GIVE FINAL ACCEPTANCE.
8. IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
9. IRRIGATION OVERTHROW TO NONPERVIOUS AND NATURAL AREA TO BE MINIMIZED.
10. A RAIN SHUT OFF TO BE INSTALLED WITH IRRIGATION CONTROLLER SYSTEM.
11. ALL TREE, SHRUB AND GROUNDCOVER AREAS TO BE FULLY IRRIGATED WITH MICRO-IRRIGATION / LOW VOLUME EMITTERS. ANY SOD AREAS DESIGNATED TO BE IRRIGATED, SHALL BE BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 75-100% COVERAGE.
12. PRECIPITATION RATES FOR SPRINKLERS AND ALL OTHER EMITTERS IN THE SAME ZONE SHALL BE MATCHED, EXCEPT THAT MICROIRRIGATION EMITTERS MAY BE SPECIFIED TO MEET THE REQUIREMENTS OF INDIVIDUAL PLANTS.
13. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MAXIMIZE UNIFORMITY, CONSIDERING FACTORS, SUCH AS: EMITTER TYPES, HEAD SPACING, SPRINKLER PATTERN, WATER PRESSURE AT THE EMITTER.
14. IRRIGATION WATER SUPPLY TO BE PROVIDED BY THE LOWEST WATER QUALITY SOURCE AVAILABLE.
15. IRRIGATION AND PLANTINGS SHALL COMPLY WITH ANY APPLICABLE WATER EFFICIENT LANDSCAPE ORDINANCES.
16. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
17. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVING.
18. SCHEDULE 40 PVC SLEEVES SHALL BE PLACED A MINIMUM OF 24" BELOW GRADE AND BACKFILLED WITH CLEAN SAND. NO ROCK IS TO BE IN CONTACT WITH THE PVC PIPE. THE CONTRACTOR SHALL PROVIDE MAGNETIC MARKERS AT EACH END OF THE SLEEVE. SLEEVE SHALL BE 4" MINIMUM.
19. IRRIGATION COMMUNICATIONS CABLE SHALL HAVE ITS OWN SEPARATE SLEEVE UNLESS OTHERWISE NOTED.
20. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6') FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE DETAIL SHEETS.
21. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE TO NO MORE THAN 15 P.S.I. SHALL BE UTILIZED.
22. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000-PSI POURED CONCRETE THRUST BLOCKS OR A MECHANICAL JOINT RESTRAINT.
23. CONTROL SYSTEMS SHALL PROVIDE THE FOLLOWING MINIMUM CAPABILITIES:
    - 23.1. ABILITY TO BE PROGRAMMED IN MINUTES, BY DAY OF WEEK, SEASON, AND TIME OF DAY;
    - 23.2. ABILITY TO ACCOMMODATE MULTIPLE START TIMES AND PROGRAMS;
    - 23.3. AUTOMATIC SHUT OFF AFTER ADEQUATE RAINFALL;
    - 23.4. ABILITY TO MAINTAIN TIME DURING POWER OUTAGES FOR A MINIMUM OF THREE (3) DAYS;
    - 23.5. OPERATIONAL FLEXIBILITY TO MEET APPLICABLE YEAR-ROUND WATER-CONSERVATION REQUIREMENTS AND TEMPORARY WATER-SHORTAGE RESTRICTIONS.
24. THE OWNER MUST APPROVE ANY SUBSTITUTION MADE.
25. THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL THE OWNER GIVES FINAL ACCEPTANCE.
26. CONTRACTOR WILL GUARANTEE THE QUALITY OF HIS MATERIALS AND WORK FOR ONE (1) YEAR. THIS PERIOD BEGINS WITH THE FINAL ACCEPTANCE OF THE OWNER.
27. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SHOWING ALL HEADS, VALVES, AND PIPE LINES TO SCALE AFTER COMPLETION OF PIPING INSTALLATION. THE OWNER SHALL PROVIDE INSTRUCTION SHEETS AND PARTS LIST COVERING EQUIPMENT.
28. A RECOMMENDED SEASONAL OPERATING SCHEDULE AND AVERAGE PRECIPITATION RATES FOR EACH IRRIGATION ZONE FOR BOTH ESTABLISHMENT AND MAINTENANCE CONDITIONS SHALL BE PROVIDED. RECOMMENDED MAINTENANCE ACTIVITIES AND SCHEDULES SHALL BE INCLUDED.

Saved Monday, February 10, 2025 6:10:34 PM KELSEPBRORDAN Plotted Monday, February 17, 2025 3:46:22 PM Daniella Caravalho

VALVE SCHEDULE POC 1: 1" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird PESBR	1"	Turf Spray	19.83	37.6	37.0	3.6 inh
2	Rain Bird PESBR	1"	Turf Spray	16.24	37.0	37.2	3.58 inh
3	Rain Bird PESBR	1"	Turf Spray	14.05	34.5	34.9	3.34 inh
4	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	21.69	28.1	28.9	1.46 inh
5	Rain Bird PESBR	1"	Turf Rotor	17.3	32.3	32.9	0.54 inh
6	Rain Bird PESBR	1"	Bubbler	6.8	33.8	34.0	0.88 inh
7	Rain Bird PESBR	1"	Turf Rotor	18.55	31.8	33.2	0.69 inh
8	Rain Bird PESBR	1"	Turf Rotor	21.51	32.0	34	0.53 inh
9	Rain Bird PESBR	1"	Turf Rotor	21.68	32.6	34.8	0.55 inh
10	Rain Bird PESBR	1"	Turf Rotor	21.32	33.1	42.6	0.66 inh
11	Rain Bird PESBR	1"	Turf Spray	6.19	34.4	35.6	2.89 inh

VALVE SCHEDULE POC 2: 2" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
12	Rain Bird PESBR	1-1/2"	Turf Spray	36.4	38.6	38.8	2.08 inh
13	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	49.85	17.6	18.8	1.46 inh
14	Rain Bird PESBR	1-1/2"	Turf Spray	48.81	38.9	37.6	1.92 inh
15	Rain Bird PESBR	1-1/2"	Turf Spray	49.31	38.8	39.8	1.92 inh
16	Rain Bird PESBR	1-1/2"	Bubbler	25.5	40.9	41.7	0.91 inh
17	Rain Bird PESBR	1-1/2"	Turf Rotor	47.44	33.0	35.7	0.6 inh
18	Rain Bird PESBR	1-1/2"	Turf Rotor	45.85	33.7	35.3	0.59 inh
19	Rain Bird PESBR	1-1/2"	Turf Spray	30.34	36.7	38.5	1.47 inh
20	Rain Bird PESBR	1-1/2"	Turf Spray	27.84	37.4	38.9	1.46 inh
21	Rain Bird PESBR	1"	Turf Spray	13.52	35.7	38.0	1.43 inh
22	Rain Bird PESBR	1-1/2"	Turf Rotor	34.39	32.4	36.2	0.61 inh
23	Rain Bird PESBR	1"	Turf Spray	12.67	36.0	35.4	1.68 inh
24	Rain Bird PESBR	1-1/2"	Turf Rotor	34.33	33.0	38.2	0.69 inh
25	Rain Bird PESBR	1-1/2"	Turf Spray	27.39	38.1	42.8	4.98 inh
26	Rain Bird PESBR	1-1/2"	Turf Spray	32.48	37.2	43.5	4.89 inh
27	Rain Bird PESBR	1-1/2"	Turf Spray	51.85	36.6	51.4	4.64 inh
28	Rain Bird PESBR	1"	Bubbler	2	22.3	22.4	0.89 inh

