REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, May 18, 2015**
TIME:	**6:00 p.m.**
PLACE:	**Town Hall Commission Chambers** **409 Fennell Blvd., Lady Lake, Florida**

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

A. CALL TO ORDER: Mayor Ruth Kussard

B. PROCEDURAL: *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*

C. PLEDGE OF ALLEGIANCE: Mayor Ruth Kussard

D. INVOCATION[1]: Pastor James Keough – Congregational Church of The Villages

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. PROCLAMATION:

1. Proclaiming May 22nd and May 23rd, 2015 as Poppy Days (Mayor Kussard/Ruth Sovern-American Legion Auxiliary Unit 347)

H. CONSENT[3]:

2. Minutes – April 20, 2015 – Special Commission Meeting
   – April 20, 2015 – Regular Commission Meeting

3. Consideration for the Lady Lake Soccer Association to Host Their Annual British Soccer Camp on June 8-12, 2015 at the Rolling Acres Sports Complex Soccer Fields and to Donate the Field Rental Fees to the Lady Lake Soccer Association for Scholarships for the Fall Season (Mike Burske)

4. Consideration to Accept the Title VI/Nondiscrimination Assurance Form with F.D.O.T. for Phase II of the Rolling Acres Sidewalk Project (Mike Burske)

5. Interlocal Agreement between Lake County, the Municipalities, and Lake County School Board Regarding the Distribution of the Local Government Infrastructure Surtax (Kris Kollgaard)

6. Consideration of the Revised Traffic Signal Maintenance and Compensation Agreement with the Florida Department of Transportation (FDOT) (C.T. Eagle)

7. Consideration to Renew the ESRI Small Municipal and County Government Enterprise License Agreement for GIS Software (John Pearl)

8. Consideration of Fixed Asset Disposal – Four Items from Parks & Recreation (Kris Kollgaard)

9. Consideration of Approval to Sign the Media Sonar Agreement (Chris McKinstry)

10. Consideration of Approval of the Donation from the Town Forfeiture/Law Enforcement Trust Fund to Assist Funding for the Florida Missing Children's Day (Chris McKinstry)

11. Consideration of Approval to Apply for the Bulletproof Vest Partnership Initiative for Sworn Police Personnel Vest Purchases and Replacements (Chris McKinstry)

12. Consideration for the Town to Submit a Letter of Approval and Support for the Daughters of the American Revolution to Place a Plaque at the Train Depot/Museum (Mike Burske)

I. OLD BUSINESS:

J. NEW BUSINESS:

13. Kohl's Outparcel MJSP 03/15-001 – A Development Proposing the Construction of a 4,500 Sq. Ft. Retail Building – To be Located at the SW Corner of N. Hwy 27/441 and Fennell Blvd., Addressed as 472 N. Hwy 27/441 (Thad Carroll)

14. Auto Zone Store Major Modification - MJM 03/15-002 – Consideration for a Development Consisting of a 6,815 Sq. Ft. Automotive Parts Retail Building – To be Located at 213 West Hermosa Street (Formerly the Northcott Center Site) (Thad Carroll)

15. Consideration of Approval to Repair the Roof of the Youth Library (Old Side of the Building) at the Lady Lake Library (Marsha Brinson)

16. Consideration to Increase the Fixed Asset Capitalization Threshold from $1,000 to $3,000 Effective October 1, 2015 (Jeannine Michaud)

17. Consideration and Approval to Purchase a Remote Desktop Server (John Pearl)

18. Consideration of an Interlocal Agreement between Lake County and the Town Regarding Building Permits and Inspections for The Villages (Kris Kollgaard)

K. TOWN ATTORNEY'S REPORT:

19. Resolution No. 2015-102 – First/Final Reading (Continued from the April 20, 2015 Meeting) – Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC for the Sunset Professional Plaza – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466 (Thad Carroll)

20. Ordinance No. 2015-02 – First Reading – Phillip and Donna Willman Center – Rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Use – Located at 917 Teague Trail/CR 25, North of Allstor Commerce (Thad Carroll)

21. Resolution No. 2015-105 – First/Final Reading – Establishing a Dedicated Fund for Reimbursement of the Communication Services Tax Overpayment to the Town of Lady Lake (Kris Kollgaard)

L. TOWN MANAGER'S REPORT:

22. Consideration of an Appointment to the Police Pension Board (Kris Kollgaard)

M. MAYOR/COMMISSIONER'S REPORT:

N. PUBLIC COMMENTS[4]

O. ADJOURN

***Back up for agenda items is available on the Town's website at www.ladylake.org or contact the Town Clerk at (352) 751-1571.**

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least two (2) days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodations at this meeting should contact the Clerk's Office at least two (2) days prior to the meeting.

Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105)

Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas - Commission Meeting – 05-18-2015

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[1] *Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.*

[2] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

[3] *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

[4] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

G-1

Proclamation

Whereas: The poppy, as a memorial flower for the American war dead, is a tradition which began in the years following the First World War; and

Whereas: Veterans returning to their homes in this country after World War I remembered the wild poppies which lined the devastated battlefields of France and Flanders Field; and

Whereas: The poppy is a symbol of hope for all veterans who served this great country through military service; and

Whereas: The American Legion Auxiliary adapted the poppy as its memorial flower to pay tribute to the war dead and aid the living veterans and their families; and

Now, Therefore, I, Ruth Kussard, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the dates of **May 22rd and May 23rd, 2015** as

"Poppy Days"

and urge all citizens to pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy on these days.

In Witness Whereof, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 18th day of May, 2015.

Ruth Kussard

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard

Kristen Kollgaard, Town Clerk

H-2

MINUTES OF THE SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA April 20, 2015

The Special Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 5:00 p.m.

1. CALL TO ORDER: Mayor Ruth Kussard

2. ROLL CALL:
Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; John Pearl, IT Director; Lt. Jason Brough, Police Department; Jeannine Michaud, Finance Director; Pam Winegardner, Assistant Finance Director; and Nancy Slaton, Deputy Town Clerk

3. PUBLIC COMMENT

Mayor Kussard asked if anyone in the audience had any comments. There were no comments.

4. Conceptual Presentation for the Church of St. Alban's (Anglican), Inc. – Proposal to Submit a Sign Variance Application Requesting Wall Signage to be Placed on the Rear of the Building Where There is No Public Entrance – Located at 625 West Lady Lake Blvd. (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, the Church of St. Alban's (Anglican) Inc., is proposing to submit a sign variance application requesting wall signage to be placed on the rear of the building. The church is the property owner of a .33-acre parcel located at 625 West Lady Lake Blvd., in the vicinity of Highway 466 and Rolling Acres Road. The property was annexed in 2011, received a Development Order for commencement of construction of the church in September 2013, and received a final Certificate of Occupancy on the building on September 30, 2014.

Mr. Carroll stated that Harry W. Hennessey, a member of the church's Vestry, would like to acquire feedback from the Town Commission on the likelihood of approval of a variance before submitting a wall signage variance application pursuant to *Chapter 17, Section 4.b.2.E* to request to place a sign on the rear of the building. When a sign contractor submitted for permitting, they found a discrepancy between the Town-approved sign elevations and the sign shown on the construction drawings. The Town-approved sign shows on the west elevation of the building while the sign proposed on the construction plans shows the sign on the rear of the building, which would be the north elevation facing Highway 466; where there is not a public entrance.

Mr. Carroll stated that in the letter dated April 2, 2015 (included in the packet), Mr. Hennessey cited the following four reasons as to why the Church believes the sign would be better served on the proposed location:

1. The north elevation faces Highway 466 and provides an unobstructed, albeit somewhat distant, visibility from the road; which is high traffic and many passing people could see the sign.
2. The west location is at right angles to Lady Lake Blvd. and would have very few opportunities to be seen.
3. The west end of the church is the location of the sewer lift station and of several air conditioning units, which are fenced for security. These fences obscure the sign area on the west end when viewed from Lady Lake Blvd.
4. Required trees required partially obscure the sign area on the west wall.

Mr. Carroll reviewed the following items which were included in the packet, as well as photos of the church from Highway 466 and from the front and west sides of the church:

- Town approved exterior building elevations
- Proposed sign location

The applicant is expected to submit variance application in accordance with the direction of the Town Commission.

Mr. Carroll stated that Mr. Hennessy is present if there are any questions.

Commissioner Richards stated that he drove by the property and admires the monument sign currently in front of the church, but is opposed to having a sign on the building. He asked the Commission and staff at what point would a variance be viewed adversely as they are continuously coming before the Commission.

Commissioner Hannan commented that he also likes the monument sign that is already there.

Commissioner Holden stated he thinks the church is beautiful, but is opposed to a sign on the rear of the building and feels it is too far away from Highway 466 to be very visible.

Mayor Kussard stated that she also drove by the location and that West Lady Lake Blvd. ends just past the church, and if someone new to the area is looking for it, it would be hard to find. She stated that she feels a sign on the rear of the building facing Highway 466 would make the church easier to find.

Harry Hennessey introduced himself and stated the distance from the back of the church to Highway 466 is approximately 450 ft. and is in the range of visibility for 16 inch letters.

Commissioner Vincent asked staff if a monument sign on the rear of the property would be possible.

Mr. Carroll replied that the church would still need a variance for the rear of the property as it is not fronting a road.

DRAFT

It was the consensus of the Commission that they were not in favor of the Conceptual Presentation for the Church of St. Alban's (Anglican), Inc.'s proposal to submit a sign variance application requesting wall signage to be placed on the rear of the building where there is no public entrance, located at 625 West Lady Lake Blvd., as presented, by a 4-1 (Kussard in favor) vote.

5. Conceptual Presentation for the Auto Zone Store Major Modification MJM 03/15-001 – A Development Consisting of a 6,815 Sq. Ft. Automotive Parts Retail Building – To Be Located at 213 West Hermosa Street (Formerly the Northcott Center Site) (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, Wade Davis with AutoZone Stores, Inc., submitted a site plan application for a 1.97 +/- acre parcel located at 213 West Hermosa Street. Mr. Carroll stated that the parcel originally received Major Site Plan approval by the Town Commission on July 7, 2008 for the construction of 11,880 sq. ft. of medical and professional offices under the project name of Northcott Center, and a pad has already been prepared. At this time, the new applicant proposes the construction of a 6,815 sq. ft. automotive parts retail building. The property is zoned HC, which is Heavy Commercial, and permits retail sales and services on this site. The Future Land Use Map designation for the site is RET – General Commercial Retail Sales & Services. The use is consistent with directives of the Comprehensive Plan.

Under the Northcott Center development, the applicant was granted site plan approval with landscaping buffers along the east elevation for the site due to a retaining wall and overhead power utility lines.

The traffic impacts of this proposed development have been documented through a Tier 1 Traffic Analysis which was submitted to the Metropolitan Planning Organization (MPO). The MPO reviewed the traffic analysis and indicated that all necessary information to support the project has been provided and that no further analysis is required. The proposed automotive parts retail building is expected to generate 422 daily trips, with 41 pm peak hour trips (20 entering and 21 exiting).

Mr. Carroll reviewed the site plan and stated that the applicant is pursuing the following landscaping waiver:

- In accordance to Chapter 10, Section 10-3. b).2)., the east elevation buffer requires a 20 ft. minimum width with four canopy trees, three understory trees and a continuous hedge or an approved fence or wall. The applicant is required to provide 17 canopy trees and 13 understory trees.

Mr. Carroll stated that the applicant is requesting a waiver for 16 canopy trees and 13 understory trees and his justification is that there is a retaining wall and overhead power utility lines along the elevation facing N. Hwy 27/441.

DRAFT

Commercial Design Standards: In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

Mr. Carroll reported that the applicant is proposing a mix of styles, combining modern style with some Mediterranean style elements. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects along this corridor in the past such as McDonald's and Mattress Firm. Renderings of the proposed elevations of the building were shown. Mr. Carroll noted that the plan meets the Town's parking requirements.

