



*Public Facilities Report*

# **Cascades at Groveland Community Development District Lake County, Florida**

BSA Job No. CAS-100

Prepared for: Cascades Community Development District  
Board of Supervisors

Prepared by:  
Bowyer-Singleton & Associates, Inc.

October 2012



Public Facilities Report

**Cascades at Groveland**  
**Community Development District**  
Lake County, Florida

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Exhibit B	Detailed Site Plan



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Section 1

Public Facilities Report

# **Cascades at Groveland Community Development District**

## **Public Facilities Report**

### **Purpose and Scope**

This report was prepared at the request of the Cascades of Groveland Community Development District (CDD), the District, to comply with requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of the public facilities owned by the District, together with maintenance and replacement requirements and currently proposed facility expansion programs.

### **General Information**

Cascades at Groveland, the Development, is a 751.9 gross acres master planned, residential community located in Lake County as shown on Exhibit A – Cascades at Groveland Master Site Plan / Phasing. The Development is approved as a Planned Development for up to 999 single-family units, an Amenity and Horticultural Center, approximately 31 acres of commercial development and a North-South Infrastructure Road (North Libby Road).

The Cascades at Groveland Community Development District encompasses the entire Development and has acquired, operates and maintains the stormwater infrastructure to support development within the Community. Infrastructure has been constructed in phases. There are five (5) total phases required to complete the residential infrastructure. At this time, the first three phases have the master infrastructure completed and are working towards vertical build-out conditions. Phases 4 and 5 have only been mass graded at this time and do not yet have the infrastructure constructed. The five phases are depicted on the map provided as Exhibit A.

Per the original Engineer's Report, dated February 2006, it was anticipated that the water, sewer, reuse and stormwater systems may be transferred to the District, but the transfer of water, sewer and reuse never did occur and these improvements were conveyed directly to the local municipality. Therefore, only the stormwater systems are included that are currently owned and operated CDD.

### **Description of Existing Public Facilities**

The existing public facilities owned and operated by the District include the constructed stormwater systems for the site, along with the stormwater piping and ponds. The stormwater ponds are labeled on Exhibit B – Detailed Site Plan, which also shows the commercial, recreational, Amenity and Horticultural Center, which are not included as part of the District funding. This includes the stormwater systems for Phases 1, 2 and 3 and the amenity and horticulture area drainage systems. These systems were conveyed to the CDD in July 2007 via Special Warranty Deed. Phases 4 and 5 have not yet been constructed, but once construction has been completed, the stormwater improvements shall be transferred to the District in the same manner as the previous three phases.

The constructed systems meet the design requirements of the St. Johns River Water Management District (SJRWMD) as well as the City of Groveland. All constructed systems were permitted and approved through these two agencies.

### **Maintenance and Replacement of Facilities**

The constructed stormwater systems within Phases 1, 2 and 3 were installed in 2005-2007 and, based on manufacturers estimates, the reinforced concrete pipes are estimated to have an expected life span of approximately thirty (30) years. The storm pipes will require annual maintenance and inspections and

may require additional inspections if problems arise. The stormwater ponds will require monthly and annual maintenance and may also require more extensive maintenance approximately every 6 years. More extensive maintenance may include, but is not limited to, scraping of the pond bottom to remove any muck or accumulated sedimentation that will reduce the efficiency of the pond recovery, and repair of washouts.

The storm systems should be maintained monthly, annually and every 6 years as noted above. The ponds will need to be mowed and kept free from debris. The storm piping system will also need to be kept free from sedimentation and debris. The piping should be checked at least annually and more frequently if adjacent erosion protection measures fail, or if any back-up in the system arises. The storm piping facilities should only need to be replaced upon failure, but in some instances may be repairable.

A reserves analysis was prepared for the District in 2007 that summarizes the reserves that should be kept on hand for the stormwater system. The system is not anticipated to fail at one time, but as it approaches the end of its life, it may quickly deteriorate.

