

**ENGINEER'S REPORT FOR CAPITAL IMPROVEMENTS  
SUBDIVISION INFRASTRUCTURE FOR PARCELS 17 AND 20**

**STONEYBROOK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**CITY OF WINTER GARDEN, FLORIDA**

**NOVEMBER 3, 2004**

**BY:**

**DONALD W. McINTOSH ASSOCIATES, INC.  
2200 PARK AVENUE NORTH  
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*Submitted to CDD Board of Supervisors 11/3/04*

# STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

## ENGINEER'S REPORT FOR CAPITAL IMPROVEMENTS SUBDIVISION INFRASTRUCTURE FOR PARCELS 17 AND 20

### I. BACKGROUND

Stoneybrook West (The "Development") is an approximately 936-acre development. The Stoneybrook West Community Development District (the "District") is situated within the boundaries of the Development and comprises approximately 645 acres. The Developer of the project is the Stoneybrook Joint Venture (The "Developer"). The Development is generally located east and south of Avalon Road (C.R. 545), west of Black Lake, and approximately ¼ mile north of Tilden Road in the City of Winter Garden, Florida. A Vicinity Map can be found following this text as Figure "A." An overall plan of the Development is included as Figure "B." The lands within the Development currently consist of mostly developed single family home sites and a private golf course. The Planned Development (PD) was originally approved by the Winter Garden City Council and included approximately 1,539 single family residential lots, 720 multi-family units, an 18-hole golf course, golf maintenance facility, golf clubhouse, fitness center, parks and a future elementary school site. It is important to note that the golf course, golf clubhouse, golf maintenance facility, commercial property, fitness center, parks and school are not included in the District. Of the approximately 936 gross acres of property, approximately 415 acres are considered developable areas. Build-out is presently expected to occur over a two (2) to four (4) year period.

A majority of the existing master infrastructure and subdivision infrastructure has been completed by the District through a prior bond issue. This Engineer's Report for Capital Improvements has been prepared to estimate the additional infrastructure needs of Parcels 17 and 20 of the Stoneybrook West project. These two parcels will consist of single family attached (Parcel 17) and detached (Parcel 20) housing products. It is currently expected that approximately 310 home sites will be developed. Parcels 17 and 20 will be added to the District boundary through the boundary amendment process. These parcels are identified on Figure "B". A Concept Plan for Parcel 17 is also attached as Figure "C" and an excerpt from the Final Engineering Plans for Parcel 20 is attached as Figure "D".

This Engineer's Report for Capital Improvements has been prepared to assist with the financing and construction of the capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District pursuant to requirements of the City of Winter Garden, Florida.

The Capital Improvements reflected in this Report represent the current Improvement Plan for the District. Many of the necessary regulatory approvals have been obtained for the Development. The remaining permits necessary to complete the Development are expected to be obtained during the normal design and permitting processes. We are confident that the balance of the required permits is obtainable. For reference, a permit matrix for the Development follows this text as Figure "E." The

implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including the City of Winter Garden. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

## **II. GENERAL DESCRIPTION OF BOND ISSUE**

The District plans to issue one additional series of bonds consisting of a Series "2004" bond issue.

Infrastructure improvements described in this report are defined as Subdivision Infrastructure. Subdivision Infrastructure for development parcels 17 and 20 include portions of their individual roadways, their potable water, sanitary sewer, storm sewer and landscape/irrigation improvements (See Figures "C" and "D"). A more detailed breakdown of these items is discussed in section III.

It is important to note that portions of the Stoneybrook West PD are intended to be gated communities. Portions of the subdivision infrastructure system being constructed with the District funds will potentially serve the gated facilities. Specifically, as designed, the stormwater management system utilizes an intricate series of interconnected pipes and a control structure system lying within the subdivision development pods and the roadway rights of way to interconnect the subdivision development parcels, the roadway networks, the stormwater management facilities, and the master stormwater outfall systems. As such, portions of the subdivision roadways which are part of the stormwater management system (subgrade, base, curb and initial asphalt lift) intended to be operated and maintained behind the gated access, are included in the public infrastructure improvements included within the District. The Developer will fund the balance of the roadway systems (final lift of asphalt, striping, and signage) and has committed funds to do so. None of the balance of the roadway systems in the gated communities is intended to be funded with District bonds.