Mr. Carroll reported that in accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 315.2 tree caliper inches based on its 1.97-acre area (160"x 1.97). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	222 tree caliper inches
Proposed canopy & understory trees	130 tree caliper inches
Total tree caliper inches	352 tree caliper inches

It was noted that the applicant is providing more than the required on-site tree caliper inches and that no historic trees will be removed for this development.

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application on Thursday, April 2, 2015 and provided outstanding comments regarding the Site Plan application. He stated that the Parks, Recreation, and Tree Advisory Committee is tentatively scheduled to consider the Site Plan application on Wednesday, May 13, 2015 at 5:30 p.m., and the Town Commission is tentatively scheduled to consider this application for final approval on Monday, May 18, 2015 at 6:00 p.m.

Commissioner Richards asked if the Town was requiring the stone pad to prevent tire tracking as shown on the plans.

Jason Kinney with Kinney Engineering replied that his firm designed the construction tracking pad for the ability to wash off mud, but it was not required by the Town.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Auto Zone Store Major Modification MJM 03/15-002, to be located at 213 West Hermosa Street (formerly the Northcott Center Site), to include the waivers requested as presented.

6. Conceptual Presentation for the Lumen Park at Lady Lake Site Major Site Plan Application – MJSP 04/15-001 – Proposing a Main Assisted/Independent Living Facility Building of Approximately 151,790 Sq. Ft. With a Total of 129 Units for Phase 1, and a 120,000 Sq. Ft. Building With 100 Units for Phase 2 – Located at 1175 Highway 466, Approximately 1,000 ft. East of the Sumter County Line (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, Darren Azdell of OutsideIn Architecture LLC, on behalf of LL-Lumen Park, LLC, is ready to proceed with a Major Site Plan application for 30 ± acres of property located north of County Road 466,

approximately 1000± feet east of the Sumter County Line, addressed as 1175 Highway 466 within the Town of Lady Lake, for a project named Lumen Park at Lady Lake. He stated that this property was formerly known as the Crisbo property and is located between the Spring Arbor subdivision and the La Zamora gate.

Mr. Carroll reported that the subject property is currently occupied by a vacated residence and barn and the zoning designation of the property is presently Planned Commercial (CP). Per Ordinance No. 2011-28, the conceptual plan and attached Memorandum of Agreement allow up to 305 Assisted Living Facility Units; up to 50 villa-type Assisted Living Facility Units; up to 35,000 sq. ft. of medical office, bank, or complementary retail, and approximately 95 Skilled Nursing Units/Beds in the main building; with a total maximum build out of 415 units.

Mr. Carroll stated that the developer is ready to move forward with the site plan process, and at this time, they would like to present civil engineering plans, landscaping plans, and architectural elevations to showcase the development. Phase I will consist of a main Assisted/Independent Living Facility building with approximately 151,790 sq. ft., with a total of 129 units. Phase II will be completed in the future and proposes a 120,000 sq. ft. building with 100 units. Other future phases depicted on the site plan includes a future phase for a medical/professional building and building/medical/professional building, and a parking area to the southwest of the property near Retention Pond 1A. He reviewed the zoning of the property and its surroundings, the site plans as presented, and renderings of the proposed elevation.

In accordance with the provisions of Chapter 20, Section 20-3C).3).A)., the developer has selected the Mission Architectural Design Style for the exterior building elevations. Mr. Carroll stated that the owners agree to develop the property in compliance with all requirements of the Town pertaining to commercial development of property, including ensuring adequate trees, being a minimum of 20' feet in height, are retained or planted within the Buffer Zone.

Mr. Carroll reported that within the Memorandum of Agreement of Ordinance No. 2011-28, the owners are required to establish conservation buffers along the east, north and west of the property, and intend to honor all the terms of the agreement. Additionally, the owners will be required to install an 8' custom PVC fence along the east and north elevations. Lastly, the proposed multi-unit Assisted Living Facility and Independent Living Facility shall be located upon Track "A", the interior location in the center area; not exceeding three stories and 35 ft. in height to the roof level. Tract "D" allows for two-story commercial structures, while Tract "B" and "C" only allow for single-story commercial construction.

The following items were included in the agenda packet:

- Proposed Civil Site Plans
- Proposed Landscaping Plans
- Conceptual Site Layout
- Exterior Building Elevations

The applicant is expected to make a full site plan submittal within the next few weeks. As part of the Site Plan application, the applicant will be requested to supply geotechnical/soil reports, a traffic study, environmental assessments, fire flow calculations, concurrency determinations for Water, Sewer, and Reuse, State permits including St. John's River Water Management District,

Florida Department of Transportation, and any applicable permits from Florida Fish and Wildlife.

Mr. Carroll stated that Darren Azdell is present if there are any questions.

Commissioner Hannan commented that his concern was the 75 ft. buffer. He asked if it was flat or a berm of sorts, and if the residents of The Villages would be able to see the buildings and the traffic from this development.

Mr. Azdell replied that it is a natural conservation buffer and is made of existing natural vegetation that changes in elevation toward the back of the property. He stated that this project has been designed so that the residents will not see the buildings as there will be an eight ft. fence and greater buffers with landscaping and conservation areas as agreed upon after meetings with the residents since 2012.

Commissioner Hannan asked about the PVC fencing and whether they could use the wooden stockade fencing that The Villages uses around their preserves instead.

Ms. Azdell replied that a sample of the high grade, almond streak PVC fencing was brought before the Commission at a prior meeting to view, and it has a wood look and feel in staining and texture. He stated it will last longer than a wooden fence.

Mayor Kussard commented that she remembered seeing the sample and that it was very nice. She noted that this development is not part of The Villages and does not have to blend in with The Villages. She stated she has been informed that the residents of Spring Arbor and La Zamora have met with the developer over the years and have come to an agreement on what is being proposed now. Mayor Kussard reported for the record that she sent out an e-mail to the residents of Spring Arbor and La Zamora to let them know this meeting was going to be held today in case they had questions or comments.

Commissioner Richards stated it is his understanding that the developer is meeting all the requirements of the original Memorandum of Agreement that the adjacent homeowners had signed on to. He stated it is a beautiful facility.

Mr. Azdell replied that he was correct and that they do not intend to change anything about the Memorandum of Understanding, and will meet every requirement they were requested to in 2012.

Mayor Kussard asked if there were any comments or questions by the audience.

Carla Gagnon of the Spring Arbor POA stated she was present to confirm that the developer will include the buffer and fence as initially suggested.

Ron Thomas of La Zamora stated the wood fence was just replaced by The Villages recently and he asked if it will remain once all the clearing is done and the property is marked off.

Mr. Carroll replied that staff will have to check with The Villages as it is on their property.

DRAFT

Melinda Stern of 1016 Sierra Blanca reported that the fence now belongs to The Villages residents as it was turned over to them per a letter she received from Mark Morse, The Villages developer.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Lumen Park at Lady Lake Major Site Plan Application – MJSP 04/15-001 – Proposing a Main Assisted/Independent Living Facility Building of Approximately 151,790 Sq. Ft. With a Total of 129 Units for Phase 1, and a 120,000 Sq. Ft. Building With 100 Units for Phase 2, located at 1175 Highway 466, approximately 1,000 ft. east of the Sumter County line, as presented.

7. ADJOURN: There being no further discussion; the meeting was adjourned at 5:29 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
April 20, 2015

The Regular Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 6:00 p.m.

A. CALL TO ORDER: Mayor Ruth Kussard

B. PROCEDURAL: *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*

C. PLEDGE OF ALLEGIANCE: Led by Joe Quinn.

D. INVOCATION[i]**:** Father John Kelly, St. George Episcopal Church

E. ROLL CALL: Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; Lt. Jason Brough and Officer Paul Eppley, Police Department; Marsha Brinson, Director of Library Services; John Pearl, IT Director; Jeannine Michaud, Finance Director; Pam Winegardner, Assistant Finance Director; Tia O'Neal, Human Resource Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS[ii]

Mayor Kussard asked if anyone in the audience would like to speak on any item.

- Joe Quinn of 633 Rainbow Blvd., a resident of Lady Lake for seven years, stated that he and his wife are very happy to live here. He stated he saw work by photo artist Betty Eich at the Savannah Center and he and his wife commissioned three paintings to donate to the Town: one of the gazebo at Heritage Park, one of the Log Cabin, and one of the Lady Lake Police badge. Mr. Quinn stated he spoke with the Town Manager and she helped him pick the items, and he entitled them "We Reflect", "We Remember" and "We Are Secure", respectively.

The Commissioners and the Town Manager thanked Mr. Quinn and his wife for the donation of the artwork, and Ms. Eich for her beautiful works of art.

DRAFT

G. PROCLAMATION:

1. Proclaiming May 2015 as Law Enforcement Month (Mayor Kussard/Chris McKinstry)

Mayor Kussard proclaimed the month of May as *"Law Enforcement Month"* in the Town of Lady Lake and urged the citizens of Lady Lake to recognize the dedication and contribution of its valued law enforcement officers. She read the proclamation and presented it to Lt. Jason Brough of the Lady Lake Police Department.

2. Proclaiming April 24th, 2015 as National Arbor Day (Mayor Kussard/Mike Burske)

Mayor Kussard read the proclamation proclaiming April 24, 2015 as National Arbor Day and presented it to Mike Burske, Parks and Recreation Director.

3. Proclaiming May 2015 as Motorcycle Safety Awareness Month (Mayor Kussard/Al Monteleone)

Mayor Kussard proclaimed the month of May as *"Motorcycle Safety Awareness Month"* in the Town of Lady Lake. She read the proclamation and presented it to Al Monteleone, representative of ABATE of Florida.

4. Proclaiming the Week of May 3rd-9th, 2015 as North American Occupational Safety & Health Week (NAOSH) (Mayor Kussard)

Mayor Kussard read the proclamation recognizing the week of May 3rd-9th, 2015 as North American Occupational Safety & Health Week, and May 6th as Occupational Safety and Health Day, and encouraged all industries, organizations, community leaders, employers and employees to support activities designed to increase awareness of the importance of safe workplaces for all.

H. CONSENT[iii]:

Mayor Kussard asked if the Commissioners would like to pull any consent items for discussion.

Commissioner Paul Hannan asked that Consent Item H-6 be pulled for discussion.

5. Minutes – April 6, 2015 – Special Commission Meeting
– April 6, 2015 – Regular Commission Meeting

7. Budget Amendment to Move Budget from General Operating to Capital Equipment Expense to Purchase an Enclosed Trailer (Jeannine Michaud)

The background summary for this agenda item is on file in the Town Clerk's office. It states that Amendment BT15-004 decreases General Operating and increases Capital Equipment in Road and Streets in order to purchase an enclosed trailer. There was a $2,337 savings in Capital Equipment when the budgeted mower was purchased, and with the savings and transferal of this budget, Roads and Streets can purchase an enclosed trailer.

8. Consideration of the Lake County Supervisor of Elections' Requests to Use the Lady Lake Library as an Early Voting Site on Oct. 19th-24th & Oct. 25th-31st, 2015 and to Use the Community Building as a Polling Place for Precinct #11 for the Special Election on Nov. 3rd, 2015 (Kris Kollgaard)

DRAFT

The background summary for this agenda item is on file in the Town Clerk's office. It states that the Lake County Supervisor of Elections is requesting to utilize the Lady Lake Library as an early voting polling place for the special election on Oct. 19th-24th & Oct. 25th-31st, 2015, and to also utilize the Town's Community Building as a polling place for Precinct #11 for the special election on Tuesday, November 3, 2015.