VALVE SCHEDULE POC 3: 1" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
29	Rain Bird PESBR	1-1/2"	Turf Spray	24.34	39.2	62.4	3.61 inh
30	Rain Bird PESBR	1-1/2"	Turf Spray	24.46	37.4	61.0	2.01 inh
31	Rain Bird PESBR	1-1/2"	Turf Spray	23.96	39.3	56.9	2.94 inh
32	Rain Bird PESBR	1-1/2"	Turf Spray	23.86	38.1	45.1	2.98 inh
33	Rain Bird PESBR	1-1/2"	Turf Spray	23.52	37.0	43.7	1.82 inh
34	Rain Bird PESBR	1-1/2"	Turf Spray	23.78	37.5	44.2	3.2 inh
35	Rain Bird PESBR	1"	Bubbler	10.5	37.4	37.9	0.92 inh
36	Rain Bird PESBR	1-1/2"	Turf Spray	23.66	37.0	39.7	3.13 inh
37	Rain Bird PESBR	1-1/2"	Turf Spray	23.66	38.8	38.3	3.14 inh
38	Rain Bird PESBR	1-1/2"	Turf Spray	24.39	39.3	38.0	2.99 inh
39	Rain Bird PESBR	1"	Bubbler	7	39.0	38.1	0.91 inh
40	Rain Bird PESBR	1-1/2"	Turf Spray	25.09	38.6	40.8	2.99 inh
41	Rain Bird PESBR	1-1/2"	Turf Spray	23.86	38.8	40.2	3.23 inh
42	Rain Bird PESBR	1-1/2"	Turf Spray	24.28	39.9	40.7	3.28 inh
43	Rain Bird PESBR	1-1/2"	Turf Spray	24.03	37.4	46.6	2.83 inh
44	Rain Bird PESBR	1-1/2"	Turf Spray	23.82	36.7	45.7	2.99 inh
45	Rain Bird PESBR	1-1/2"	Turf Spray	24.47	38.4	49.1	2.99 inh
46	Rain Bird PESBR	1-1/2"	Turf Spray	24.36	39.6	48.8	3.28 inh
47	Rain Bird PESBR	1"	Turf Spray	14.76	35.0	40.2	2.64 inh
48	Rain Bird PESBR	1"	Turf Spray	12.97	35.0	38.3	2.70 inh
49	Rain Bird PESBR	1-1/2"	Turf Spray	24.33	39.5	50	3.49 inh
50	Rain Bird PESBR	1"	Turf Spray	14.02	39.5	40.8	3.52 inh
51	Rain Bird PESBR	1"	Turf Spray	15.87	35.8	41.0	2.34 inh

VALVE SCHEDULE POC 4: 1" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
52	Rain Bird PESBR	1-1/2"	Turf Spray	26.46	37.3	63.4	2.29 inh
53	Rain Bird PESBR	1-1/2"	Turf Spray	23.49	39.6	54.4	2.9 inh
54	Rain Bird PESBR	1"	Turf Spray	22.27	38.2	61.4	2.98 inh
55	Rain Bird PESBR	1"	Turf Spray	21.9	36.3	42.7	1.65 inh
56	Rain Bird PESBR	1"	Bubbler	9.5	43.8	44.1	0.92 inh
57	Rain Bird PESBR	1-1/2"	Turf Spray	23.66	38.1	47.3	2.28 inh
58	Rain Bird PESBR	1-1/2"	Turf Spray	23.62	38.4	47.5	3.07 inh
59	Rain Bird PESBR	1-1/2"	Turf Spray	24.3	38.7	38.0	2.27 inh
60	Rain Bird PESBR	1-1/2"	Turf Spray	24.74	38.7	37.9	2.16 inh
61	Rain Bird PESBR	1-1/2"	Turf Spray	23.8	38.8	39.8	3.37 inh
62	Rain Bird PESBR	1"	Turf Spray	8.81	35.1	34.1	3.68 inh
63	Rain Bird PESBR	1"	Turf Rotor	17.12	30.8	34.2	0.76 inh
64	Rain Bird PESBR	1"	Turf Rotor	17.02	30.9	34.3	0.74 inh
65	Rain Bird PESBR	1"	Turf Spray	7.45	32.6	33.5	4.05 inh
66	Rain Bird PESBR	1"	Turf Rotor	21.87	31.8	39.0	0.56 inh
67	Rain Bird PESBR	1-1/2"	Turf Spray	23.82	38.0	45.8	3.6 inh
68	Rain Bird PESBR	1-1/2"	Turf Spray	23.82	38.2	48.3	3.57 inh
69	Rain Bird PESBR	1"	Turf Spray	15.28	34.9	37.8	3.47 inh
70	Rain Bird PESBR	1"	Turf Spray	13.08	35.9	38.9	3.55 inh
71	Rain Bird PESBR	1"	Turf Rotor	17.02	32.2	41.3	0.49 inh
72	Rain Bird PESBR	1"	Turf Spray	7.34	35.9	38.0	2.1 inh
73	Rain Bird PESBR	1"	Turf Rotor	14.79	31.8	41.3	0.54 inh
74	Rain Bird PESBR	1"	Turf Rotor	13.09	30.5	40.6	0.54 inh
75	Rain Bird PESBR	1"	Turf Rotor	18.49	31.1	62.7	0.92 inh
76	Rain Bird PESBR	1"	Turf Spray	7.13	36.2	38.9	1.8 inh
77	Rain Bird PESBR	1"	Turf Rotor	19.9	32.0	58.5	0.93 inh

VALVE SCHEDULE POC 5: 2" BALL VALVE

2" Ball Valve Connections for Townhomes - See Plan For Locations

VALVE SCHEDULE POC 6: 2" BALL VALVE

2" Ball Valve Connections for Townhomes - See Plan For Locations

VALVE SCHEDULE POC 7: 2" BALL VALVE

2" Ball Valve Connections for Townhomes - See Plan For Locations

VALVE SCHEDULE POC 8: 2" BALL VALVE

2" Ball Valve Connections for Townhomes - See Plan For Locations

VALVE SCHEDULE POC 9: 2" BALL VALVE

2" Ball Valve Connections for Townhomes - See Plan For Locations

VALVE SCHEDULE POC 10: 2" BALL VALVE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
78	Rain Bird PESBR	1-1/2"	Turf Spray	32.26	38.5	54.6	0.97 inh
79	Rain Bird PESBR	1-1/2"	Turf Spray	32.44	39.9	63.8	0.97 inh
80	Rain Bird PESBR	1-1/2"	Turf Spray	32.17	38.5	48.4	0.97 inh
81	Rain Bird PESBR	1-1/2"	Turf Spray	32.44	39.9	47.6	0.97 inh
82	Rain Bird PESBR	1-1/2"	Turf Spray	32.44	39.9	41.4	0.98 inh
83	Rain Bird PESBR	1-1/2"	Turf Spray	32.17	38.5	42.3	0.97 inh
84	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	60.15	17.9	18.2	1.44 inh
85	Rain Bird PESBR	1-1/2"	Turf Spray	43.69	36.1	38.6	3.59 inh
86	Rain Bird PESBR	1-1/2"	Turf Spray	49.66	38.4	37.0	1.8 inh
87	Rain Bird PESBR	1-1/2"	Turf Spray	63.21	37.2	38.0	1.2 inh
88	Rain Bird PESBR	1-1/2"	Turf Spray	48.26	36.5	38.2	1.12 inh
89	Rain Bird PESBR	1-1/2"	Turf Spray	45.31	36.7	39.4	1.83 inh
90	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	42.45	17.6	19.1	1.44 inh
91	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	38.66	17.9	19.9	1.44 inh
92	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	23.37	17.7	19.4	1.44 inh
93	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	44.73	17.9	23.3	1.44 inh
94	Rain Bird PESBR	1-1/2"	Bubbler	38.5	52.6	56.0	0.91 inh
95	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	60.25	17.9	28.6	1.44 inh
96	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	37.26	22.1	32.6	1.44 inh
97	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	30.31	17.3	26.6	1.44 inh
98	Rain Bird PESBR	1-1/2"	Turf Spray	41.8	38.0	65.2	2.0 inh

WATERING SCHEDULE POC 1: 1" BALL VALVE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PESBR	Turf Spray	3.6 inh	1	17	339	169
2	Rain Bird PESBR	Turf Spray	3.58 inh	1	17	279	139
3	Rain Bird PESBR	Turf Spray	3.34 inh	1	18	253	129
4	Rain Bird XCZ-150-LCDR	Area for Dripline	1.46 inh	1	42	911	455
5	Rain Bird PESBR	Turf Rotor	0.54 inh	1	111	1,820	910
6	Rain Bird PESBR	Bubbler	0.88 inh	1	70	395	193
7	Rain Bird PESBR	Turf Rotor	0.69 inh	1	88	1,632	816
8	Rain Bird PESBR	Turf Rotor	0.53 inh	1	95	2,043	1,022
9	Rain Bird PESBR	Turf Rotor	0.55 inh	1	109	2,391	1,195
10	Rain Bird PESBR	Turf Rotor	0.66 inh	1	89	1,878	939
11	Rain Bird PESBR	Turf Spray	2.89 inh	1	21	130	65.0
		TOTALS:			676	12,127	6,063