Currently, the ponds for Phases 4 and 5 are constructed. They were constructed as part of the original mass grading activities. However, that is when construction was halted. At this time, it is unknown when Phases 4 or 5 construction may recommence; until that time, no new improvements are anticipated to be constructed or transferred to the District.

#### **Proposed Expansions**

At the time of this report, we are not aware of any proposed expansions to the District's facilities.

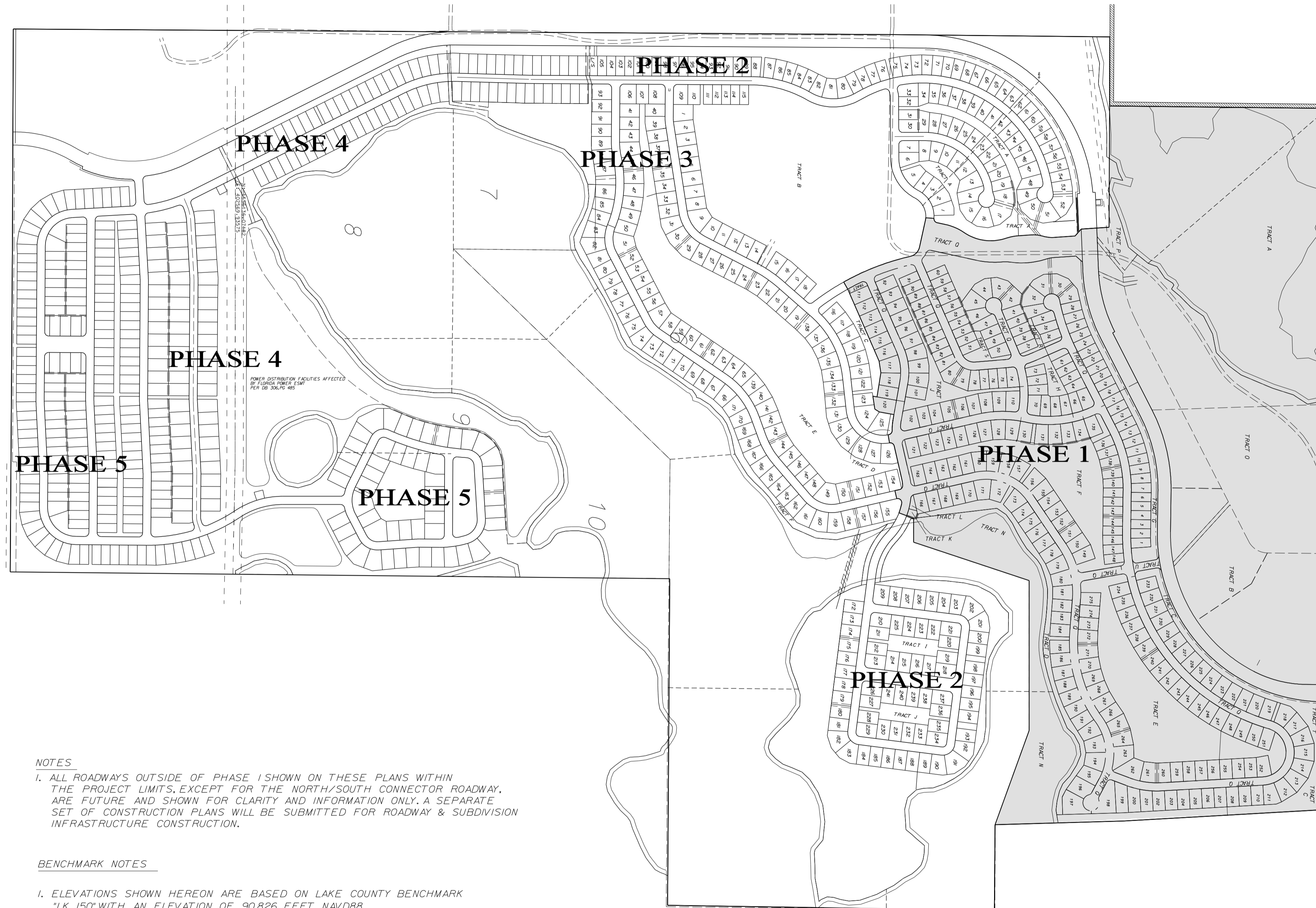
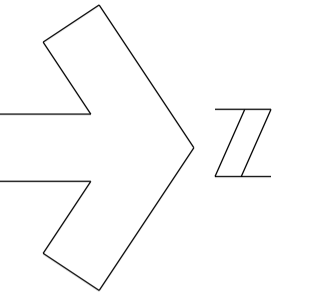