9. Consideration of Approval of the FOP Contract for 2014-2017 (Tia O'Neal)

The background summary for this agenda item is on file in the Town Clerk's office. It states that the Town received notification of ratification of the 2014-2017 FOP contract between the Town of Lady Lake and the Fraternal Order of Police on April 9, 2015. There were minor changes to Articles 5, 8, 9 and 17 that were included in the packet, along with the following changes:

- Article 6 (Grievance Procedure) – The Town agrees to pay for training for members of the Citizens Review Board and any training provided will be approved by the FOP and the Town.
- Article 12 (Hours of Work, Overtime & Compensatory Time) – The Town agrees to allow for the changing of biweekly schedules from 86 hours to 84 hours. This allows for four 9 hour days of quarterly training per year.
- Article 14 (Wages) – Staff recommends date changes in accordance with previous contracts. Bargaining unit members will be given the same increases as other Town staff upon Commission approval.
- Article 31 (Duration, Modification & Termination) – This contract will be effective until September 30, 2017.

10. Consideration of Acceptance of Continuing Engineering Services Professional Services Agreements and Fee Schedules Resulting from RFQ No. 2015-0001 (C.T. Eagle)

The background summary for this agenda item is on file in the Town Clerk's office. It states that RFQ No. 2015-0001 was publicly advertised as a Request for Qualifications for Continuing Engineering Services with a submittal date of February 18th, 2015. Nine submittals were received by the Clerk's Office. A five member Selection Committee then reviewed and graded the submittals. The Selection Committee then chose five firms to negotiate agreements with. These five firms will serve as Town Engineers of various projects for the Town of Lady Lake on an as needed basis. The contracts have been reviewed and approved by the Town Attorney.

11. Consideration of Approval of the Microsoft Enterprise Agreement Continuation (John Pearl)

The background summary for this agenda item is on file in the Town Clerk's office. It states that the Town Commission approved staff's recommendation to accept the SHI Microsoft Enterprise Agreement proposal to enter into a three-year software licensing agreement (documentation attached in packet) on December 3, 2012. This agreement provided licensing for various Microsoft server and client operating systems and applications included in a recent Information Technology infrastructure upgrade plan. This request is to dispense payment for year three of the agreement. The cost for this payment has been included in the 2015 fiscal budget.

Upon a motion by Commissioner Vincent and seconded by Commissioner Richards, the Commission approved Consent Items #H-5 , H-7, H-8, H-9, H-10 & H-11, by a vote of 5 to 0.

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6. Consideration of the Write-Off of Utility Accounts Receivable Deemed Uncollectible (Jeannine Michaud)

The background summary for this agenda item is on file in the Town Clerk's office. It states that a list of accounts to be written off is included in the packet, and the accounts are marked in the attached spreadsheet as either a tenant type balance or an owner type balance. If approved for write-off, these accounts will be added to the list that the customer service representatives maintain for possible collection if the customer returns to the Town and requests utility services in the future. The last time accounts were approved for write-off was September 21, 2011. The breakdown of the amounts to be written off are by service and type as follows:

Water:	$ 3,226.48
Sewer	$ 567.45
Penalty	$ 30.00
Facility Fees	$ 483.18
Billing Fees	$ 137.14
Utility Tax	$ 117.34
Misc. Fees	$ 26.81
Total	$ 4,588.40

Tenants	$ 4,448.79
Owners	$ 139.61
	$ 4,588.40

Commissioner Hannan asked if the Town could go after the homeowners for the past due utility accounts.

Town Manager Kris Kollgaard replied that the Town could not legally go after the homeowners for a tenant's account. This was verified by the Town Attorney.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved Consent Item #H-6, by a vote of 5 to 0.

I. OLD BUSINESS: No old business.

J. NEW BUSINESS:

12. Texas Roadhouse Restaurant MJSP 11/14-001 – A Development Proposing the Construction of a 7,163 Sq. Ft. High Turnover (Sit-Down) Restaurant with 281 Seats – Located at 745 N. Hwy 27/441 (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin DelleBovi, representing Benchmark Lady Lake 25 Associates, LLC, property owner, has submitted a Site Plan application for property located at 745 N. Highway 27/441, just south of the Sam's Club and north of the Lady Lake Town Hall Municipal Complex. He stated the parcel originally received Major Site Plan approval by the Town Commission on August 4, 2008 for the construction of 16,100 sq. ft. of retail under the project name of Sam's Outparcel that did not come to fruition. The applicant is now proposing a high-turnover 7,163 sq. ft. restaurant building with 281 seats.

Mr. Carroll reported that the subject area is approximately 2.01 +/- acres and is zoned Heavy Commercial. The Future Land Use is Commercial General-Retail Sales and Services; which allows for the proposed restaurant land use. Under the Sam's Outparcel development, the applicant was granted site plan approval for five foot building and landscaping buffers along the north and south

elevations. After the approval of the Site Plan by the Town Commission on August 4, 2008, the Landscaping Buffer Codes changed in 2009; however, the applicant would like to still pursue a five foot landscaping buffer for the north and south elevations on this project primarily to accommodate a five-foot concrete sidewalk on both sides.

Site plans have been submitted by Jay R. Jackson, Professional Engineer with Kimley-Horn and Associates, Inc. The Landscaping and irrigation plans have been prepared and certified by James R. Pankonin, Registered Landscape Architect with Kimley-Horn. For the proposed Mediterranean retail building, the Architectural Exterior Elevations were prepared by Greenberg Farrow. The applicant has complied with requirements pursuant to the Land Development Regulations (LDRs) for site plans, including Chapter 7-Site Plan Development Regulations, Chapter 10–Landscaping & Tree Protection, Chapter 14-Water, Reuse Water, and Sewer Standard Specifications, and Chapter 20-Commercial Design Standards of the LDRs. Reviews were completed for the Town of Lady Lake by Town staff, Neel-Schaffer Engineering, and Fire Inspector Kerry Barnett for compliance with the Florida Fire Prevention Code. The following reviews were included in the packet:

a. Town Engineer comments for the site plan dated April 13, 2015 (Satisfied).
b. Fire Review comments dated April 9, 2015 (Satisfied).
c. Waste Management comments dated January 27, 2015 (Satisfied).
d. Lady Lake Building Official comments dated March 31, 2015 (Satisfied).
e. Lake-Sumter MPO comments dated April 10, 2015 (Satisfied).
f. FDOT comments dated March 16, 2015.
g. Lady Lake Public Works comments dated February 5, 2015 (Satisfied).
h. St. Johns River Water Management District Permit Modification No.108726-3 dated February 17, 2015.

Tree Requirements: As per Chapter 10, Section 10-3, a). 2)., all non-residential properties are required to provide 160 tree caliper inches per acre. The site is required to provide 321.6 tree caliper inches based upon its 2.01-acre area (160"x 2.01). The applicant will be providing 355 tree caliper inches, exceeding requirement. It was noted that no historic tree removals have been proposed for this project as part of the application.

Landscaping buffers for the north, west and south boundaries require minimum Class "A" Landscaping Buffer (Buffer Class Requirement-Table 10-1). In accordance with LDRs-Chapter 10, Section 10-3, b).B).1) Class "A", 10' width minimum with two canopy trees, three understory trees and a continuous hedge are required.

Mr. Carroll reported that the applicant is requesting the following variances/waivers:

- <u>North Landscaping Buffer (Buffer 3)</u> - Proposal: To waive four understory trees and reduce landscaping buffer from 10 feet to 5 feet. Justification: Reduction of canopy tree material is due to existing off-site landscaping and reduction in landscaping width is to accommodate proposed connecting sidewalk.
- <u>West Landscaping Buffer (Buffer 2)</u> - Proposal: To substitute six canopy trees for understory trees. Justification: Proposing understory trees in lieu of canopy trees due to overhead utility line conflict.
- <u>South Landscaping Buffer (Buffer 1)</u> - Proposal: Reduce landscaping buffer from 10 feet to five feet. Justification: Reduction in landscaping width is to accommodate proposed connecting sidewalk.

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- As per LDRs – Chapter 20, Section 20-3C.10.L) – Parking lots with two or more double rows will have a continuous landscaped strip between the sections. This landscaped strip will run parallel to the circulation flow and shall be a minimum of six feet wide.
- Administrative variance as per Chapter 3, Section 13-3).b).4) to address a parking deficiency in the amount of 10% or less of required parking spaces.
- Variance to address monument sign separation requirement to be heard under Resolution No. 2015-103.

Mr. Carroll showed aerial views of the outparcel site between the Sam's Club and Lady Lake Town Hall, as well as the site plan and proposed elevations.

Mr. Carroll reported that the Commission reached consensus to advance the development plan as presented at the Special Town Commission Conceptual Workshop which took place on Monday, December 15, 2014. The application was presented before the Parks, Recreation and Tree Advisory Committee on February 11, 2015, and they recommended approval of the project by a 4-0 vote. The Technical Review Committee members individually reviewed the application and provided all final comments regarding the Site Plan application on April 13, 2015. It was noted that the Planning and Zoning Board does not review Site Plan applications.

Mr. Carroll stated that staff recommends approval as presented and that Marty DelleBovi is present if there are any questions.

Commissioner Hannan stated he had previously voiced two objections to this project; one being that the building should be moved back and have more parking at the front, and secondly, to have the building on the north side of the lot closer to Sam's Club. He stated he has a third objection regarding the sign which will be brought up later. He stated although his first two objections were overruled by the other Commissioners, he is still in favor of the Texas Roadhouse restaurant.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved Texas Roadhouse Restaurant MJSP 11/14-001 by a vote of 5 to 0.

13. <u>Consideration of Approval for the Supplemental Agreement with Neel-Schaffer Engineering for the Additional Engineering for a South Driveway, Fire Lane and Parking Lot at the Guava Street Concession Stand Area (Mike Burske)</u>

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's office). He stated that as shown in the contract, the additional engineering is for the building of a fire lane to the concession stand as required by our code. He explained that the fire lane will be at the site of a parking lot constructed with recycled asphalt millings which also has drainage issues. Mr. Burske stated that this additional engineering will designate this area as a formal fire lane and enhance the parking lot to also assist in the erosion and water runoff. He stated that the additional engineering, including the survey, will cost $6,588.75. He noted that the proposal from March 24, 2015 and the opinion of probable costs shows how this will effect the project. Ms. Burske stated that this project is utilizing Parks and Recreation Impact fees that has a balance of $388,038.00. He stated that the Parks, Recreation and Tree Advisory Committee voted 5-0 to forward this to the Town Commission with a recommendation of approval at their meeting on April 8, 2015.

Town Manager Kris Kollgaard stated that the Town has had a lot of problems with the dirt area as it is now, and it will be good to deal with it in one project to include the fire lane.

Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved the Supplemental Agreement with Neel-Schaffer Engineering for the Additional Engineering Cost of $6,588.75 for a South Driveway, Fire Lane and Parking Lot at the Guava Street Concession Stand Area by a vote of 5 to 0.

K. TOWN ATTORNEY'S REPORT:

Mayor Kussard asked if the Commissioners wanted to move forward with the next three items under the Town Attorney's report since they have to do with signage and there were questions regarding signage at the prior meeting. She asked if the Commissioners would like to table the items and have a workshop to address changes to the ordinances before moving forward.

Commissioner Hannan stated that the Town has spent a lot of time on creating the LDRs and he would like to continue on with these items.

Town Manager Kris Kollgaard stated she has heard from different Commissioners at times regarding waiver requests and is not sure if it is the waiver procedure that is the problem or if "hardship" needs to be defined, and asked if a workshop might be needed.

Mayor Kussard stated that there seems to be an objection every time a commercial business wants to put up a sign, although putting a sign on the building is the cheapest way to advertise the type and location of the business.

Commissioner Hannan stated that the Commission has a problem with signs and does not want to turn Lady Lake into another Las Vegas; he stated he would be happy if there were no signs.

Commissioner Richards commented that there are many communities that limit the amount and design of signs. He agreed it is a cheap form of advertising, but that the Town's Commercial Design Standards are in place for a reason and there needs to be a hardship to award a variance.

After further discussion, the Commission agreed to proceed.