WATERING SCHEDULE POC 2: 2" BALL VALVE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
12	Rain Bird PESBR	Turf Spray	2.08 inh	1	29	1,056	528
13	Rain Bird XCZ-150-LCDR	Area for Dripline	1.46 inh	1	42	2,098	1,049
14	Rain Bird PESBR	Turf Spray	1.92 inh	1	32	1,498	749
15	Rain Bird PESBR	Turf Spray	1.92 inh	1	32	1,578	789
16	Rain Bird PESBR	Bubbler	0.91 inh	1	67	1,708	854
17	Rain Bird PESBR	Turf Rotor	0.6 inh	1	101	4,842	2,421
18	Rain Bird PESBR	Turf Rotor	0.59 inh	1	103	4,723	2,361
19	Rain Bird PESBR	Turf Spray	1.47 inh	1	41	1,240	620
20	Rain Bird PESBR	Turf Spray	1.46 inh	1	41	1,141	571
21	Rain Bird PESBR	Turf Spray	1.43 inh	1	42	868	434
22	Rain Bird PESBR	Turf Rotor	0.61 inh	1	98	3,386	1,693
23	Rain Bird PESBR	Turf Spray	1.68 inh	1	36	456	228
24	Rain Bird PESBR	Turf Rotor	0.69 inh	1	89	3,057	1,529
25	Rain Bird PESBR	Turf Spray	4.98 inh	1	13	358	179
26	Rain Bird PESBR	Turf Spray	4.89 inh	1	13	422	211
27	Rain Bird PESBR	Turf Spray	4.64 inh	1	13	672	336
28	Rain Bird PESBR	Bubbler	0.89 inh	1	69	138	69
		TOTALS:			991	28,919	14,459

WATERING SCHEDULE POC 3: 1" BALL VALVE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
29	Rain Bird PESBR	Turf Spray	3.61 inh	1	17	412	206
30	Rain Bird PESBR	Turf Spray	2.01 inh	1	30	738	370
31	Rain Bird PESBR	Turf Spray	2.94 inh	1	21	503	252
32	Rain Bird PESBR	Turf Spray	2.89 inh	1	21	497	248
33	Rain Bird PESBR	Turf Spray	1.82 inh	1	34	800	400
34	Rain Bird PESBR	Turf Spray	3.2 inh	1	19	452	226
35	Rain Bird PESBR	Bubbler	0.92 inh	1	66	693	347
36	Rain Bird PESBR	Turf Spray	3.13 inh	1	20	471	236
37	Rain Bird PESBR	Turf Spray	3.14 inh	1	20	471	236
38	Rain Bird PESBR	Turf Spray	2.99 inh	1	21	512	256
39	Rain Bird PESBR	Bubbler	0.91 inh	1	67	469	235
40	Rain Bird PESBR	Turf Spray	2.99 inh	1	21	507	253
41	Rain Bird PESBR	Turf Spray	3.23 inh	1	19	447	224
42	Rain Bird PESBR	Turf Spray	3.28 inh	1	19	461	231
43	Rain Bird PESBR	Turf Spray	2.83 inh	1	22	529	264
44	Rain Bird PESBR	Turf Spray	2.99 inh	1	21	496	249
45	Rain Bird PESBR	Turf Spray	2.99 inh	1	21	522	261
46	Rain Bird PESBR	Turf Spray	3.28 inh	1	19	463	231
47	Rain Bird PESBR	Turf Spray	2.64 inh	1	23	339	170
48	Rain Bird PESBR	Turf Spray	2.70 inh	1	22	277	138
49	Rain Bird PESBR	Turf Spray	3.49 inh	1	18	438	219
50	Rain Bird PESBR	Turf Spray	3.52 inh	1	18	252	126
51	Rain Bird PESBR	Turf Spray	2.34 inh	1	26	415	208
		TOTALS:			585	11,184	5,592

WATERING SCHEDULE POC 4: 1" BALL VALVE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
52	Rain Bird PESBR	Turf Spray	2.29 inh	1	27	660	330
53	Rain Bird PESBR	Turf Spray	2.9 inh	1	21	493	247
54	Rain Bird PESBR	Turf Spray	2.98 inh	1	21	469	234
55	Rain Bird PESBR	Turf Spray	1.65 inh	1	31	679	339
56	Rain Bird PESBR	Bubbler	0.92 inh	1	66	561	281
57	Rain Bird PESBR	Turf Spray	2.28 inh	1	28	615	308
58	Rain Bird PESBR	Turf Spray	3.07 inh	1	20	472	236
59	Rain Bird PESBR	Turf Spray	2.27 inh	1	27	649	324
60	Rain Bird PESBR	Turf Spray	2.16 inh	1	28	693	346
61	Rain Bird PESBR	Turf Spray	3.37 inh	1	18	425	212
62	Rain Bird PESBR	Turf Spray	3.68 inh	1	17	151	75.7
63	Rain Bird PESBR	Turf Rotor	0.76 inh	1	80	1,370	685
64	Rain Bird PESBR	Turf Rotor	0.74 inh	1	82	1,398	699
65	Rain Bird PESBR	Turf Spray	4.05 inh	1	15	112	55.8
66	Rain Bird PESBR	Turf Rotor	0.56 inh	1	109	2,340	1,170
67	Rain Bird PESBR	Turf Spray	3.6 inh	1	17	401	201
68	Rain Bird PESBR	Turf Spray	3.57 inh	1	17	405	201
69	Rain Bird PESBR	Turf Spray	3.47 inh	1	19	259	129
70	Rain Bird PESBR	Turf Spray	3.55 inh	1	19	248	124
71	Rain Bird PESBR	Turf Rotor	0.49 inh	1	128	2,145	1,072
72	Rain Bird PESBR	Turf Spray	2.1 inh	1	29	210	105
73	Rain Bird PESBR	Turf Rotor

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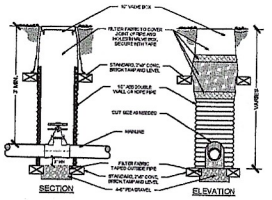
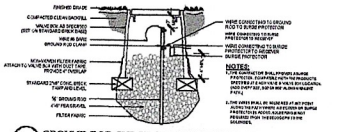
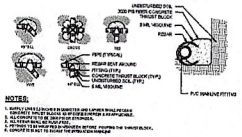


A MAINLINE ISOLATION VALVE INSTALLATION DETAIL
SCALE: N.T.S.



B GROUND ROD SURGE PROTECTOR DETAIL
SCALE: N.T.S.

C DBY/DBR DIRECT BURY SPLICE KIT
SCALE: N.T.S.



D THRUST BLOCKING DETAILS
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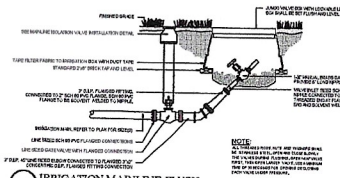
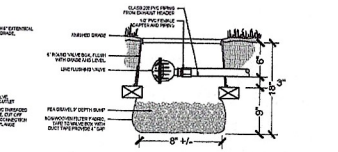
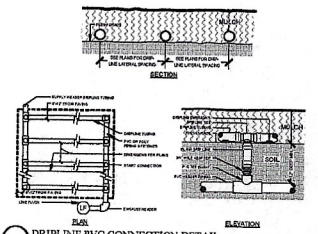


E IRRIGATION MAINLINE FLUSH
SCALE: N.T.S.



F TECHLINE LINE FLUSHING VALVE
SCALE: N.T.S.



G DRIPLINE PVC CONNECTION DETAIL
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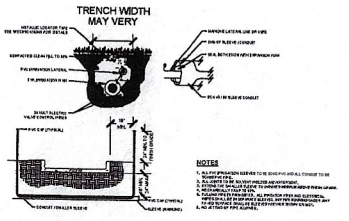
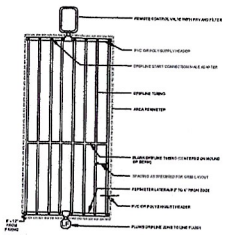
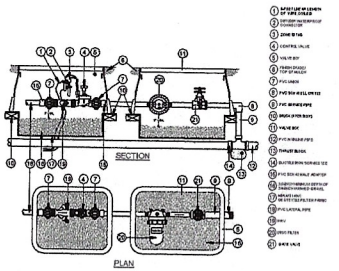


H SLEEVE AND TRENCH DETAIL
SCALE: N.T.S.



I DRIPLINE GRID LAYOUT
SCALE: N.T.S.