## **III. SUBDIVISION INFRASTRUCTURE**

- **Roadways:** As previously stated, the subsurface and some surface subdivision infrastructure will be utilized to manage and convey stormwater for the Development. The subdivision roadway improvements include approximately 8,250 linear feet of subgrade, base, curb and initial asphalt lift and will define the ingress and egress points to the individual development parcels. These areas will also serve as the locations for the placement of utility infrastructure needed to serve the development of the project. All improvements are proposed to be constructed utilizing an asphalt concrete surface course, base course, subgrade and completed with curb and gutter

sections, all designed in accordance with City of Winter Garden standards which standards are, in some cases, in excess of the standards applicable to Orange County.

- **Potable Water:** The potable water distribution system will include a series of interconnected and looped water mains that run through roadway corridors herein before described, and connecting to the main potable water system. The potable water distribution system will serve as a source for distributing potable water and fire protection water to all of the development parcels. All potable water facilities will be dedicated to the City of Winter Garden.
- **Sanitary Sewer System:** The Development's sanitary sewer system includes a network of gravity collection systems connecting to the main sanitary sewer system. These sanitary sewer facilities will act as the collection and transmission system for the development parcels. These sanitary sewer facilities will be constructed within the roadway infrastructure. All sanitary sewer system components will be dedicated to the City of Winter Garden.
- **Reclaimed Water:** Non-potable water demands for the project will potentially be served by the City of Orlando/Orange County Utilities Conserv Program. Ultimately, the City of Winter Garden will take over reclaimed water service. An extension of the existing systems within the existing subdivision and Avalon Road will be constructed to the Development. These lines will follow the same distribution path as the potable water and sanitary sewer facilities. All reclaimed water line facilities will be dedicated to the City of Winter Garden.
- **Stormwater Management System:** This system includes the use of inlets, manholes and pipes to convey stormwater runoff to the master stormwater management ponds.
- **Landscape and Irrigation:** The landscaping and irrigation of the roadways will be provided at all parcel entrances. The landscaping will include hardscaping such as walls and entry signs.