14. <u>Resolution No. 2015-102 – First/Final Reading – Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC for the Sunset Professional Plaza – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466 (Thad Carroll)</u>

Town Attorney Derek Schroth read the resolution by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that on March 5, 2015, Town staff received a variance application for secondary wall signage along the façade of two buildings facing Highway 466 from Jay Berry with Berry's Signs for the Sunset Professional Plaza on behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC, for properties addressed as 801 and 805 Highway 466. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E. of the Town of Lady Lake Land Development Regulations, which only allows wall signs to be placed on the main façade of the business.

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Mr. Carroll showed views of the subject parcel and aerial views of the site, as well as photos of the development, including the front façade of the buildings facing Highway 466. He stated the Town was encouraging buildings to be closer to the right of way with parking in the rear, and explained that the code limits wall signage if there is no public entrance on the front of the building, which resulted in this variance request.

Mr. Carroll stated that as required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs on the additional wall could help many businesses and offices in the plaza since the signs could attract drivers from Highway 466 who would not see the businesses otherwise. Additionally, the applicant insisted that due to the building design, there is no public entrance on Highway 466, which limits the wall signage placement in accordance to the current sign code. Mr. Carroll stated that the Town granted a similar variance under Resolution No. 2008-133 for a series of retail suites on Rolling Acres Road that includes the Trustco Bank, Sprint store, etc. He stated that the code changed in 2009 and variance requests have been brought to the Town Commission for consideration.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 18, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "RP" Residential Professional, which permits the development in existence. The Future Land Use Map designation for the site is PS (Professional Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Mr. Carroll reported that notices to inform the surrounding property owners (8) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, May 30, 2015, and five return receipts have been returned as received with no objections or letters of support to date. The property was posted on Wednesday, April 1, 2015.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-102 and provided comments on April 7, 2015 that determined the application was complete and ready for transmittal to the Planning and Zoning Board and the Town Commission. The Planning and Zoning Board heard the application for Resolution No. 2015-102 at their regular meeting on Monday, April 13, 2015 and recommended approval by a 4-0 vote.

Mr. Carroll stated that Jay Berry of Berry's Signs and John Toscani as managing member of the Sunset Professional Plaza are present if there are any questions.

Commissioner Hannan stated he thinks the Trustco Bank signs are neat and fit in, and asked if the signs being proposed for these building are similar. He stated he would like to have more detail on what is being proposed.

Mr. Berry replied that the proposed signs will be lighted channel letters with LEDs, very similar to Trustco Bank and identical in construction.

Commissioner Richards asked if Sunset Plaza was going to have any type of monument sign such as the Summit Medical Plaza has next door.

Mr. Berry replied that they have one small sign for the whole plaza that has been permitted and constructed.

Mr. Carroll also interjected that the sign only identifies the complex and is not a directory sign like the Summit Medical Plaza sign, or like the sign at the plaza across the street.

Mr. Berry stated that the façade sign will make the urgent care facility easier to find when passing by on the highway in an emergent situation, as well as Lake Eye Associates. He stated that these people have spent a lot of money for their facilities and want clients to be able to locate them.

Commissioner Hannan stated that it is impossible for him to make a decision on the placement of these signs without photos of the existing buildings and adjacent properties, as artist's renditions of the signs do not show him the entire picture.

Commissioner Richards agreed that they need more information. He asked where the monument sign is now for Sunset Professional Plaza.

Mr. Carroll replied that it is at the entrance of the plaza.

Commissioner Holden commented that perhaps the Paramount Urgent Care sign could be made smaller and could just say "Urgent Care".

John Toscani stated he represents Sunset Professional Plaza as the developers of the property, and that the property was purchased with the site plan approved in accordance to building regulations in 2007/2008 where buildings were encouraged to be close to the roads with parking in the rear. He stated that he would have done a redesign of the site to push the properties off the road if he had the opportunity. Mr. Toscani reported the code for signage states that a sign can be placed on the façade of the building, and façade is defined as the side of the building facing the road. He stated this would have been addressed earlier if he had known it would be an issue. He stated that he manages a number of properties that uses Mr. Berry's signs and they are all well done. Mr. Toscani asked the Commission to approve the signage and resolution.

Commissioner Vincent asked if the sign could be made without being lighted. He stated he does not like the illuminated letters, but perhaps a light could shine on the sign itself.

Mr. Toscani stated that it gets dark around five p.m. in the winter, and lighted signs are needed, especially for the urgent care facility that is open from 7 a.m. until midnight. He stated that up-lights and down-lights are used for the landscaping and to bring the beauty out, but he does not feel it will work on the signs.

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Mr. Berry stated the letter style can be changed, but that Lake Eye Associates has their own logo which they want on the sign. He pointed out that the signs in the plaza across the road are all different channel letter styles and it would not seem fair if this request is not approved

Commissioner Richard asked Mr. Berry if he knows of a national logo for urgent care facilities that would be recognized.

Mr. Berry stated he is not aware of a nationally recognized logo for urgent care facilities as they are all independently owned businesses.

Commissioner Holden once again pointed out that Paramount is 40% of the sign for the urgent care and suggested just putting "Urgent Care" on the sign, as most people do not care who owns the business but are just looking for an urgent care facility.

Mr. Toscani replied that urgent care centers have become more of a mainstay as an alternative to a doctor's office.

Mr. Carroll stated that the name is important to some as their insurance may cover only certain urgent care facilities such as Paramount. He stated that staff was only concerned with the variance request as it applies to code; whether the sign can be put on this façade, not the design. He stated that the Commission may request a certain size or color.

Commissioner Richards asked the Town Attorney if the Commission could deny a variance request, and could request the sign be a certain color or design.

Town Attorney Derek Schroth stated it is at the discretion of the Commission and the applicant would have to consent to it and negotiate something, with the alternative being a denial of the application.

Commissioner Kussard stated she is in favor of a lit sign on the façade of the buildings facing Highway 466.

After further discussion, Mayor Kussard asked if anyone in the audience had any questions or comments.

- A member of the audience suggested that the Paramount sign have Paramount in script and urgent care in block letters.

Upon a motion by Commissioner Hannan and a second by Commissioner Richards, the Commission <u>tabled</u> a decision on Resolution No. 2015-102 – First/Final Reading – Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC for the Sunset Professional Plaza – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466, until the May 18, 2015 Commission meeting, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***

DRAFT

KUSSARD YES

Town Attorney Derek Schroth asked if it is the applicant's intention to revise the proposed plan for the application for further consideration by the Commission.

Mr. Berry replied that he will redesign everything for the Commission to look at.

Mr. Carroll asked for direction from the Commission for the applicant.

Commission Hannan stated he would like to see a picture of the entire building, not just a portion of it.

Commissioner Richards asked that the design be something tasteful such as making Paramount smaller and make urgent care stand out. He asked if several designs could be brought back for consideration.

15. Resolution No. 2015-103 – First/Final Reading – Benchmark Lady Lake 25 Associates, LLC for the Texas Roadhouse Restaurant – Variance Request Pursuant to Chapter 17, Section 17-3).e).1).A). to Allow a Freestanding Sign to be Erected 64 Ft. from the Closest Freestanding Sign on the Property Owned by Benchmark Lady Lake 25 Associates, LLC – Located at 745 North Hwy 27/441 (Thad Carroll)

Town Attorney Derek Schroth read the resolution by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin J. DelleBovi, submitted a variance application on behalf of property owner Benchmark Lady Lake 25 Associates, LLC, pursuant to the provisions of Chapter 17, Section 17-3).e).1).A). of the Town of Lady Lake Land Development Regulations which requires that no freestanding sign shall be erected closer than 100 feet from any other freestanding sign. He stated that the variance request is to allow a freestanding sign to be erected 64 feet from the closest freestanding sign on the property owned by Benchmark Lady Lake 25 Associates, LLC, located at 745 North Hwy 27/441 (AK #3861958). The proposed monument sign is designed to be approximately 8' high with a minimum five foot setback along North Highway 27/441, which meets sign code requirements.

Mr. Carroll showed the site plan, aerial views of the property, and photos of the posting and the current Sam's Club sign. He stated that some members of the Planning and Zoning Board had questions about the sight lines for traffic, and these were taken into consideration for the location of the sign and photos of the entrance and exit were shown.

As required of the application, a Justification Statement has been submitted. The site will be home to the Texas Roadhouse, a 7,163 sq. ft. high turnover (sit-down) restaurant proposing 281 seats. Given that the restaurant is proposed to be constructed on an outparcel, the applicant has indicated that the proposed monument location is the best location for the sign to direct the public to restaurant's entrance. The applicant has stated that adding the monument sign has been part of the improvement plans for the site to make it fully operational and attractive, as well as to provide the driver good directions with time to make the turn into the property safely. The applicant feels that a 64 foot separation still accomplishes the spirit of the Code to the best extent practicable given the restaurant land use. Lastly, the applicant pointed out that the amount of signage out there is minimal in proportion to the retail space in place. In selecting the location of the sign, the applicant

considered what best suits the design of the frontage without causing clutter or blockage to any viewing corridor.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Heavy Commercial (HC). The application is complete and ready to be transmitted to the Planning & Zoning Board for their recommendation.

Mr. Carroll noted that notices to inform the surrounding property owners (2) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, March 30, 2015, and there have been no objections or letters of support regarding this application. The property was posted on Wednesday, April 1, 2015.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-103 and provided comments on April 7, 2015 that determined the application was complete and ready for transmittal to the Planning and Zoning Board and the Town Commission. He stated that the Planning and Zoning Board heard the application for Resolution No. 2015-103 at their regular meeting on Monday, April 13, 2015, and recommended approval by a 4-0 vote.

Mr. Carroll stated Marty DelleBovi is present to answer any questions.

Commissioner Hannan asked why the Town has the LDRs if changes like this can be approved. He asked if the Sam's Club monument sign can be moved.

Mr. DelleBovi stated Benchmark was approved for this site plan with the setback requirements as called for in the LDRs, and it was approved. He stated that they incurred a $15,000 expense to recess the property back another 10 feet which requires them to put a retaining wall across the back of the property as requested by Commissioner Hannan, despite being approved with the original setback. He stated there was no restriction under the previous sign ordinance when they originally put the Sam's Club sign up, and this request should have been grandfathered in for the outparcel. Mr. DelleBovi stated that they have made other concessions such as installing a monument sign instead of a pylon sign. He stated it cannot be moved, and he does not feel it is the right thing to do to move the sign for the Texas Roadhouse, and as such, the variance request is to allow for the sign to be closer than 100 ft. from the nearest freestanding sign. He stated they made sure there was no line of sight issues and that it is the best place for the sign.

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Mr. DelleBovi commented that the Town's ordinance was drafted years ago, with his input, and he stated that due to its nature, it calls for each development to be handled on a case by case basis. He stated that the sign ordinance was done separately from the LDRs.

Mayor Kussard asked if there was any comments or questions from the audience. There were no comments.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved Resolution No. 2015-103 – First/Final Reading – Benchmark Lady Lake 25 Associates, LLC for the Texas Roadhouse Restaurant – Variance Request Pursuant to Chapter 17, Section 17-3).e).1).A). to Allow a Freestanding Sign to be Erected 64 Ft. from the Closest Freestanding Sign on the Property Owned by Benchmark Lady Lake 25 Associates, LLC – Located at 745 North Hwy 27/441, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

16. <u>Resolution No. 2015-104 – First/Final Reading – SRK Lady Lake 43 Associates, LLC for Ulta Beauty – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the Elevation Facing Fennell Blvd. of Retail Tenant Space 2 – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 460 North Highway 27/441 (Thad Carroll)</u>

Town Attorney Derek Schroth read the resolution by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that on March 17, 2015, Town staff received a variance application for secondary wall signage to be placed on the elevation facing Fennell Blvd. of Retail Tenant Space 2 located within the Lady Lake Crossing Plaza. The applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for Ulta Beauty to be located at the Lady Lake Crossing Plaza for property addressed as 460 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E. of the Town of Lady Lake Land Development Regulations, which only allows wall signs to be placed on the main façade of the business.