J CONTROL VALVE ASSEMBLY FOR DRIPLINE IRRIGATION
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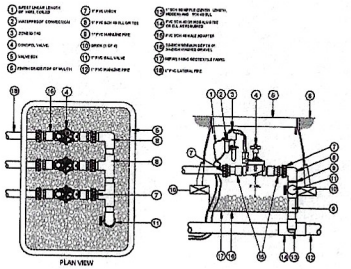

K VALVE MANIFOLD - SPRAY & BUBBLER
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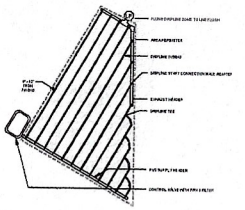
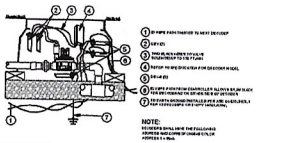


L DRIPLINE IRREGULAR AREA - GRID LAYOUT
SCALE: N.T.S.



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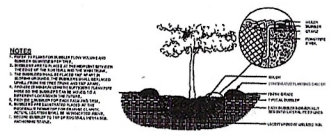

N BUBBLER INSTALLATION DETAIL
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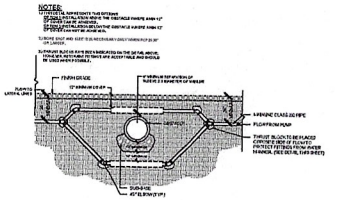

O MAINLINE UTILITY CROSSING
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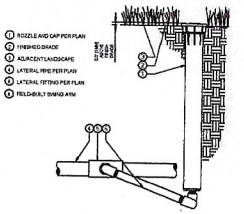

P POP US SPRAY NOZZLE
SCALE: N.T.S.

vhb.com

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Wellness Way Phase 6

City of Clermont, Florida

No.	Revision	Date	Approval

Designed by: FBI/AFS
Checked by: AFS
Issued for: Construction Approval
Date: August 27, 2024

Vertical Datum NAVD88

Drawing Title
Irrigation Details

Drawing Number
L4.51

Sheet of

DATE: Feb. 17, 2025

Project Number
63302.14

Saved Monday, February 10, 2025 8:10:34 PM KELLERFRIDDIAN Plotted Monday, February 17, 2025 3:45:41 PM Danielle Cervoolo

SECTION VII

SECTION A

AMENDED AND RESTATED RESOLUTION 2025-05

AN AMENDED AND RESTATED RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A PETITION BE FILED WITH THE CITY OF CLERMONT, FLORIDA, PURSUANT TO SECTION 190.046, FLORIDA STATUTES, TO CONTRACT THE BOUNDARIES OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO AMEND CITY ORDINANCE NO. 2022-018 AND PROVIDE FOR THE CONTRACTION OF THE BOUNDARIES OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT; DIRECTING THE DISTRICT MANAGER AND DISTRICT COUNSEL TO TAKE APPROPRIATE ACTION TO PREPARE AND FILE THE PETITION IN A TIMELY MANNER AND TO COOPERATE WITH THE CITY OF CLERMONT TO CONTRACT THE BOUNDARIES OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT; APPROVING THE EXECUTION OF A FUNDING AGREEMENT WITH THE OWNER OF THE PROPERTY SUBJECT TO THE CONTRACTION PETITION TO PAY THE COST FOR THE CONTRACTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellness Ridge Community Development District (the "District") was established by City Ordinance No. 2022-018, adopted on May 10, 2022 (the "Establishment Ordinance") of the City Council of the City of Clermont (the "City"); and

WHEREAS, the District is located wholly within the boundaries of the City; and

WHEREAS, the majority landowner in the District is Lennar Homes, LLC, a Florida limited liability company (the "Lennar"); and

WHEREAS, Lennar has requested that the boundaries of the District be contracted, to remove a parcel of land as shown on the schematic diagram attached hereto as **Exhibit "A"**; (the "Contraction Parcel"); and

WHEREAS, Lennar has agreed to pay the costs incurred by the District in preparing a petition and obtaining an ordinance from the City to contract the boundaries of the District and the District has prepared a Funding Agreement which, as of the date of this Amended and Restated Resolution 2025-05, has already been executed and is in effect for all work related to the prior request by Lennar to expand and subsequently contract the boundaries of the District; all work

completed to date and through the approval of the Contraction by the City shall be covered under the Funding Agreement, a copy of which is attached as **Exhibit** "**B**;"

WHEREAS, the District's Board of Supervisors finds that it is in the best interest of the District that its boundaries be contracted; and

WHEREAS, the District desires to authorize and direct the District Manager and the District Counsel to prepare the necessary Petition to the City, including all necessary revisions to reflect the requested removal of the expansion parcel, to comply with the provisions of Chapter 190, *Florida Statutes* for the effective Contraction of the boundaries of the District and to delegate authority to finalize and execute such Petition to the Chairman and Vice Chairman.

WHEREAS, Resolution 2025-05, originally adopted by the District's Board of Supervisors on February 26, 2025, is being amended and restated in its entirety to reflect a change requested by Lennar to remove the expansion parcel from the Petition previously submitted to the City to reflect only a contraction of the boundaries of the District.

THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the above Recitals of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

SECTION 2. AUTHORIZATION FOR PETITION. The District hereby authorizes a Petition be filed with the City pursuant to Section 190.046, *Florida Statutes* to contract the boundaries of the District to remove the lands, as described in **Exhibit "A"** attached to this Resolution.

SECTION 3. REQUEST FOR ACTION. The District hereby requests, and such request shall be repeated in the Petition, that the City adopt a non-emergency ordinance in accord with Section 190.046, *Florida Statutes*, amending the Establishment Ordinance and providing for the Contraction of the boundaries of the District.

SECTION 4. DIRECTION TO DISTRICT STAFF. Subject to the condition that Lennar execute the Funding Agreement, in a form substantially similar to the draft form, the District Manager, District Counsel and District Engineer are hereby authorized and directed by the Board to: (i) to prepare and file the Petition in a timely manner, (ii) obtain the consent and other necessary documentation from Lennar and/or any other owner of the Contraction Parcel (iii) work with all necessary parties to transmit this Resolution to the City along with the Petition to contract the boundaries of the District and (iv) to take all appropriate actions and make all necessary filings to effectuate the Contraction of the boundaries of the District consistent with the terms of this Resolution and pursuant to law, including but not limited to, all previous work on the expansion parcel and the necessary revisions to remove the expansion parcel from the Petition and related documents submitted to the City.

SECTION 5. BOARD MEMBER AUTHORIZATION. Upon District Staff's review and approval of the Petition, the Funding Agreement and any documentation reasonably associated filing of the Petition as described herein, an Authorized Board Member, as hereinafter defined, is authorized to enter into and execute, on behalf of the District, such Petition and documentation. The terms and conditions of all documents to be executed in connection with any of the foregoing shall be determined by the District Staff, or an Authorized Board Member with the approval of District Staff, and the execution and delivery of any such document or instrument by an Authorized Board Member shall constitute conclusive evidence that the terms and conditions contained in said documents or instruments have been approved by the District. The Chairman and Vice-Chairman of the District shall be deemed "Authorized Board Members" for the purposes of this Resolution.

SECTION 6. RESOLUTION 2025-05. The District hereby approves this Amended and Restated Resolution 2025-05, which amends and restates in its entirety Resolution 2025-05, originally adopted by the District's Board of Supervisors on February 26, 2025, to reflect the contraction of the boundaries of the District as described herein.

SECTION 7. SEVERABILITY. Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Wellness Ridge Community Development District.

PASSED AND ADOPTED this 22nd day of April, 2026.

ATTEST:

BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Assistant Secretary

_____
Chairman

EXHIBIT A

Schematic Description for Contraction Area

EXHIBIT B

[ATTACHED]

FUNDING AGREEMENT BETWEEN
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
AND DEVELOPER

THIS FUNDING AGREEMENT (this "Agreement") is made and effective this 4th day of December, 2024, by and between **WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in the City of Clermont, Lake County, Florida, (the "District") and **LENNAR HOMES, LLC,** a Florida limited liability company, located at 6675 Westwood Boulevard, 5th Floor, Orlando, Florida 32821 (hereinafter the "Developer" and, together with the District, the "Parties").