Nicole P. Stalder, P.E., LEED-AP  
Senior Project Manager



Exhibit A

Master Site Plan / Phasing



LEGAL DESCRIPTION:  
 (WRITTEN BY SURVEYOR)

A PORTION OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 34, BEING A 6" X 6" CONCRETE MONUMENT AS PER CERTIFIED CORNER RECORD 050778, DATED DECEMBER 14, 1994; THENCE NORTH 89° 45'40" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 1,323.84 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 21'44" EAST, ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 34 FOR A DISTANCE OF 5,344.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 00° 37'21" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, FOR A DISTANCE OF 1,326.41 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 89° 46'07" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 89° 46'07" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 89° 50'28" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 91,278 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 89° 24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 3,353.25 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 03° 14'47" EAST, FOR A DISTANCE OF 1,204.39 FEET; THENCE SOUTH 01° 38'39" EAST, FOR A DISTANCE OF 784.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH 89° 31'34" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 516.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00° 31'52" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 661.29 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00° 54'01" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 1,326.94 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89° 36'57" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1,985.75 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 35; THENCE SOUTH 00° 35'34" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 4,012.95 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89° 36'39" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 1,977.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ROAD RIGHTS-OF-WAY

OVERALL  
 CONTAINING 751.932 ACRES OR 32,754,146 SQUARE FEET MORE OR LESS.

RIGHTS-OF-WAY  
 CONTAINING 3,976 ACRES OR 173,215 SQUARE FEET MORE OR LESS.

**NOTES**

- ALL ROADWAYS OUTSIDE OF PHASE 1 SHOWN ON THESE PLANS WITHIN THE PROJECT LIMITS, EXCEPT FOR THE NORTH/SOUTH CONNECTOR ROADWAY, ARE FUTURE AND SHOWN FOR CLARITY AND INFORMATION ONLY. A SEPARATE SET OF CONSTRUCTION PLANS WILL BE SUBMITTED FOR ROADWAY & SUBDIVISION INFRASTRUCTURE CONSTRUCTION.

**BENCHMARK NOTES**

- ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCHMARK "LK 150" WITH AN ELEVATION OF 90.826 FEET NAVD88.

not sized

3/17/2010

...C:\AS\PHASE1\cas\cas1.dgn

404620 PM

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			11/1/04	TFS	REV. PER CITY

REVISIONS	DESCRIPTION

CONTRACTOR "AS-BUILTS"  
 I hereby state that these "As-Builts" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor's Name: **DEWITT EXCAVATING, INC.**, Engineer  
 Not valid without the signature and the original raised seal of a Florida Registered Engineer.

SUBMITTAL	DATE
CITY OR COUNTY	
W.M.D.	
FINAL APPROVAL	
BID SET	
AS-BUILT	

**BOWYER SINGLETON & ASSOCIATES, INCORPORATED**  
 520 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801  
 407-843-5120 • ENGINEERING BUSINESS #1221  
 ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

Mark E. Jacobson  
 Florida Reg. Number 42606

CITY OF GROVELAND  
 FLORIDA

MASTER SITE PLAN  
 THE CASCADES - PHASE 1

DATE	DESIGNED	CHECKED	SCALE	PROJECT NO.	FILE NAME	SHEET
AUGUST 2004	JPC	DO,MEJ	1" = 400'	CAS1	CAS10510DN	3 OF 41





Exhibit B  
Detailed Site Plan