Mr. Carroll reviewed the site plan, as well as aerial views of the property, photos of the property posting and photos of the surrounding area. Renderings of the proposed illuminated sign lettering was also reviewed.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs on this elevation will assist the public and other retail stores by identifying its location from the south to the north. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store and the center. Lastly, the applicant feels that since Ulta Beauty is a middle tenant, potential customers may pass by without finding the location and they could lose business.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "CP" Planned Commercial, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement of Ordinance No. 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Mr. Carroll reported that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, May 30, 2015. The property was posted on Wednesday, April 1, 2015.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-104 and provided comments on April 7, 2015 that determined the application was complete and ready for transmittal to the Planning and Zoning Board and the Town Commission. The Planning and Zoning Board heard the application for Resolution No. 2015-104 at their regular meeting on Monday, April 13, 2015 and recommended approval by a 4-0 vote.

Mr. Carroll stated that Mr. DelleBovi is present to answer any questions.

Commissioner Richards stated he is not in favor of this because there is no entrance or traffic in that back area of Fennell Blvd. and that there will be a sign on the front of the building.

Commissioner Holden stated he is in favor of it.

Mayor Kussard asked if there were any comments or questions from the audience. There were no comments or questions.

Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission approved Resolution No. 2015-104 – First/Final Reading – SRK Lady Lake 43 Associates, LLC for Ulta Beauty – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the Elevation Facing Fennell Blvd. of Retail Tenant Space 2 – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 460 North Highway 27/441, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***

HANNAN	*YES*
RICHARDS	*NO*
KUSSARD	*YES*

L. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard reported that the Library Board currently has one member whose term expired this month, Linda Underhill, and she wishes to be reappointed. She stated there is also a vacancy on this board, but there are no new applications on file at this time. When new applications are received, they will be brought to the Commission for consideration of appointment(s). Ms. Kollgaard reported that staff was waiting on the FOP contract and an ad will be going out to all three newspapers for all of the Boards. She asked the Commissioners to make their selection.

Commissioner Vincent, Commissioner Holden, Commissioner Richards, Commissioner Hannan and Mayor Kussard voted unanimously to reappoint Linda Underhill to the Library Board.

Ms. Kollgaard reported that she and Public Works Director C.T. Eagle met with the City Manager of Fruitland Park and voiced some concerns regarding the proposed agreement and Fruitland Park will make some minor changes to the terms. She stated that once the revisions have been made, they will send it back and the Town Attorney will review it before it comes before the Commission.

Ms. Kollgaard stated it has come to her attention that some cities do background checks on volunteer board members. She stated the Town currently does background checks on volunteers that work in the library or the police department, but not on members of the boards. She asked if the Commissioners were in favor of doing background checks on board members.

Commissioner Hannan stated he feels background checks would be beneficial and should not be much of an expense to the Town.

Mayor Kussard asked Ms. Kollgaard how much it would cost.

Ms. Kollgaard replied that it will cost 55 to $75 per background check. She recommended that if the Commission does want background checks, they should select board members contingent upon passing a background check or it could be expensive.

After discussion, it was the consensus that the Commission did not currently want background checks done on volunteer board members, although Ms. Kollgaard asked them to contact her if this changes.

Ms. Kollgaard reminded everyone that the May 4th Commission meeting has been cancelled, and the next Commission meeting is scheduled for May 18th.

M. MAYOR/COMMISSIONER'S REPORT:

Commissioner Hannan stated that many homeowners have gone to Florida Friendly lawns and are putting in rocks instead of grass to the edge of their property line which is against the Town's ordinance that requires that lawns have grass one foot off the property line. He asked that the Town's code enforcement officer be proactive in seeking out those who are violating the Town's ordinance in this regard.

DRAFT

Town Manager Kris Kollgaard stated she will have staff look into it. She stated that when rocks are to the edge of the property, they sometimes get into the gutters and run-off into the wastewater.

Town Attorney Derek Schroth stated that he will look into that before the Town enforces it because there may be a preemption issue with the Florida Friendly landscaping state statute.

Commissioner Hannan also stated he would like to know what The Villages Fire Chief's policy is regarding cars and golf carts parked on both sides of the road, possibly blocking access for emergency vehicles.

Ms. Kollgaard stated she will check with Chief Cain.

Commissioner Richards stated he believes that whoever is blocking the right of way can get ticketed for obstructing.

Ms. Kollgaard stated she also believes the Town can have the vehicles towed, but she will check with the Police Chief.

Commissioner Holden stated he has had no complaints from residents in his ward for some time.

Mayor Kussard stated the Town looks wonderful. She reported that she attended the "Spring into Safety" event at The Home Depot this past Saturday and it was well attended, and she was glad to see the Town participating in this type of activity.

N. PUBLIC COMMENTS[iv]

Mayor Kussard asked if anyone in the audience would like to speak on any item. There were no comments from the audience.

O. ADJOURN: There being no further discussion, the meeting was adjourned at 7:35 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

[i] *Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.*

[ii] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

[iii] *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

[iv] *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

DRAFT

H-3

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Consideration for the Lady Lake Soccer Association to Host Their Annual British Soccer Camp on June 8-12, 2015 at the Rolling Acres Sports Complex Soccer Fields and to Donate the Field Rental Fees to the Lady Lake Soccer Association for Scholarships for the Fall Season

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval for the Lady Lake Soccer Association to Host Their Annual British Soccer Camp on June 8-12, 2015 at the Rolling Acres Sports Complex Soccer Fields and to Donate the Field Rental Fees to the Lady Lake Soccer Association for Scholarships for the Fall Season.

SUMMARY: The Lady Lake Soccer Association is seeking permission to once again host their summer British Soccer Camp through Challenger Sports. This camp gives area children the opportunity to learn soccer skills from very skilled coaches. At the camp, all participants are given a ball, and if they sign up early, are given a shirt for the camp. The camp varies from 30 to 80 participants. In watching the camp and how it has been coordinated through the years, I believe it to be a benefit to the community.

Please view the Challenger Sports website at www.challengersports.com to better understand who they are and what they teach. Challenger Sports provides their own insurance and background checks for all of the coaches, and will once again rent the fields. Last year, the Town donated the field rental fee to the Lady Lake Soccer Association to assist those who are unable to pay to play soccer, as the funds would come in too late to help those who are unable to pay for this camp.

FISCAL IMPACT: Revenue up to $1,050.00 plus $73.60 for tax.

[ ] Capital Budget
[ ] Operating
[X] Other (Revenue)

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[] Other [X] Support Documents

DEPARTMENT HEAD MDB	**Submitted** 04/28/15	**Date** 05/20/15	
FINANCE DEPARTMENT JRM	**Approved as to Budget Requirements**	**Date** 4/29/15	
HR	**Approved as to Form**	**Date** 04-20-15	
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**	
TOWN MANAGER	**Approved Agenda Item for:** 5-18-15	**Date** 5-4-15	

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**

[ ] Continued to Date Certain **[ ] Approved with Modification**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/21/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Risk & Insurance Consultants, Inc
5416 Glenridge Drive
Atlanta GA 30342

CONTACT NAME: Lyshon Jackson
PHONE (A/C, No, Ext): (404) 459-5975 FAX (A/C, No): (404) 459-5976
E-MAIL ADDRESS: ljackson@riskinsuranceco.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Massachusetts Bay Ins	22306
INSURER B: Allmerica Financial Benefit Ins	41840
INSURER C: Hanover Insurance Co	22292
INSURER D: Technology Insurance Company	42376
INSURER E: QBE Ins Corp	39217
INSURER F:	

INSURED
Challenger Sports Corp
8263 Flint St
Lenexa KS 66214

COVERAGES **CERTIFICATE NUMBER:** CL151508135 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC			ZDA 9436702-04	1/1/2015	1/1/2016	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
B	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS			ADA9394043	1/1/2015	1/1/2016	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
							Uninsured motorist combined	$ 1,000,000
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			UHA9436692-03	1/1/2015	1/1/2016	EACH OCCURRENCE	$ 5,000,000
							AGGREGATE	$ 5,000,000
								$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		TWC3395336	1/1/2015	1/1/2016	X WC STATUTORY LIMITS OTHER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
E	Participant Accident			AHH006104	1/1/2015	1/1/2016	Accident/Medical	$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Type of Program: British Soccer Camp
Dates: June 7 - 13

Lady Lake Soccer Assoc. and Town of Lady Lake are Additional Insured, with respect to General Liability, as required by written contract.

CERTIFICATE HOLDER

mburske@ladylake.org

Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jill Kitchen/SK

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Additional Named Insureds

Other Named Insureds	
Challenger Sports Canada Corp	Insured Multiple Names
Challenger Sports Teamwear LLC	Limited Liability Company, Insured Multiple Names
Soccer Plus Inc	Corporation, Insured Multiple Names
Sports Management Group LLC	Limited Liability Company, Insured Multiple Names
Tetra Brazil Soccer LLC	Limited Liability Company, Insured Multiple Names

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17 Mail Calendar People Tasks Mike Burske

New mail

Search mail and people

Favorites
- Inbox 1193
- Sent Items
- Deleted Items 153

Mike Burske
- Inbox 1193
- Drafts [232]
- Sent Items
- Deleted Items 153
- Junk Email [297]
- Notes
- RSS Feeds

INBOX CONVERSATIONS BY DATE

All Unread To me Flagged

Nancy Slaton
May 20 Commission Agenda 10:59a
Hi, Mike, Please see attached for your review. Thank...

Nancy Slaton
Cancellation of the 5/4/15 Commission Meetin 9:46a
Please see attached. Thank you. Nancy Slaton Deput...

Tamika DeLee
Dylan Templeton- New Hire Paper Work 9:03a
It's just a FYI. From: Mike Burske Sent: Tuesday, April...

Tamika DeLee
Dylan Templeton-Physical 8:47a
No preview is available.

American City & County
Webinar: Improve the Building Experience with 8:10a
If you have trouble viewing this email, read the onlin...

YESTERDAY

C.T. Eagle
2015 Shirt size list. Mon 4:40p
Department Heads, Please see the attached polo shir...

Angela Zarcone
Rental Mon 4:15p
Hello, My name is Angie Zarcone, I am planning on...

Cathie Schanz via Florida Recreati
Agency Directors : Operational Analysis (3) Mon 3:35p
Warning: Do not forward this email due to embedde...

Pamela Winegardner
Fixed Asset Listing Mon 3:01p
On March 4, 2015, I sent out fixed asset listing to all...

Stephanie Monterey
Park Season Preparation Tip: Proactively Prev Mon 2:41p
PREVENT NUISANCE CRIMES FROM DESTROYING Y...

Tia Oneal
shirts Mon 12:08p
Vicki, the shirts must have sleeves on them. Tia From...

Tia Oneal
Health Fair Mon 11:19a
Everyone please do not forget the health fair is THIS...

Gary A. Coleman
Saturday Ball Field Mon 11:05a
Mike, Thanks again for letting us use the field this pa...

Buscher, Lisa
AID & STIC Funding Incentive Programs Mon 10:19a
Good morning; Another exciting opportunity that wil...

Sunday

Don Doggett
Music in the park proposal Sun 1:10p
Mike, It was good to talk with you the other day. I w...

LAST WEEK

llmuseum@embarqmail.com
Bob Arndt Sat 4/25
LLHS Members, Bob Arndt, LLHS President, who suff...

American City & County
Webinar: Improve the Building Experience wit Sat 4/25

Challenger Sports Corp / Revised Insurance Certificate

Tia Oneal
Tue 4/21/2015 12:50 PM
Mark as unread

Good to go.

Tia

Go Green: Please do not print this e-mail unless you really need to.

Tahia (Tia) O'Neal

Human Resource Director,PPP,FLRP
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
Phone:352-751-1505
Fax:352-751-0230
tiaoneal@ladylake.org
www.ladylake.org

Beginning October 7, 2013 Administrative Office hours for the Town of Lady Lake will be Monday through Thursday 7:30 a.m. to 6:00 p.m.