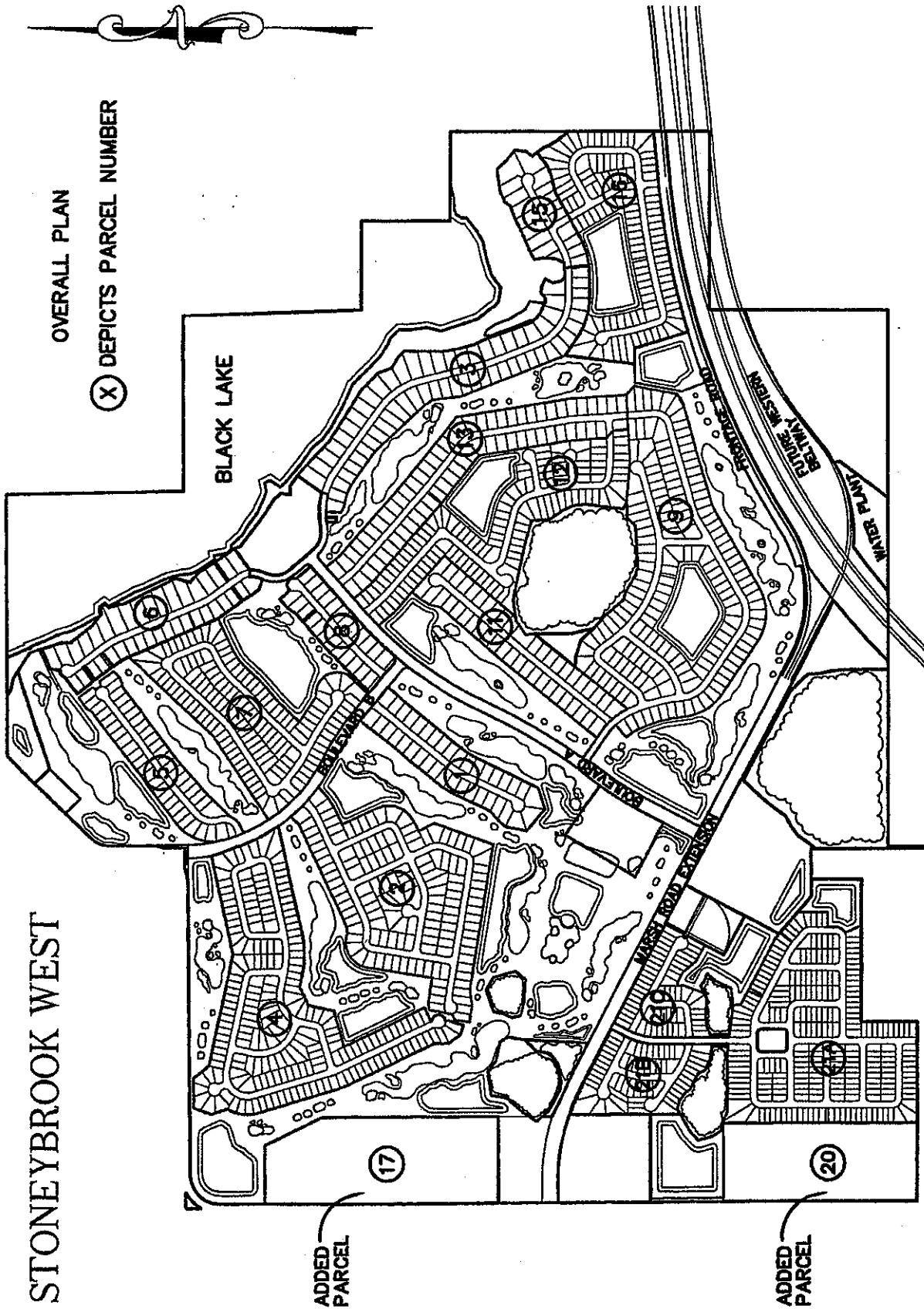
#### **IV. DESIGN AND PERMITTING AND CONTINGENCY**

Design costs associated with each of the improvements herein before described, have been estimated and included in the estimates that follow. Other soft costs include portions of the wetland/permit surveying, design and engineering for all of the described work, regulatory permitting, and materials testing. Last, a project contingency estimate has been included utilizing rounding factors.

**V. COST ESTIMATES FOR DEVELOPMENT IMPROVEMENTS**

A summary of the estimated construction costs is included in Table 1.