RECITALS

WHEREAS, the Wellness Ridge Community Development District (the "District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"); The District was created by the City of Clermont by the adoption of City Ordinance No. 2022-018 (Documentary No. 2022070534) adopted on May 10, 2022; and

WHEREAS, MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company, located at 5505 Waterford District Drive, Miami, Florida 33126 ("Millrose"), is the owner of certain undeveloped land adjacent to but currently outside the boundary of the District, known as [SWAP Property]; and

WHEREAS, Millrose is a wholly owned subsidiary of Developer and/or an affiliate of Developer; and

WHEREAS, Millrose and Developer desire to have the [SWAP Property] included within the boundary of the District (hereinafter "Expansion Property"); and

WHEREAS, the District requires that the Developer enter into a funding agreement to pay for all engineering, legal, administrative and other costs related to the expansion of the District boundary and the filing of a petition to expand with the City of Clermont (hereinafter "the Petition"); and

WHEREAS, Developer and the District desire to enter into this Agreement to provide the District such funding relating to the Expansion Property and the filing of the Petition; and

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **Provision of Funds.** Developer agrees to make available to the District such monies as are necessary to proceed with the filing of the Petition and all other related work related to the Expansion Property as follows:

A. Developer agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds, as invoiced pursuant to an agreement or engagement letter approved by the District. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. Developer authorizes the District to direct District staff, including the District Engineer, District Manager and other professional assistance as may be necessary, to proceed with the work contemplated by this Agreement.

B. Developer and the District agree that all fees, costs or other expenses incurred by the District for the services of the District Engineer, District Manager, District Counsel or other professionals for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.

C. Developer agrees to provide funds within fourteen (14) days of receipt of written notification from the District Manager of the need for such funds.

D. In the event the Developer fails to provide any such funds pursuant to this Agreement, Developer and the District agree the work may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work. The District may, in its discretion, place a lien on property (requiring payment as additional assessments) in the District owned by Developer, if such funds are not paid within ninety (90) days of the demand therefor.

3. **Termination.** Any of the Parties hereto may terminate this Agreement without cause by providing ten (10) days' written notice of termination. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received.

4. **Default.** A default by any party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages.

5. **Enforcement of Agreement.** In the event that any of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the Parties hereto.

8. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

9. **Notices**. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Wellness Ridge Community Development District
c/o Governmental Management Services, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: District Manager

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

If to Developer: Lennar Homes, LLC
6675 Westwood Boulevard, 5th Floor,
Orlando, Florida 32821
Attention: Mark McDonald

With a copy to: Millrose Properties Florida, LLC
5505 Waterford District Drive,
Miami, Florida 33126
Attention: [_____]

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving

Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

10. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

11. **Assignment.** None of the parties hereto may assign this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any purported assignment without such prior written approval shall be void.

12. **Controlling Law; Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Lake County, Florida.

13. **Effective Date**. The Agreement shall be effective after execution by all Parties hereto and shall remain in effect unless terminated by any of the Parties hereto.

14. **Sovereign Immunity**. Nothing contained herein shall cause or be construed as a waiver of the District's sovereign immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. **Public Records**. The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

COUNTERPART SIGNATURE PAGE FOR
FUNDING AGREEMENT BETWEEN
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
AND DEVELOPER

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

DISTRICT:

Attest:

WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT

_____
Secretary/Asst. Secretary

By:_____

Name: Lane Register

VICE Chairman of the Board of Supervisors

COUNTERPART SIGNATURE PAGE FOR
FUNDING AGREEMENT BETWEEN
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
AND DEVELOPER

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

DEVELOPER:

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

Linda Chambers

Print: LINDA CHAMBERS

Print: KARLY CHAMBERS

By: _____

Name: MARK McDONALD

Title: VICE PRESIDENT

SECTION VIII

SECTION C

SECTION 1

Wellness Ridge
Community Development District

Summary of Check Register

March 17, 2026 to April 11, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	3/24/26	1-8	$	77,295.06
	3/26/26	9	$	18,048.94
	4/2/26	10	$	27,270.00
	4/9/26	11-13	$	28,947.05
		Autodrafts	$	2,322.73
			$	153,883.78
Payroll				
	Supervisor Fees - March 2026			
	Adam Morgan	50125	$	184.70
	Patrick Bonin	50126	$	184.70
	Christopher Forbes	50127	$	184.70
	Carrie Dazzo	50128	$	184.70
	Michelle Dudley	50129	$	184.70
			$	923.50
		Total Amount	**$**	**154,807.28**

*** CHECK DATES 03/17/2026 - 04/11/2026 ***
WELLNESS RIDGE GENERAL FUND
BANK B GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/24/26	00016	2/24/26	7957-02-	202602	310	51300	31200			*	450.00		
			ARBITRAGE SER2024										
									AMTEC			450.00	000001
3/24/26	00010	3/04/26	F0000001	202603	320	53800	43100			*	6,505.00		
			PH1A STREETLIGHTS MAR 26										
		3/04/26	F0000001	202603	320	53800	43100			*	5,185.00		
			PH1B STREETLIGHTS MAR 26										
		3/04/26	F0000001	202603	320	53800	43100			*	6,733.00		
			PH2 STREETLIGHTS MAR 26										
		3/04/26	F0000001	202603	320	53800	43100			*	4,176.00		
			PH3 STREETLIGHTS MAR 26										
		3/04/26	F0000001	202603	320	53800	43100			*	280.00		
			SECO METER MAR 26										
									DUKE ENERGY			22,879.00	000002
3/24/26	00008	1/30/26	18882	202602	320	53800	46200			*	18,970.00		
			LANDSCAPING FEB 26										
		1/30/26	18882	202602	320	53800	46400			*	300.00		
			DOG/TRASH REMOVAL FEB 26										
		1/30/26	18882	202602	300	13100	10100			*	8,000.00		
			WELLNESS WAY BLVD FEB 26										
									FRANK POLLY SOD, INC			27,270.00	000003
3/24/26	00014	2/02/26	28695	202602	310	51300	32200			*	6,500.00		
			AUDIT FYE 9/30/25										
									GRAU AND ASSOCIATES			6,500.00	000004
3/24/26	00001	3/01/26	80	202603	320	53800	34000			*	1,351.92		
			FIELD MANGEMENT MAR 26										
		3/01/26	81	202603	310	51300	34000			*	3,647.92		
			MANAGEMENT FEES MAR 26										
		3/01/26	81	202603	310	51300	35200			*	108.17		
			WEBSITE ADMIN MAR 26										
		3/01/26	81	202603	310	51300	35100			*	162.25		
			INFORMATION TECH MAR 26										
		3/01/26	81	202603	310	51300	31300			*	615.83		
			DISSEMINATION SVC MAR 26										
		3/01/26	81	202603	310	51300	51000			*	.09		
			OFFICE SUPPLIES										
		3/01/26	81	202603	310	51300	42000			*	2.22		
			POSTAGE										
		3/01/26	81	202603	310	51300	42500			*	15.75		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,904.15	000005

*** CHECK DATES 03/17/2026 - 04/11/2026 ***
WELLNESS RIDGE GENERAL FUND
BANK B GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/24/26	00013	2/23/26	A0250173	202602	310-51300-49000		*	375.00		
			RENTAL ROOM 2/5/26							
						LAKE SUMTER STATE COLLEGE			375.00	000006
3/24/26	00005	12/10/25	147852A	202511	310-51300-49100		*	1,786.50		
			BOUNDARY AMENDMENT NOV 25							
		1/13/26	148698	202512	310-51300-49100		*	1,147.95		
			BOUNDARY AMENDMENT DEC 25							
		2/10/26	149523	202601	310-51300-49100		*	1,048.90		
			BOUNDARY AMENDMENT JAN 26							
		3/10/26	150229	202602	310-51300-31500		*	5,687.31		
			GENERAL COUNSEL FEB 26							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			9,670.66	000007
3/24/26	00015	1/20/26	8053556	202601	310-51300-32300		*	3,184.69		
			TRUSTEE FEES FY26							
		1/20/26	8053556	202601	300-15500-10000		*	1,061.56		
			TRUSTEE FEES FY27							
						US BANK			4,246.25	000008
3/26/26	00009	3/26/26	03262026	202603	300-20700-10000		*	9,384.66		
			FY26 ASSESSMENT TSFR S23							
		3/26/26	03262026	202603	300-20700-10000		*	8,664.28		
			FY26 ASSESSMENT TSFR S24							
						WELLNESS RIDGE CDD C/O US BANK			18,048.94	000009
4/02/26	00008	2/27/26	18908	202603	320-53800-46200		*	18,970.00		
			LANDSCAPE MAINT MAR 26							
		2/27/26	18908	202603	320-53800-46400		*	300.00		
			DOG/TRASH REMOVAL MAR 26							
		2/27/26	18908	202603	320-53800-46201		*	8,000.00		
			WELLNESS WAY BLVD MAR 26							
						FRANK POLLY SOD, INC			27,270.00	000010
4/09/26	00008	4/01/26	18941	202604	320-53800-46200		*	18,970.00		
			LANDSCAPE MAINT APR 26							
		4/01/26	18941	202604	320-53800-46400		*	300.00		
			DOG/TRASH REMOVAL APR 26							
		4/01/26	18941	202604	320-53800-46201		*	8,000.00		
			WELLNESS WAY BLVD							
						FRANK POLLY SOD, INC			27,270.00	000011
4/09/26	00013	3/25/26	A0251777	202603	310-51300-49000		*	168.75		
			ROOM RENTAL 3/25/26							
						LAKE SUMTER STATE COLLEGE			168.75	000012