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

REPLY REPLY ALL FORWARD ...

Shadi Kamyab <SKamyab@ri:
Tue 4/21/2015 12:49 PM
Mark as unread

To: Mike Burske;
Cc: mcurry@challengersports.com; Tia Oneal;

1 attachment

eForms PDF
~.PDF

Action Items + Get more apps

Dear Mike,

Per you request please see the attached revised insurance certificate. If you should have any questions or concerns, or if I can further assist you please don't hesitate to contact me. Thank you and have a great day!

Sincerely,

H-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Consideration to Accept the Title VI/Nondiscrimination Assurance Form with F.D.O.T. for Phase II of the Rolling Acres Sidewalk Project

DEPARTMENT: Parks and Recreation Department

RECOMMENDED MOTION: Accept the Title VI/Nondiscrimination Assurance Form with F.D.O.T. for Phase II of the Rolling Acres Sidewalk Project

SUMMARY: The Town of Lady Lake needs to enter into this assurance agreement with F.D.O.T. District 5 for Phase II of our sidewalk project. As noted in the document, this assures F.D.O.T. that the Town will not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status

FISCAL IMPACT: N/A

[ ] Capital Budget
[ ] Operating
[ ] Other (Revenue)

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[X] Other [ ] Support Documents

DEPARTMENT HEAD MDB **Submitted** 05/11/15 **Date** 05/14/15

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

HR **Approved as to Form** 5-18-15 **Date** 5-11-15

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 5/18/15 **Date** 5/11/15

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**

[ ] Continued to Date Certain **[ ] Approved with Modification**

TITLE VI/ NONDISCRIMINATION ASSURANCE

Pursuant to Section 9 of US DOT Order 1050.2A, the Town of Lady Lake assures the Florida Department of Transportation (FDOT) that no person shall on the basis of race, color, national origin, sex, age, disability, family or religious status, as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, the Florida Civil Rights Act of 1992 and other nondiscrimination authorities be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation under any program or activity.

The Town of Lady Lake further assures FDOT that it will undertake the following with respect to its programs and activities:

1. Designate a Title VI Liaison that has a responsible position within the organization and access to the Recipient's Chief Executive Officer.
2. Issue a policy statement signed by the Chief Executive Officer, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the Recipient's organization and to the general public. Such information shall be published where appropriate in languages other than English.
3. Insert the clauses of *Appendices A and E* of this agreement in every contract subject to the Acts and the Regulations
4. Develop a complaint process and attempt to resolve complaints of discrimination against sub-recipients. Complaints against the Recipient shall immediately be forwarded to the FDOT District Title VI Coordinator.
5. Participate in training offered on Title VI and other nondiscrimination requirements.
6. If reviewed by FDOT or USDOT, take affirmative action to correct any deficiencies found within a reasonable time period, not to exceed ninety (90) calendar days.
7. Have a process to collect racial and ethnic data on persons impacted by your agency's programs.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal funds, grants, loans, contracts, properties, discounts or other federal financial assistance under all programs and activities and is binding. The person whose signature appears below is authorized to sign this assurance on behalf of the Recipient.

Dated 5/18/2015

by _____
Kristen Kollgaard
Town Manager
, Chief Executive Officer

APPENDICES A and E

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:

(1.) **Compliance with Regulations:** The Contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (hereinafter, "USDOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.

(2.) **Nondiscrimination:** The Contractor, with regard to the work performed during the contract, shall not discriminate on the basis of race, color, national origin, sex, age, disability, religion or family status in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

(3.) **Solicitations for Subcontractors, including Procurements of Materials and Equipment:** In all solicitations made by the Contractor, either by competitive bidding or negotiation for work to be performed under a subcontract, including procurements of materials or leases of equipment; each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this contract and the Regulations relative to nondiscrimination on the basis of race, color, national origin, sex, age, disability, religion or family status.

(4.) **Information and Reports:** The Contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the *Florida Department of Transportation*, the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information the Contractor shall so certify to the *Florida Department of Transportation*, the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* as appropriate, and shall set forth what efforts it has made to obtain the information.

(5.) **Sanctions for Noncompliance:** In the event of the Contractor's noncompliance with the nondiscrimination provisions of this contract, the *Florida Department of Transportation* shall impose such contract sanctions as it or the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* may determine to be appropriate, including, but not limited to:

a. withholding of payments to the Contractor under the contract until the Contractor complies, and/or
b. cancellation, termination or suspension of the contract, in whole or in part.

(6.) **Incorporation of Provisions:** The Contractor shall include the provisions of paragraphs (1) through (7) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Contractor shall take such action with respect to any subcontract or procurement as the

Florida Department of Transportation, the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* may direct as a means of enforcing such provisions including sanctions for noncompliance. In the event a Contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the Contractor may request the *Florida Department of Transportation* to enter into such litigation to protect the interests of the *Florida Department of Transportation*, and, in addition, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

(7.) **Compliance with Nondiscrimination Statutes and Authorities**: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21; The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects); Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex); Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27; The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age); Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex); The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not); Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 -- 12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38; The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex); Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations; Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100); Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

H-5

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE : May 18, 2015

SUBJECT: Interlocal Agreement between Lake County, the Municipalities, and Lake County School Board regarding the Distribution of the Local Government Infrastructure Surtax

DEPARTMENT: Town Manager

STAFF RECOMMENDED MOTION: Approval of the Interlocal Agreement between Lake County, the Municipalities, and the Lake County School Board Regarding the Distribution of the Local Government Infrastructure Surtax.

SUMMARY:

If the referendum is passed this November to extend the one cent Surtax for an additional 15 years (2018-2032),the County, Municipalities, and Lake County School Board have to have an agreement in place regarding the distribution of the funds. The distribution for this agreement is the same as the previous agreement done in 2002, which was 33.3% to the School Board, 33.3% to the County, and 33.3% to the Municipalities to be divided among them based on population.

The interlocal agreement has been reviewed and approved by the Town Attorney.

FISCAL IMPACT: N/A

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**
[ ] **Other**
[ ] **Support Documents -** Proposed Agreement and 2001 Agreement

---

DEPARTMENT HEAD	**Submitted** 5-4-15	**Date**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 5/18/15	**Date** 5/4/15

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**
[ ] **Continued to Date Certain** [ ] **Approved with Modification**

INTERLOCAL AGREEMENT
REGARDING
DISTRIBUTION OF LOCAL GOVERNMENT INFRASTRUCTURE SURTAX

This Interlocal Agreement ("Agreement") is made by and between Lake County, Florida ("Lake County"), a political subdivision of the State of Florida, the Cities of Tavares, Umatilla, Astatula, Eustis, Clermont, Groveland, Howey-in-the-Hills, Mascotte, Minneola, Mount Dora, Fruitland Park, Leesburg, Montverde and Lady Lake, collectively the ("Cities"), and The School Board of Lake County, Florida ("School Board"), a body corporate existing under the laws of the State of Florida, regarding the distribution of the Local Government Infrastructure Surtax.

WITNESSETH

WHEREAS, Section 212.055, Florida Statutes authorizes the Lake County Board of County Commissioners to levy a discretionary local government infrastructure sales surtax for purposes of funding infrastructure; and

WHEREAS, pursuant to Section 212.055(2), Florida Statutes, on June 9, 2015, or as soon thereafter as possible, Lake County intends to conduct a public hearing and adopt an Ordinance which would provide for the extension and levy of the one cent infrastructure sales surtax within the geographical boundaries of Lake County to take effect after approval by a majority of the electors of Lake County voting in a referendum on November 3, 2015, hereinafter the "Surtax"; and

WHEREAS, Chapter 163, Florida Statutes, Section 212.055(2)(c), Florida Statutes, and other applicable laws authorize this Agreement between Lake County, the Cities and the School Board regarding the distribution of the Surtax proceeds; and

WHEREAS, the Cities represent a majority of Lake County's municipal population; and

WHEREAS, the parties deem it is in the best interest of the citizens of Lake County to extend the existing Surtax.

NOW THEREFORE, in consideration of the mutual covenants and promises between the parties to this Agreement and the mutual benefits that enure to the parties and to the public, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into and become a part of this Agreement.

2. **Municipalities.** In the event new municipalities are created within Lake County's geographical area, and unless otherwise provided by law, the parties hereby agree that such new municipalities will be permitted to join in this Agreement and participate, prorata, in the proceeds of the Surtax.

3. **Surtax Proceeds Distribution.** Upon Lake County's adoption of the Ordinance renewing the one cent Surtax for an additional period not to exceed fifteen (15) years and upon such Surtax being approved by the electors of Lake County at the November 3, 2015 referendum, the Surtax shall be distributed during the period from January 1, 2018 through December 31, 2032 as follows:

a) The School Board shall receive disbursements equaling one-third (33.33%) of the net proceeds of the Surtax revenue per year.

b) Lake County shall receive disbursements equaling one-third (33.33%) of the net proceeds of the Surtax revenue per year.

c) The Cities combined shall receive disbursements equaling one-third (33.33%) of the net proceeds of the Surtax revenue per year to be divided among them based on population as set forth in Section 212.055(2)(c), Florida Statutes, and Section 218.62, Florida Statutes.

4. **Consent.** Lake County and the Cities consent to the distribution of the Surtax revenue to the School Board, as provided in Section 3 above.

5. **Surtax Collection.** Lake County, the School Board and the Cities shall receive the revenue of the Surtax monthly from the Department of Revenue and each shall retain all revenue in a separate account.

6. **Collection Reports and Inspection.** The parties agree to keep all Surtax revenue segregated from other funds and to maintain records showing the amount of revenue received and the expenditures of such revenues in accordance with this Agreement, Section 212.055(2), Florida Statutes, and the ballot language of the November 3, 2015 referendum. The parties shall have the right to review the records of each other as to the receipt, allocation and expenditure of the Surtax. All such inspections shall be made upon reasonable prior notice at a mutually agreeable time and place.

7. **Surtax Use.** Lake County, the Cities and the School Board each certify to the others that revenue and interest thereon received from the Surtax shall be expended by that jurisdiction only as permitted by Section 212.055(2), Florida Statutes, the Ordinance and the ballot language of the November 3, 2015 referendum. Lake County, the Cities and the School

Board further certify that the revenue received pursuant to this Agreement shall be used to supplement funds currently budgeted for infrastructure.

8. **Sales Surtax Oversight Advisory Committee.** Lake County has established the Sales Surtax Oversight Advisory Committee under Section 2-90.42 through 2-90.46, Lake County Code. The parties hereby agree that the Sales Surtax Oversight Advisory Committee shall be continued for the purposes of reviewing the expenditures of the revenue generated by the renewed sales tax to ensure the revenue is being used for the purposes specified. The School Board shall agree to continue to appoint two (2) members to the Lake County Sales Surtax Oversight Advisory Committee. The Lake County League of Cities shall continue to appoint two (2) members to the Committee, and that the Constitutional Officers, up to three (3), will be invited and encouraged to become members of the Sales Surtax Oversight Advisory Committee. The members designated by the School Board and the League of Cities shall be submitted to the Lake County Board of County Commissioners which shall, as a ministerial duty, appoint such persons to the Sales Surtax Oversight Advisory Committee. The parties hereto agree to cooperate with, aid and assist the Sales Surtax Oversight Advisory Committee to the extent reasonably possible.

9. **Authority.** Lake County, the Cities and the School Board, each to the other, warrant and represent that the execution and delivery of this Agreement has been duly authorized by all appropriate actions of their respective governments and that this Agreement has been otherwise executed and delivered by an authorized officer, as applicable.