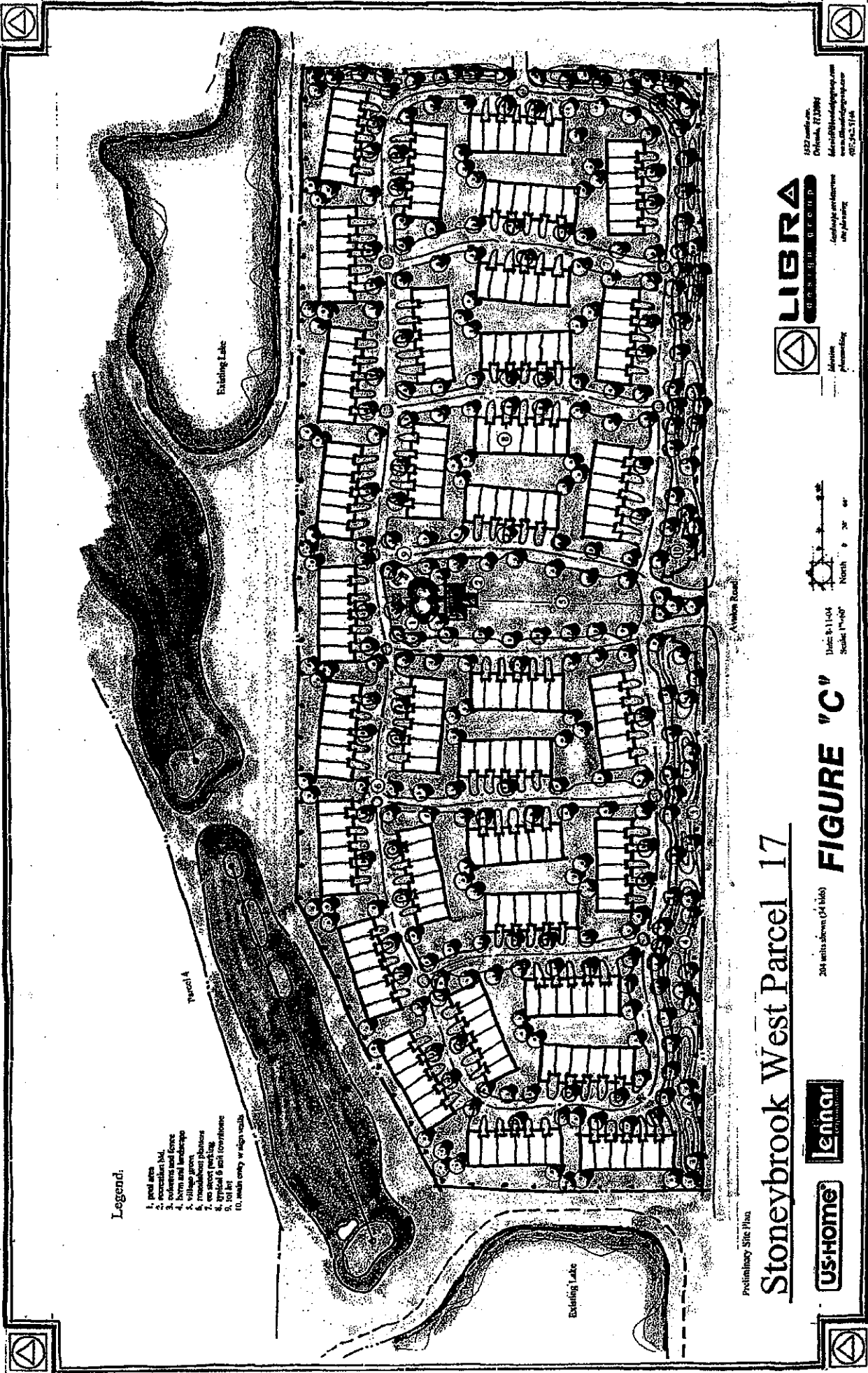
# STONEBROOK WEST



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FIGURE B



**Legend:**

1. pool area
2. recreation lot
3. columns and fence
4. berm and landscape
5. village green
6. street and utility
7. no street and utility
8. utility & mail room/home
9. lot lot
10. main entry w/ sign vault

Preliminary Site Plan

# Stoneybrook West Parcel 17

204 units shown (14 bldg)

Date: 11-1-04

Scale: 1"=40'