*** CHECK DATES 03/17/2026 - 04/11/2026 ***
WELLNESS RIDGE GENERAL FUND
BANK B GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/09/26	00005	3/10/26	150232	202602	310-51300-49100			*	1,508.30		
			BOUNDARY AMENDMENT FEB 26								
							LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,508.30	000013

TOTAL FOR BANK B 151,561.05

*** CHECK DATES 03/17/2026 - 04/11/2026 ***
WELLNESS RIDGE GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/24/26	00023	3/02/26	1302-02. 2961 FITNESS ST FEB 26	202602	320-53800-43000		SECO ENERGY	*	305.00	305.00	080075
3/24/26	00023	3/02/26	1402-02. 2531 RUNNERS CIR FEB 26	202602	320-53800-43100		SECO ENERGY	*	258.00	258.00	080076
3/24/26	00023	3/02/26	1902-02. 5811 CHAKRA LANE FEB 26	202602	320-53800-43100		SECO ENERGY	*	292.00	292.00	080077
3/24/26	00023	3/02/26	3301-02. 2771 WELLNESS WY FEB 26	202602	320-53800-43000		SECO ENERGY	*	77.00	77.00	080078
3/24/26	00023	3/02/26	3302-02. 6243 SHAVANASA RD FEB 26	202602	320-53800-43100		SECO ENERGY	*	214.00	214.00	080079
3/24/26	00023	3/02/26	5501-02. 2686 JUMPING JACKWY FEB26	202602	320-53800-43000		SECO ENERGY	*	413.29	413.29	080080
3/24/26	00023	3/02/26	6101-02. 5755 MEDITATION DR FEB 26	202602	320-53800-43000		SECO ENERGY	*	295.27	295.27	080081
3/24/26	00023	3/02/26	6201-02. 6060 SHAVASANA RD FEB 26	202602	320-53800-43000		SECO ENERGY	*	75.50	75.50	080082
3/24/26	00023	3/02/26	6601-02. 3031 WELLNESS WY FEB 26	202602	320-53800-43000		SECO ENERGY	*	48.20	48.20	080083
3/24/26	00023	3/02/26	7001-02. 3078 NAMASTE DR FEB 26	202602	320-53800-43000		SECO ENERGY	*	82.46	82.46	080084
3/24/26	00023	3/02/26	7702-02. 5792 MEDITATION DR FEB 26	202602	320-53800-43000		SECO ENERGY	*	228.61	228.61	080085
4/09/26	00018	3/11/26	36435-02 2944 PROSPERITY WAY FEB26	202602	320-53800-43200		CITY OF CLERMONT	*	11.56	11.56	080086

*** CHECK DATES 03/17/2026 - 04/11/2026 ***
WELLNESS RIDGE GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/09/26	00018	3/11/26	36769-02	202602	320-53800-43200			*	10.49		
			5671 VINYASA RD FEB 26								
							CITY OF CLERMONT			10.49	080087
4/09/26	00018	3/11/26	36867-02	202602	320-53800-43200			*	11.35		
			6060 SHAVASANA RD FEB 26								
							CITY OF CLERMONT			11.35	080088

TOTAL FOR BANK Z 2,322.73

TOTAL FOR REGISTER 153,883.78

SECTION 2

Wellness Ridge

Community Development District

Unaudited Financial Reporting

March 31, 2026

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Wellness Ridge

Community Development District

Combined Balance Sheet

March 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 421,596	$ -	$ -	$ 421,596
State Board of Administration	$ 950,000	$ -	$ -	$ 950,000
Due from General Fund	$ -	$ 9,701	$ -	$ 9,701
Due from MSTU	$ 34,000	$ -	$ -	$ 34,000
Due from Other	$ 20,231	$ -	$ -	$ 20,231
Investments:				
Series 2023				
Reserve	$ -	$ 260,678	$ -	$ 260,678
Revenue	$ -	$ 539,833	$ -	$ 539,833
Prepayment	$ -	$ 648	$ -	$ 648
Construction/Acquistion	$ -	$ -	$ 17,003	$ 17,003
Series 2024				
Reserve	$ -	$ 242,875	$ -	$ 242,875
Revenue	$ -	$ 466,069	$ -	$ 466,069
Construction/Acquistion	$ -	$ -	$ 10,911	$ 10,911
Series 2026				
Reserve	$ -	$ 170,643	$ -	$ 170,643
Interest	$ -	$ 127,333	$ -	$ 127,333
Construction/Acquistion	$ -	$ -	$ 9,312,655	$ 9,312,655
Cost of Issuance	$ -	$ -	$ 5,720	$ 5,720
Prepaid Expenses	$ 1,062	$ -	$ -	$ 1,062
Total Assets	**$ 1,426,888**	**$ 1,817,779**	**$ 9,346,288**	**$ 12,590,956**
Liabilities:				
Accounts Payable	$ 31,495	$ -	$ -	$ 31,495
Due to Debt Service	$ 9,701	$ -	$ -	$ 9,701
Total Liabilites	**$ 41,196**	**$ -**	**$ -**	**$ 41,196**
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	$ 1,062	$ -	$ -	$ 1,062
Restricted:				
Debt Service Series 2023	$ -	$ 806,203	$ -	$ 806,203
Debt Service Series 2024	$ -	$ 713,601	$ -	$ 713,601
Debt Service Series 2026	$ -	$ 297,975		$ 297,975
Capital Projects Series 2023	$ -	$ -	$ 17,003	$ 17,003
Capital Projects Series 2024	$ -	$ -	$ 10,911	$ 10,911
Capital Projects Series 2026	$ -	$ -	$ 9,318,375	$ 9,318,375
Unassigned	$ 1,384,631	$ -	$ -	$ 1,384,631
Total Fund Balances	**$ 1,385,693**	**$ 1,817,779**	**$ 9,346,288**	**$ 12,549,760**
Total Liabilities & Fund Balance	$ 1,426,888	$ 1,817,779	$ 9,346,288	$ 12,590,956

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Amended Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	$ 824,260	$ 787,059	$ 787,059	$ -
Assessments - Direct Bill	$ 504,130	$ 378,097	$ 378,097	$ -
Boundary Amendment Contributions	$ -	$ -	$ 15,631	$ 15,631
Intergovernmental Revenues - MSTU	$ 169,600	$ 84,800	$ 34,000	$ (50,800)
Interest	$ -	$ -	$ 4,000	$ 4,000
Miscellaneous Revenue	$ -	$ -	$ 15,312	$ 15,312
Total Revenues:	**$ 1,497,989**	**$ 1,249,957**	**$ 1,234,099**	**$ (15,858)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 6,000	$ 2,600	$ 3,400
FICA Expenditures	$ 918	$ 459	$ 199	$ 260
Engineering	$ 15,000	$ 7,500	$ -	$ 7,500
Attorney	$ 25,000	$ 12,500	$ 9,455	$ 3,045
Annual Audit	$ 6,500	$ 6,500	$ 6,500	$ -
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ (1)
Arbitrage	$ 1,350	$ 450	$ 450	$ -
Dissemination	$ 9,724	$ 4,862	$ 3,695	$ 1,167
Disclosure Software	$ 5,000	$ 5,000	$ 2,125	$ 2,875
Trustee Fees	$ 13,500	$ 5,662	$ 5,662	$ -
Management Fees	$ 43,775	$ 21,888	$ 21,888	$ -
Information Technology	$ 1,947	$ 973	$ 974	$ (0)
Website Maintenance	$ 1,298	$ 649	$ 649	$ (0)
Telephone	$ 300	$ 150	$ -	$ 150
Postage	$ 1,000	$ 500	$ 42	$ 458
Insurance	$ 5,898	$ 5,898	$ 5,898	$ -
Printing & Binding	$ 1,000	$ 500	$ 78	$ 422
Legal Advertising	$ 10,000	$ 5,000	$ -	$ 5,000
Other Current Charges	$ 4,250	$ 2,125	$ 980	$ 1,145
Boundary Amendment Expenses	$ -	$ -	$ 10,523	$ (10,523)
Office Supplies	$ 625	$ 313	$ 2	$ 311
Travel Per Diem	$ 660	$ 330	$ -	$ 330
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative:	**$ 165,327**	**$ 92,840**	**$ 77,302**	**$ 15,538**