11. **Term.** The term of this Agreement shall run from January 1, 2018 through December 31, 2032. Notwithstanding anything to the contrary contained herein, this Agreement shall terminate upon receipt by and expenditure by each jurisdiction of its final distribution of the revenue of the Surtax pursuant to Section 3 above. Additionally, this Agreement shall be automatically terminated if the Lake County voters fail to approve the Surtax extension on November 3, 2015.

12. **Effective Date.** This Agreement shall take effect upon the date the last party executes the same ("Effective Date").

13. **Referendum.** This Agreement is contingent upon approval of the Surtax by the electorate at a Referendum to be held on November 3, 2015.

14. **Governing Law.** This Agreement shall be governed by the laws of the State of Florida. All legal actions to enforce this Agreement shall be held in Lake County. No remedy conferred in this Agreement is intended to be exclusive of any other remedy, at law or in equity

or by statute or otherwise. No excuse or failure to exercise, by any party of any right, power, or remedy hereunder shall preclude any other or future exercise thereof. This Agreement shall be construed equally against each party in recognition of the fact that each has had the opportunity of review and participation, by their respective counsel, in the preparation of this Agreement.

15. **Entire Agreement.** This Agreement sets forth the entire Agreement between the parties. There are no promises or understandings other than those stated herein. None of the provisions, terms or conditions contained in this Agreement may be modified, superceded or otherwise altered except by written agreement by all the parties.

16. **Survivability.** If any item or provision of this Agreement, or the application thereof to any persons or circumstances shall be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms of provision shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

17. **Notices.** All notices required under this Agreement shall be delivered by U.S. mail or hand delivered to the following offices:

Lake County
Office of the County Manager
315 West Main Street
P.O. Box 7800
Tavares, FL 32778-7800

School Board
Superintendent of Schools
201 W. Burleigh Boulevard
Tavares, Florida 32778

City of Tavares
City Administrator
P. O. Box 1068
Tavares, Florida 32778

City of Umatilla
City Manager
P. O. Box 2286
Umatilla, Florida 32784

Town of Astatula
Town Administrator
25009 C.R. 561
Astatula, Florida 34705

City of Eustis
City Manager
P. O. Drawer 68
Eustis, Florida 32727-0068

City of Clermont
City Manager
P. O. Box 120219
Clermont, Florida 34712-0219

City of Groveland
City Manager
156 S. Lake Avenue
Groveland, Florida 34736-2597

City of Minneola
Mayor
P. O. Box 678
Minneola, Florida 34755

City of Mount Dora
City Manager
P. O. Box 176
Mount Dora, Florida 32757

City of Fruitland Park
City Manager
506 W. Berckman Street
Fruitland Park, Florida 34731

City of Leesburg
City Manager
P. O. Box 490630
Leesburg, Florida 34748-0630

Town of Lady Lake
Town Manager
409 Fennell Boulevard
Lady Lake, Florida 32159

Town of Montverde
Town Clerk
P. O. Box 560008
Montverde, Florida 34756

Town of Howey-in-the-Hills
Town Mayor
101 N. Palm Avenue
Howey-in-the-Hills, Florida 34737

City of Mascotte
City Manager
100 East Myers Boulevard
Mascotte, Florida 34753

18. **Counterparts.** This Agreement may be executed in counterparts to expedite its implementation and Effective Date.

19. **Filing.** This Agreement and any subsequent amendments thereto shall be filed with the Clerk of the Circuit Court of Lake County as provided by Section 163.01(11), Florida Statutes, and with the Florida Department of Revenue.

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IN WITNESS WHEREOF, Lake County, the Cities of Tavares, Umatilla, Astatula, Eustis, Clermont, Groveland, Minneola, Mount Dora, Fruitland Park, Leesburg, Montverde, Mascotte, Howey-in-the-Hills, and Lady Lake and the School Board have caused this Agreement to be duly executed through their authorized representation, on their respective date set forth below.

ATTEST:

LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS

_____
Neil Kelly, Clerk of the
Board of County Commissioners

_____
Jimmy Conner, Chairman

This _____ day of _____, 2015.

Approved as to Form and Legality:

_____
Sanford A. Minkoff
County Attorney

Pages 7-18 and 20, 21 are the other Municipalities' signature pages.

ATTEST:

TOWN OF LADY LAKE

_____
Town Clerk

_____
Print name: _____

This _____ day of _____, 2015.

Approved as to Form and Legality:

_____
Town Attorney

Current Agreement through Dec 31, 2017

INTERLOCAL AGREEMENT
REGARDING
DISTRIBUTION OF LOCAL GOVERNMENT INFRASTRUCTURE SURTAX

This Interlocal Agreement ("Agreement") is made this 15 day of JANUARY, 2002, by and between Lake County ("Lake County"), a political subdivision of the State of Florida, the Cities of Tavares, Umatilla, Astatula, Eustis, Clermont, Groveland, Minneola, Mount Dora, Fruitland Park, Leesburg, Montverde and Lady Lake, all Florida municipal corporations ("Cities"), and The School Board of Lake County, Florida ("School Board"), a body corporate existing under the laws of the State of Florida.

WITNESSETH

WHEREAS, Section 212.055, Florida Statutes authorizes the Lake County Board of County Commissioners to levy a discretionary local government infrastructure sales surtax for purposes of funding infrastructure; and,

WHEREAS, pursuant to Section 212.055(2), Florida Statutes, on September 4, 2001, Lake County conducted a public hearing and adopted Ordinance No. 2001-123, attached hereto as Exhibit A ("Ordinance"), which provides for the extension and levy of the one cent infrastructure sales surtax within the geographical boundaries of Lake County to take effect after approval by a majority of the electors of Lake County voting in a referendum on November 6, 2001, hereinafter the "Surtax"; and,

WHEREAS, Chapter 163, Florida Statutes, Section 212.055(2)(c), Florida Statutes, and other applicable laws authorize this Agreement between Lake County, the Cities and the School Board regarding the distribution of the Surtax proceeds; and,

WHEREAS, the Cities represent a majority of Lake County's municipal population; and,

WHEREAS, the parties deem it is in the best interest of the citizens of Lake County to extend the existing Surtax.

NOW THEREFORE, in consideration of the mutual covenants and promises between the parties to this Agreement and the mutual benefits that enure to the parties and to the public, the parties agree as follows:

1. **Recitals.** The recitals in the "WHEREAS" clauses are incorporated into and become a part of this Agreement.

2. **Municipalities.** In the event new municipalities are created within Lake County's geographical area, and unless otherwise provided by law, the parties hereby agree that such new municipalities will be permitted to join in this Agreement and participate, prorata, in the proceeds of the Surtax.

3. **One Cent Referendum Partial Waiver** The School Board hereby agrees that during the period of time that it participates in the one cent sales tax under this Agreement, it shall not initiate a referendum seeking the one-half cent sales tax option that has been statutorily permitted as an option by the Florida Legislature. If the School Board does seek to initiate a referendum election seeking the one-half cent sales tax during the term of this Agreement the School Board shall be automatically removed as a party to this Agreement.

4. **Surtax Proceeds Distribution.** Upon Lake County's adoption of the Ordinance levying the one cent Surtax for a period not to exceed fifteen (15) years and upon such Surtax being approved by the electors of Lake County at the November 6, 2001 referendum, the Surtax shall be distributed during the period from January 1, 2003 through December 31, 2017 as follows:

a) The School Board shall receive disbursements equaling one-third (33.33%) of the net proceeds of the Surtax revenue per year.

b) Lake County shall receive disbursements equaling one-third (33.33%) of the net proceeds of the Surtax revenue per year.

c) The Cities combined shall receive disbursements equaling one-third (33.33%) of the net proceeds of the Surtax revenue per year to be divided among them based on population. The population figures shall be based on the figures contained in the document referred to as the "Florida Estimates of Population," published on an annual basis by the Bureau of Economic and Business Research, Population Division, of the University of Florida. The population figures to be utilized shall be adjusted annually based on the current Florida Estimates of Population. The annual adjustment shall be determined as of September 1, each year during which this Agreement is in effect.

5. **Consent.** Lake County and the Cities consent to the distribution of the Surtax revenue to the School Board, as provided in Section 4 above.

6. **Surtax Collection.** Lake County, the School Board and the Cities shall receive the revenue of the Surtax monthly from the Department of Revenue and shall retain all revenue in a separate account.

7. **Collection Reports and Inspection.** The parties agree to keep all Surtax revenue segregated from other funds and to maintain records showing the amount of revenue received and the expenditures of such revenues in accordance with this Agreement, Section 212.055(2), Florida Statutes and the ballot language of the November 6, 2001 referendum. The parties shall have the right to review the records of each other as to the receipt, allocation and expenditure of the Surtax. All such inspections shall be made upon reasonable prior notice at a reasonable time and place.

8. **Surtax Use.** Lake County, the Cities and the School Board each certify to the others that revenue and interest thereon received from the Surtax shall be expended by that jurisdiction only as permitted by Section 212.055(2), Florida Statutes, the Ordinance and the ballot language of the November 6, 2001 referendum. Lake County, the Cities and the School Board further certify that the revenue received pursuant to this Agreement shall be used to supplement funds currently budgeted for infrastructure.

9. **Sales Surtax Oversight Advisory Committee.** Lake County and the School Board agree to appoint two (2) members each to the Lake County Sales Surtax Oversight Advisory Committee. All the parties understand that the Lake County League of Cities will be requested to appoint two (2) members to the Sales Surtax Oversight Advisory Committee and that Constitutional Officers, up to three (3), will be invited and encouraged to become members of the Sales Surtax Oversight Advisory Committee. The members designated by the School Board and the League of Cities shall be submitted to the Lake County Board of County Commissioners which shall, as a ministerial duty, appoint such persons to the Sales Surtax Oversight Advisory Committee. The parties hereto agree to cooperate with, aid and assist the Sales Surtax Oversight Advisory Committee to the extent reasonably possible.

10. **Authority.** Lake County, the Cities and the School Board, each to the other, warrant and represent that the execution and delivery of this Agreement has been duly authorized by all appropriate actions of their respective governments and that this Agreement has been otherwise executed and delivered by an authorized officer, as applicable.

11. **Term.** The term of this Agreement shall extend from its Effective Date through December 31, 2017. Notwithstanding anything to the contrary contained herein, this Agreement shall terminate upon receipt by and expenditure by each jurisdiction of its final distribution of the revenue of the Surtax pursuant to Section 4 above. Additionally, this Agreement shall be automatically terminated if the Lake County voters fail to approve the Surtax extension on November 6, 2001.

12. **Effective Date.** This Agreement shall take effect upon the date the last party executes the same ("Effective Date").

13. **Referendum.** This Agreement is contingent upon approval of the Surtax by the electorate at a Referendum to be held on November 6, 2001.

14. **Governing Law.** This Agreement shall be governed by the laws of the State of Florida. All legal actions to enforce this Agreement shall be held in Lake County. No remedy conferred in this Agreement is intended to be exclusive of any other remedy, at law or in equity or by statute or otherwise. No excuse or failure to exercise, by any party of any right, power, or remedy hereunder shall preclude any other or future exercise thereof. This Agreement shall be construed equally against each party in recognition of the fact that each has had the opportunity of review and participation, by their respective counsel, in the preparation of this Agreement.

15. **Entire Agreement.** This Agreement sets forth the entire Agreement between the parties. There are no promises or understandings other than those stated herein. None of the provisions, terms or conditions contained in this Agreement may be modified, superceded or otherwise altered except by written agreement by all the parties.