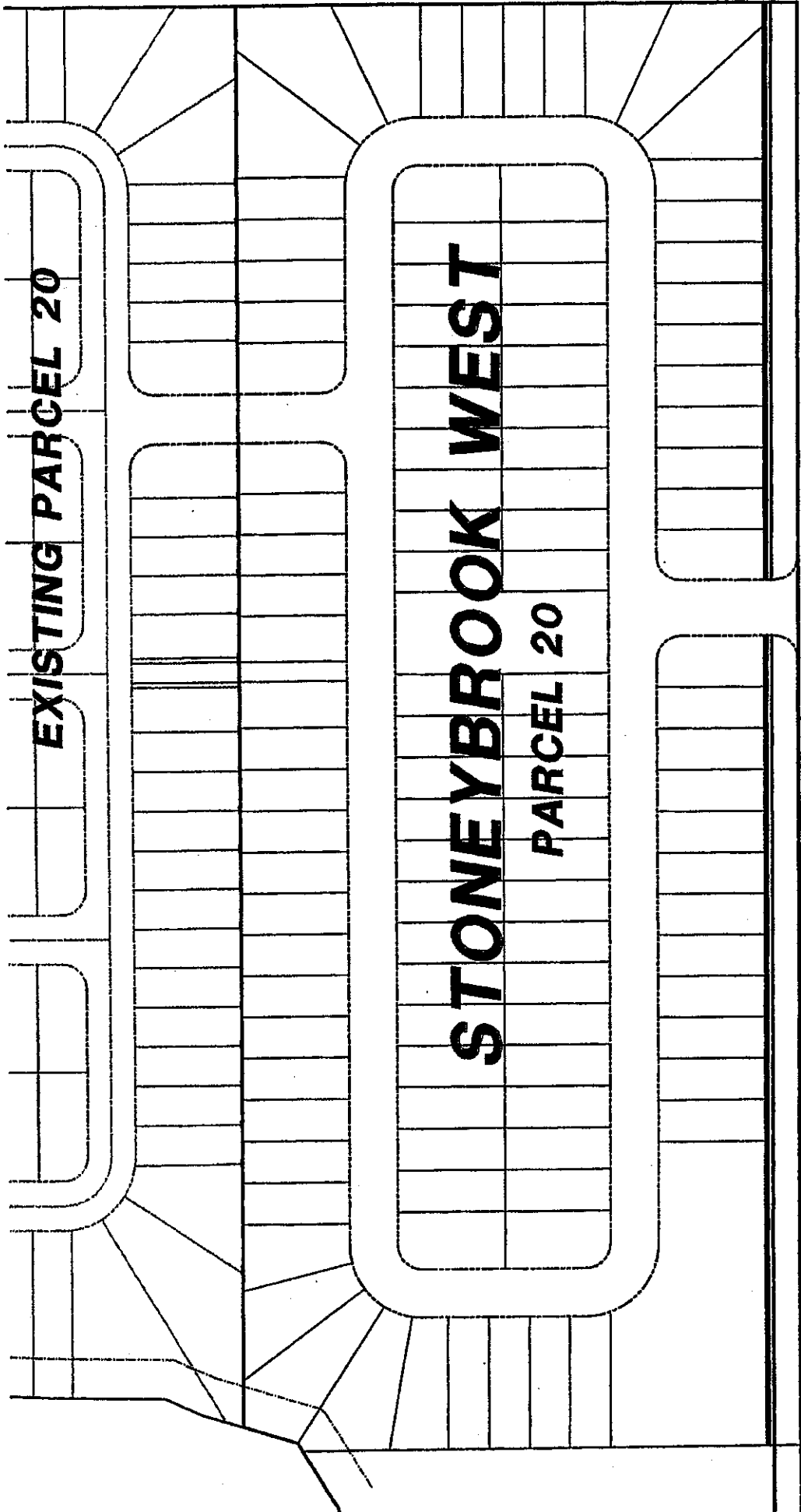
## FIGURE "C"



1522 South Ave.  
Orlando, FL 32804  
407-851-1000  
www.libra-landscape.com  
407-851-5148

Libra  
Landscape Architecture  
www.libra-landscape.com  
407-851-5148

Master  
Planning



**AVALON ROAD**

**FIGURE "D"**



**STONEBROOK WEST  
PLANNED DEVELOPMENT  
PARCEL PERMIT MATRIX**

| PERMIT \ PARCEL              | 17 | 20 |
|------------------------------|----|----|
| <b>City of Winter Garden</b> |    |    |
| PSP                          | X  | X  |
| Development Plan             |    | X  |
| Construction Plan            |    | X  |
| <b>SJRWMD</b>                |    |    |
| Concept ERP                  |    | X  |
| Construction Plan            |    | X  |
| <b>USACOE</b>                |    |    |
| Individual                   |    | X  |
| <b>FDEP</b>                  |    |    |
| Water                        |    | X  |
| Sewer                        |    | X  |

**NOTES:**

- X depicts permit/approval in place.
- PD = Planned Development
- PSP = Preliminary Subdivision Plan
- SJRWMD = St. John's River Water Management District
- ERP = Environmental Resource Permit
- USACOE = United States Army Corps of Engineers
- FDEP = Florida Department of Environmental Protection

TABLE 1

STONEBROOK WEST CDD ESTIMATE  
PARCELS 17 & 20

| DESCRIPTION OF WORK      | PARCELS 17 & 20        |
|--------------------------|------------------------|
| Roadway                  | \$ 765,000.00          |
| Stormwater / Earthwork   | \$ 1,800,000.00        |
| Potable Water            | \$ 455,000.00          |
| Sanitary Sewer           | \$ 290,000.00          |
| Reuse Water              | \$ 210,000.00          |
| Electrical/Lighting      | \$ 125,000.00          |
| Landscape and Irrigation | \$ 1,117,500.00        |
| <b>Sub-Total:</b>        | <b>\$ 4,762,500.00</b> |
| Design and Permit @ 15%  | \$ 714,375.00          |
| Contingency @ +/- 15%    | \$ 667,875.00          |
| <b>GRAND TOTAL:</b>      | <b>\$ 6,144,750.00</b> |