Wellness Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Amended Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Operations & Maintenance				
Contract Services				
Property Insurance	$ 15,000	$ 15,000	$ 12,137	$ 2,863
Field Management	$ 16,223	$ 8,111	$ 8,112	$ (0)
Landscape Maintenance	$ 537,840	$ 268,920	$ 97,420	$ 171,500
Landscape Maintenance - MSTU	$ 169,600	$ 84,800	$ 34,000	$ 50,800
Lake Maintenance	$ 2,460	$ 1,230	$ -	$ 1,230
Contract Services Subtotal:	$ 741,123	$ 378,061	$ 151,669	$ 226,393
Repairs & Maintenance				
Landscape Replacement	$ 4,050	$ 2,025	$ -	$ 2,025
Irrigation Repairs	$ 5,000	$ 2,500	$ -	$ 2,500
General Repairs & Maintenance	$ 4,050	$ 2,025	$ -	$ 2,025
Alleyway & Sidewalk Maintenance	$ 5,000	$ 2,500	$ -	$ 2,500
Signage	$ 1,500	$ 750	$ -	$ 750
Walls - Repair/Cleaning	$ 1,500	$ 750	$ -	$ 750
Fencing	$ 1,500	$ 750	$ -	$ 750
Dog Station/Trash Removal	$ 2,500	$ 1,250	$ 1,200	$ 50
Repairs & Maintenance Subtotal:	$ 25,100	$ 12,550	$ 1,200	$ 11,350
Utilities				
Electric	$ 25,000	$ 12,500	$ 16,094	$ (3,594)
Water & Sewer	$ 40,000	$ 20,000	$ 5,600	$ 14,400
Streetlights	$ 441,684	$ 220,842	$ 114,910	$ 105,932
Utilities Subtotal:	$ 506,684	$ 253,342	$ 136,604	$ 116,738
Other				
Contingency	$ 59,756	$ 29,878	$ 13,100	$ 16,778
Other Subtotal:	$ 59,756	$ 29,878	$ 13,100	$ 16,778
Total Operations & Maintenance:	**$ 1,332,663**	**$ 673,831**	**$ 302,573**	**$ 371,258**
Total Expenditures:	**$ 1,497,989**	**$ 766,672**	**$ 379,875**	**$ 386,797**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 854,223	
Fund Balance - Beginning	$ -		$ 531,469	
Fund Balance - Ending	$ -		$ 1,385,693	

Wellness Ridge

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	$ 527,362	$ 502,392	$ 502,392	$ -
Interest	$ 11,568	$ 5,784	$ 8,745	$ 2,961
Total Revenues	**$ 538,930**	**$ 508,176**	**$ 511,137**	**$ 2,961**
Expenditures:				
Interest - 12/15	$ 196,947	$ 196,947	$ 196,422	$ 525
Principal - 06/15	$ 130,000	$ -	$ -	$ -
Interest - 06/15	$ 196,947	$ -	$ -	$ -
Total Expenditures	**$ 523,894**	**$ 196,947**	**$ 196,422**	**$ 525**
Excess (Deficiency) of Revenues over Expenditures	$ 15,036		$ 314,715	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (4,577)	$ (4,577)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (4,577)**	**$ (4,577)**
Net Change in Fund Balance	$ 15,036		$ 310,138	
Fund Balance - Beginning	$ 234,255		$ 496,065	
Fund Balance - Ending	$ 249,290		$ 806,203	

Wellness Ridge

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	$ 485,750	$ 463,828	$ 463,828	$ -
Interest	$ 5,116	$ 5,116	$ 7,405	$ 2,288
Total Revenues	**$ 490,866**	**$ 468,944**	**$ 471,232**	**$ 2,288**
Expenditures:				
Interest - 12/15	$ 186,575	$ 186,575	$ 186,575	$ -
Principal - 6/15	$ 115,000	$ -	$ -	$ -
Interest - 6/15	$ 186,575	$ -	$ -	$ -
Total Expenditures	**$ 488,150**	**$ 186,575**	**$ 186,575**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,716		$ 284,657	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (4,260)	$ (4,260)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (4,260)**	**$ (4,260)**
Net Change in Fund Balance	$ 2,716		$ 280,398	
Fund Balance - Beginning	$ 191,034		$ 433,203	
Fund Balance - Ending	$ 193,751		$ 713,601	

Wellness Ridge

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Interest - 12/15	$ -	$ -	$ -	$ -
Principal - 6/15	$ -	$ -	$ -	$ -
Interest - 6/15	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ -	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 297,975	$ 297,975
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 297,975**	**$ 297,975**
Net Change in Fund Balance	$ -		$ 297,975	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 297,975	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 248	$ 248
Total Revenues	**$ -**	**$ -**	**$ 248**	**$ 248**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 248	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 4,577	$ 4,577
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 4,577**	**$ 4,577**
Net Change in Fund Balance	$ -		$ 4,825	
Fund Balance - Beginning	$ -		$ 12,178	
Fund Balance - Ending	$ -		$ 17,003	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 464	$ 464
Total Revenues	**$ -**	**$ -**	**$ 464**	**$ 464**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 15,501	$ (15,501)
Total Expenditures	**$ -**	**$ -**	**$ 15,501**	**$ (15,501)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (15,038)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 4,260	$ 4,260
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 4,260**	**$ 4,260**
Net Change in Fund Balance	$ -		$ (10,778)	
Fund Balance - Beginning	$ -		$ 21,689	
Fund Balance - Ending	$ -		$ 10,911	

Wellness Ridge

Community Development District

Capital Projects Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay - Cost of Issuance	$ -	$ -	$ 413,650	$ (413,650)
Total Expenditures	**$ -**	**$ -**	**$ 413,650**	**$ (413,650)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (413,650)	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 9,732,025	$ 9,732,025
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 9,732,025**	**$ 9,732,025**
Net Change in Fund Balance	$ -		$ 9,318,375	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 9,318,375	

Wellness Ridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	$ -	$ 50,551	$ 704,978	$ -	$ 8,925	$ 22,604	$ -	$ -	$ -	$ -	$ -	$ -	$ 787,059
Assessments - Direct Bill	$ 252,065	$ -	$ -	$ -	$ 126,032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 378,097
Boundary Amendment Contributions	$ -	$ 3,156	$ 1,500	$ 1,787	$ 2,197	$ 6,992	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,631
Intergovernmental Revenues - MSTU	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 8,000	$ 8,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,000
Interest	$ -	$ -	$ 2	$ 2,328	$ 1,489	$ 180	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000
Miscellaneous Revenue	$ -	$ -	$ -	$ -	$ 15,312	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,312
Total Revenues:	**$ 256,565**	**$ 58,207**	**$ 710,981**	**$ 8,615**	**$ 161,955**	**$ 37,776**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,234,099**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ -	$ -	$ -	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,600
FICA Expenditures	$ 61	$ -	$ -	$ -	$ -	$ 138	$ -	$ -	$ -	$ -	$ -	$ -	$ 199
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 2,009	$ 443	$ 354	$ 963	$ 5,687	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,455
Annual Audit	$ -	$ -	$ -	$ -	$ 6,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,500
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitrage	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 616	$ 616	$ 616	$ 616	$ 616	$ 616	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,695
Disclosure Software	$ -	$ 2,125	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,125
Trustee Fees	$ 2,477	$ -	$ -	$ 3,185	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,662
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,888
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ 974
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ 649
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 16	$ 8	$ 4	$ 2	$ 10	$ 2	$ -	$ -	$ -	$ -	$ -	$ -	$ 42
Insurance	$ 5,898	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,898
Printing & Binding	$ 14	$ 48	$ -	$ -	$ -	$ 16	$ -	$ -	$ -	$ -	$ -	$ -	$ 78
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 308	$ -	$ -	$ 50	$ 417	$ 205	$ -	$ -	$ -	$ -	$ -	$ -	$ 980
Boundary Amendment Expenses	$ 3,531	$ 3,287	$ 1,148	$ 1,049	$ 1,508	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,523
Office Supplies	$ 1	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ 2
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative:	**$ 25,233**	**$ 10,445**	**$ 6,040**	**$ 9,783**	**$ 19,106**	**$ 6,695**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 77,302**
Operations & Maintenance													
Contract Services													
Property Insurance	$ 14,260	$ (2,123)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,137
Field Management	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,112
Landscape Maintenance	$ 13,970	$ 15,170	$ 15,170	$ 15,170	$ 18,970	$ 18,970	$ -	$ -	$ -	$ -	$ -	$ -	$ 97,420
Landscape Maintenance - MTSU	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 8,000	$ 8,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,000
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contract Services Subtotal:	$ 34,082	$ 18,899	$ 21,022	$ 21,022	$ 28,322	$ 28,322	$ -	$ -	$ -	$ -	$ -	$ -	$ 151,669

Wellness Ridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Repairs & Maintenance													
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Alleyway & Sidewalk Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Walls - Repair/Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dog Station/Trash Removal	$ -	$ 300	$ 300	$ 300	$ -	$ 300	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,200
Repairs & Maintenance Subtotal:	$ -	$ 300	$ 300	$ 300	$ -	$ 300	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,200
Utilities													
Electric	$ 5,027	$ 3,220	$ 2,852	$ 1,702	$ 1,525	$ 1,768	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,094
Water & Sewer	$ 4,759	$ 3,664	$ 1,947	$ 81	$ (4,886)	$ 34	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,600
Streetlights	$ 42,313	$ 749	$ 23,801	$ 767	$ 23,662	$ 23,618	$ -	$ -	$ -	$ -	$ -	$ -	$ 114,910
Utilities Subtotal:	$ 52,100	$ 7,633	$ 28,600	$ 2,550	$ 20,302	$ 25,420	$ -	$ -	$ -	$ -	$ -	$ -	$ 136,604
Other													
Contingency	$ -	$ -	$ -	$ 13,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,100
Other Subtotal:	$ -	$ -	$ -	$ 13,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,100
Total Operations & Maintenance:	**$ 86,182**	**$ 26,832**	**$ 49,922**	**$ 36,972**	**$ 48,624**	**$ 54,041**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 302,573**
Total Expenditures:	**$ 111,414**	**$ 37,277**	**$ 55,962**	**$ 46,754**	**$ 67,730**	**$ 60,737**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 379,875**
Excess Revenues (Expenditures)	$ 145,150	$ 20,930	$ 655,018	$ (38,140)	$ 94,225	$ (22,961)	$ -	$ -	$ -	$ -	$ -	$ -	$ 854,223

Wellness Ridge

Community Development District

Long Term Debt Report

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.250%, 5.125%, 5.375%	
MATURITY DATE:	6/15/2053	
OPTIONAL REDEMPTION DATE:	6/15/2033	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$257,009	
RESERVE FUND BALANCE	$260,678	
BONDS OUTSTANDING - 04/20/23		$7,855,000
(LESS: PRINCIPAL PAYMENT - 06/15/24)		($120,000)
(LESS: PRINCIPAL PAYMENT - 06/15/25)		($125,000)
(LESS: SPECIAL CALL - 06/15/25)		($20,000)
CURRENT BONDS OUTSTANDING		**$7,590,000**

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.250%, 5.000%, 5.200%	
MATURITY DATE:	6/15/2055	
OPTIONAL REDEMPTION DATE:	12/15/2034	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$242,875	
RESERVE FUND BALANCE	$242,875	
BONDS OUTSTANDING - 12/18/24		$7,415,000
CURRENT BONDS OUTSTANDING		**$7,415,000**

SERIES 2026, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.000%, 5.300%, 5.625%	
MATURITY DATE:	6/15/2056	
OPTIONAL REDEMPTION DATE:	6/15/2036	
RESERVE FUND DEFINITION	25% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$170,643	
RESERVE FUND BALANCE	$170,643	
BONDS OUTSTANDING - 03/19/26		$10,030,000
CURRENT BONDS OUTSTANDING		**$10,030,000**

Wellness Ridge

Community Development District

Special Assessment Receipt Schedule

Fiscal Year 2026

Gross Assessments	$ 876,872.36	$ 559,720.79	$ 516,755.83	$ 1,953,348.98
Net Assessments	$ 824,260.02	$ 526,137.54	$ 485,750.48	$ 1,836,148.04

ON ROLL ASSESSMENTS

								44.89%	28.65%	26.45%	100.00%
Date	*Distribution*	*Distribution Period*	*Gross Amount*	*Discount/Penalty*	*Commissions*	*Interest*	*Net Receipts*	*O&M Portion*	*Series 2023 Debt Service*	*Series 2024 Debt Service*	*Total*
11/18/25	ACH	10/01-10/31/25	$5,866.07	($244.02)	($112.44)	$0.00	$5,509.61	$2,473.30	$1,578.75	$1,457.56	$5,509.61
11/18/25	ACH	10/01-10/31/26	$6,633.75	($275.97)	($127.16)	$0.00	$6,230.62	$2,796.97	$1,785.35	$1,648.30	$6,230.62
11/28/25	ACH	11/01-11/15/25	$49,033.88	($1,961.27)	($941.45)	$0.00	$46,131.16	$20,708.60	$13,218.62	$12,203.94	$46,131.16
11/28/25	ACH	11/01-11/15/26	$58,182.76	($2,327.35)	($1,117.10)	$0.00	$54,738.31	$24,572.42	$15,684.94	$14,480.95	$54,738.31
12/19/25	ACH	11/16-11/21/25	$30,830.54	($1,233.18)	($591.95)	$0.00	$29,005.41	$13,020.74	$8,311.33	$7,673.34	$29,005.41
12/19/25	ACH	11/16-11/21/25	$34,761.46	($1,390.47)	($667.42)	$0.00	$32,703.57	$14,680.87	$9,371.02	$8,651.69	$32,703.57
12/31/25	ACH	11/22-11/30/25	$716,429.22	($28,657.34)	($13,755.44)	$0.00	$674,016.44	$302,570.81	$193,135.49	$178,310.14	$674,016.44
12/31/25	ACH	11/22-11/30/25	$887,231.48	($35,489.39)	($17,034.85)	$0.00	$834,707.24	$374,706.06	$239,180.51	$220,820.67	$834,707.24
02/02/26	ACH	12/01-12/15/25	$11,225.37	($406.70)	($216.37)	$0.00	$10,602.30	$4,759.45	$3,038.03	$2,804.82	$10,602.30
02/02/26	ACH	12/01-12/15/25	$9,824.91	($355.58)	($189.38)	$0.00	$9,279.95	$4,165.83	$2,659.12	$2,455.00	$9,279.95
03/02/26	ACH	12/16-12/31/25	$18,707.83	($561.22)	($362.93)	$0.00	$17,783.68	$7,983.22	$5,095.81	$4,704.65	$17,783.68
03/02/26	ACH	12/16-12/31/25	$15,745.31	($472.34)	($305.46)	$0.00	$14,967.51	$6,719.03	$4,288.85	$3,959.63	$14,967.51
03/31/26	ACH	01/01-01/31/26	$9,964.67	($199.31)	($195.31)	$0.00	$9,570.05	$4,296.07	$2,742.24	$2,531.74	$9,570.05
03/31/26	ACH	01/01-01/31/26	$8,364.33	($167.29)	($163.94)	$0.00	$8,033.10	$3,606.11	$2,301.84	$2,125.15	$8,033.10
		TOTAL	**$ 1,862,801.58**	**$ (73,741.43)**	**$ (35,781.20)**	**$ -**	**$ 1,753,278.95**	**$ 787,059.48**	**$ 502,391.90**	**$ 463,827.58**	**$ 1,753,278.95**

95%	**Net Percent Collected**
$ 82,869.09	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

Millrose Properties Florida LLC					
2026-01			Net Assessments	$504,129.52	$504,129.52
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
10/23/25	11/1/24	2557440	$252,064.76	$252,064.76	$252,064.76
2/12/26	2/1/25	2615821	$126,032.38	$126,032.38	$126,032.38
	5/1/25		$126,032.38		
			$504,129.52	**$378,097.14**	**$378,097.14**