# VICINITY MAP

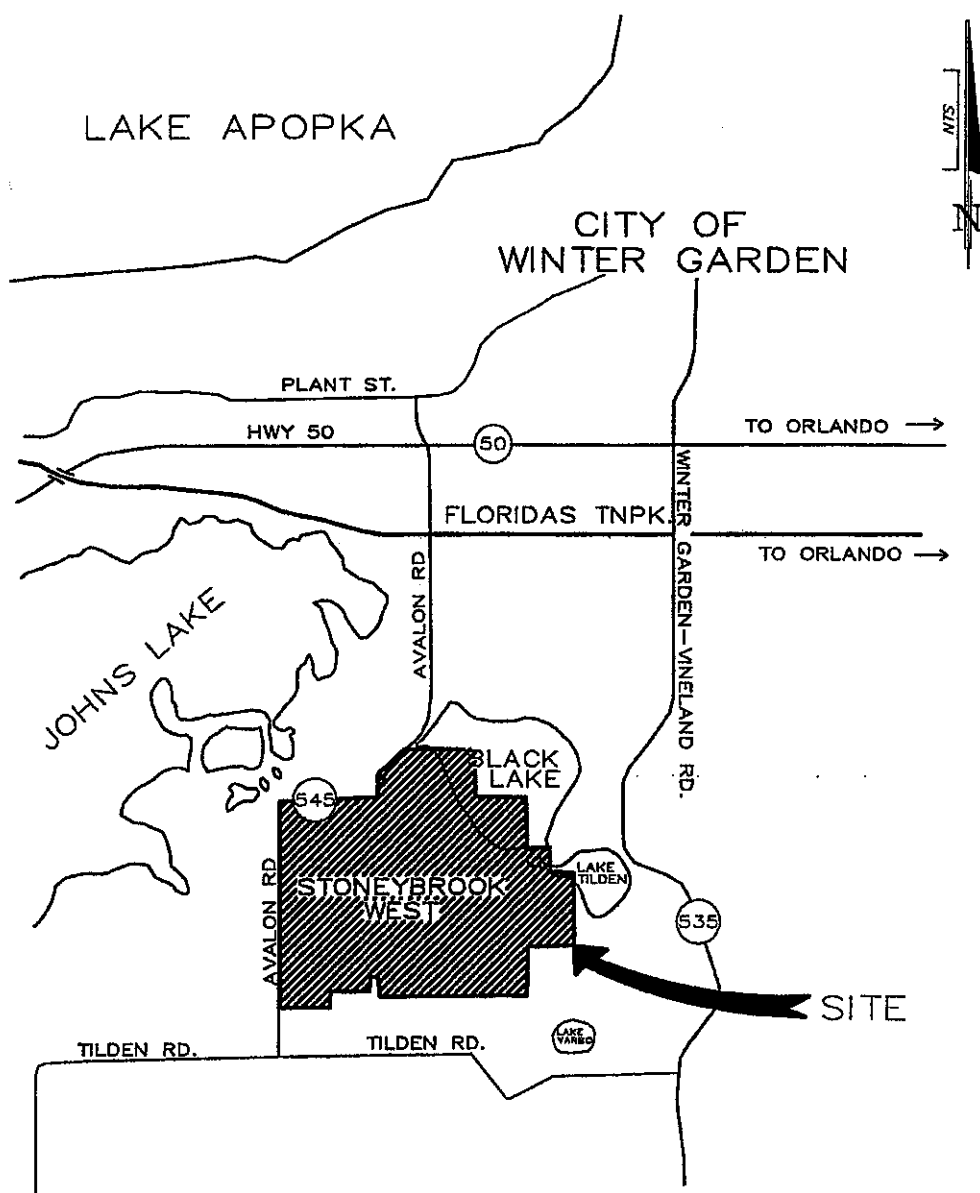


FIGURE A