16. **Survivability.** If any item or provision of this Agreement, or the application thereof to any persons or circumstances shall be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms of provision shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

17. **Notices.** All notices required under this Agreement shall be delivered by U.S. mail or hand delivered to the following offices:

Lake County
Office of the County Manager
315 West Main Street
P O Box 7800
Tavares, FL 32778-7800

School Board
Superintendent of Schools
201 W. Burleigh Boulevard
Tavares, Florid a 32778

City of Tavares
City Administrator
P. O. Box 1068
Tavares, Florida 32778

City of Umatilla
City Administrator
P. O. Box 2286
Umatilla, Florida 32784

Town of Astatula
Town Administrator
P. O. Box 609
Astatula, Florida 34705

City of Eustis
City Manager
P. O. Drawer 68
Eustis, Florida 32727-0068

City of Clermont
City Manager
P. O. Box 120219
Clermont, Florida 3471--0219

City of Groveland
City Manager
156 S. Lake Avenue
Groveland, Florida 34736-2597

City of Minneola
Mayor
P. O. Box 678
Minneola, Florida 34755

City of Mount Dora
City Manager
P. O. Box 176
Mount Dora, Florida 32757

City of Fruitland Park
City Manager
506 W. Berckman Street
Fruitland Park, Florida 34731

City of Leesburg
City Manager
P. O. Box 490630
Leesburg, Florida 34749-0630

Town of Lady Lake
Town Manager
409 Fennell Boulevard
Lady Lake, Florida 32159

Town of Montverde
Town Clerk
P. O. Box 560008
Montverde, Florida 34756

REMAINDER OF THIS PAGE

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18. **Counterparts.** This Agreement may be executed in counterparts to expedite its implementation and Effective Date.

19. **Filing.** This Agreement and any subsequent amendments thereto shall be filed with the Clerk of the Circuit Court of Lake County as provided by Section 163.01(11), Florida Statutes, and with the Director of the Florida Department of Revenue.

IN WITNESS WHEREOF, Lake County, the Cities of Tavares, Umatilla, Astatula, Eustis, Clermont, Groveland, Minneola, Mount Dora, Fruitland Park, Leesburg,, Montverde and Lady Lake and the School Board have caused this Agreement to be duly executed through their authorized representation, on their respective date set forth below.

ATTEST:

James C. Watkins, Clerk of the
Board of County Commissioners

LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS

Catherine C. Hanson, Chairman

This 15th day of January, 2002.

APPROVED AS TO FORM & LEGALITY:

FOR

Valerie C. Fuchs
Assistant County Attorney

H-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18th, 2015

SUBJECT: Consideration of Revised Traffic Signal Maintenance and Compensation Agreement with the State of Florida, Department of Transportation (FDOT).

DEPARTMENT: Public Works

STAFF RECOMMENDED MOTION: Approve the revised agreement replacing the previously signed agreement with FDOT for Traffic Signal Maintenance and Compensation.

SUMMARY: FDOT has revised the Traffic Signal Maintenance and Compensation Agreement previously approved via Resolution Number 2014-112. The revised agreement does not change the scope of the agreement but does, however, raise the reimbursement funds given to the Town. The attached resolution authorized the Town Manager to execute and sign said agreements.

FISCAL IMPACT: None

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution
[ ] Other
[X] Support Documents – FDOT Agreement and supporting documents.

DEPARTMENT HEAD	**Submitted**	**Date:** 5/5/2015
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 5/18/15	**Date** 5/7/15

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**

[ ] Continued to Date Certain **[ ] Approved with Modification**

5/11

P.S.

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: June 16th, 2014

SUBJECT: Consideration of Resolution Number 2014-112, authorizing the Town Manager to execute and sign the State of Florida, Department of Transportation (FDOT), Traffic Signal Maintenance and Compensation Agreement.

DEPARTMENT: Public Works

STAFF RECOMMENDED MOTION: Approve Resolution No. 2014-112.

SUMMARY: The State has programs that allow the Maintaining Agency (Town of Lady Lake) to be reimbursed for a portion of the cost to maintain highway traffic signals. A previous agreement was entered into by the Town in 2002 via Resolution Number 2002-103. Staff is requesting the authorization to enter into this agreement. The resolution authorizes the Town Manager to execute and sign said agreements.

FISCAL IMPACT: None

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**
[ ] **Other**
[X] **Support Documents** – FDOT Agreement and supporting documents.

DEPARTMENT HEAD	**Submitted**	**Date:** 6/05/2014
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 6/16/14	**Date** 6/9/14

COMMISSION ACTION:
[✓] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**
RIC/VIN 5-0
[ ] **Continued to Date Certain** [ ] **Approved with Modification**

cc: C.T. - P.W. ✓

6/9

RESOLUTION NO. 2014-112

A RESOLUTION OF THE TOWN OF LADY LAKE, FLORIDA, AUTHORIZING THE TOWN MANAGER TO EXECUTE AND SIGN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA:

WHEREAS, the Town of Lady Lake, Florida, hereinafter referred to as the "Maintaining Agency" has been maintaining and causing to be maintained and assuming the cost to operate the traffic signals; and

WHEREAS, the Maintaining Agency has the authority to enter into this Agreement and to undertake the maintenance and operations of traffic signals or signal systems on the State Highway System, and the FDOT is authorized under Sections 334.044 and 335.055, Florida Statutes, to enter into this Agreement; and

WHEREAS, the Maintaining Agency has authorized its undersigned officers to enter into and execute this Agreement, and has designated the officer(s) authorized to receive and respond to the FDOT's work orders.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida hereby authorizes the Town Manager to execute the State of Florida Department of Transportation "Traffic Signal Maintenance and Compensation Agreement".

Section 1. Effective Date. This resolution shall become effective immediately upon adoption.

RESOLVED this **16th** day of **June**, **2014**, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

CONTRACT NO. _____
FINANCIAL PROJECT NO. _____
F.E.I.D. NO. _____

THIS TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT ("Agreement"), is entered into this _____ day of_____,____ between the Florida Department of Transportation, an agency of the State of Florida, herein called the "Department", and _____, Florida, _____ ("Maintaining Agency").

WITNESSETH:

A. The Department is authorized under Section 335.055, Florida Statutes, to enter into this Agreement.

B. The Maintaining Agency is authorized under _____ to enter into this Agreement and has authorized its undersigned representative to enter into and execute this Agreement on behalf of the Maintaining Agency.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, the sufficiency of which is acknowledged, the parties mutually agree and covenant as follows:

1. The Maintaining Agency shall be responsible for the maintenance and continuous operation of the traffic signals, interconnected and monitored traffic signals (IMTS) (defined as signals that are interconnected with telecommunications and are monitored at a central location), traffic signal systems (defined as central computer, cameras, message signs, communications devices, interconnect / network, vehicle, bicycle & pedestrian detection devices, traffic signal hardware and software, preemption devices, and uninterruptible power supplies ("UPS")), control devices (defined as intersection control beacons, traffic warning beacons, illuminated street name signs, pedestrian flashing beacons (i.e., school zone flashing beacons, pedestrian crossing beacons, and Rectangular Rapid Flashing Beacons)), and emergency/fire department signals and speed activated warning displays. The Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with operation of such traffic signals and signal systems and devices upon completion of installation of each signal or device. All traffic signals and control devices mentioned in this paragraph are referred to in this Agreement as "Traffic Signals and Devices".

2. The Department agrees to pay the Maintaining Agency an annual compensation amount based on the Department's fiscal year. The compensation amount consists of the cost of the maintenance and continuous operation of the Traffic Signals and Devices as identified in Exhibit A. Payments by the Department will be made in accordance with Exhibit B. In the case of construction contracts, the Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with the operation of the Traffic Signals and Devices, and shall undertake the maintenance and continuous operation of these Traffic Signals and Devices upon final acceptance of the installation by the Department. Prior to any final acceptance of the installation by the Department, the Maintaining Agency will have the opportunity to inspect and request modifications or corrections to the installation(s) and the Department agrees to undertake those modifications or corrections prior to final acceptance so long as the modifications or corrections comply with the Agreement, signal plans, and specifications previously approved by both the Department and Maintaining Agency. Repair or replacement and other responsibilities of the installation contractor and the Department, during construction, are contained in the Department's Standard Specifications for Road and Bridge Construction.

3. The Maintaining Agency shall maintain and operate the Traffic Signals and Devices in a manner that will ensure safe and efficient movement of highway traffic and that is consistent with maintenance practices prescribed by the International Municipal Signal Association (IMSA) and operational requirements of the Manual on Uniform Traffic Control Devices (MUTCD), as amended.

4. The Maintaining Agency's maintenance responsibilities include, but are not limited to, locates, preventive maintenance (periodic inspection, service and routine repairs), restoration of services, and emergency maintenance (trouble shooting in the event of equipment malfunction, failure, or damage). Restoration of services may include temporary poles, stop signs or other methods to maintain traffic. The Maintaining Agency shall record its maintenance activities in a traffic signal maintenance log.

5. The Department intends to conduct a structural inspection of the mast arm structures and strain poles every 60 months, which inspection shall comply with the checklist included in Exhibit C, attached to and incorporated in this Agreement. The inspection report will serve as a 90-day notification to the Maintaining Agency that deficiencies exist which require preventative maintenance and periodic maintenance. Preventative maintenance includes but is not limited to: spot painting, cleaning, all wiring issues, graffiti removal, all signal related issues (lighting, signs and connections), and response to traffic impact including repair and replacement of all components damaged by the traffic impact. For any new painted mast arms installed after the date of this agreement, preventative maintenance includes all items described above and also includes repainting, tightening of nuts, replacing missing or deficient bolts, replacement of missing cap covers or equivalent, replacement of missing or deficient access hole cover plates, and repairing improper grounding. Damaged mast arm structures and strain poles must be properly repaired or replaced by the Maintaining Agency. If the Maintaining Agency is not successful in recovering damage costs from responsible party(ies) within 180 days from the occurrence of damage, the Department will reimburse the Maintaining Agency for costs

incurred due to traffic impacts to mast arms, which reimbursements will be processed after the Department receives a properly completed and supported invoice from the Maintaining Agency. The Department will pursue reimbursements from individuals and/or the third parties who cause damages to mast arms and are liable for replacement/repair costs. Failure to perform preventative maintenance after notification of an inspection deficiency will result in the Maintaining Agency being responsible for the corrective actions. If spot painting or any other described preventative maintenance is not carried out, there shall be a 25% retainage of the annual compensation amount for the affected signal locations until the preventative maintenance is performed. For each month subsequent to the expiration of the 90-day notice given to the Maintaining Agency that preventative maintenance deficiencies exist, 1/12th of the annual compensation amount for the affected signal locations will be forfeited up to 25% of the annual compensation amount. In the case of a total paint failure on a mast arm installed prior to the date of this Agreement, the Department will fund the cost of repainting. This does not include any mast arm that was installed with a separate mast arm painted finish agreement. The terms of that agreement will control.

6. Periodic maintenance includes but is not limited to: repair of cracks in the mast arm structure; removal and/or repair of grout pads; resetting of anchor bolts; and repair or replacement of deteriorated anchor bolts and nuts. For any new mast arm installations after the date of this Agreement, if a Maintaining Agency requests a painted mast arm, the Maintaining Agency agrees to perform all required periodic and preventative maintenance. Any periodic maintenance performed on the mast arm structure by the Maintaining Agency needs Department approval prior to commencement of work and shall be performed within 90 days unless under an emergency situation. Any and all work performed by the Maintaining Agency must conform to the current Department Standard Specifications for Road and Bridge Construction as applicable. Mast arms that the Department determines to be at the end of its useful life will be replaced by the Department so long as documented preventative maintenance and any applicable periodic maintenance was satisfactorily performed by the Maintaining Agency.

   The Table below summarizes the roles of the Maintaining Agency and the Department with regard to preventative and periodic maintenance of mast arms:

Maintaining Agency	**Florida DOT**
Preventative maintenance of all mast arm structures	Periodic maintenance of all mast arm structures (except for any new painted and existing painted structures with signed separate Agreement)
Periodic maintenance of structures (for any new painted and existing painted structures with signed separate Agreement)	
Damage repair or replacement of structures	Compensate Maintaining Agency for damage repair or replacement of structures
	Replacement at end of life cycle of the structure

7. The Department will reimburse the Maintaining Agency for costs incurred due to traffic impacts to traffic signal controller cabinet assemblies, traffic signal battery backup, UPS cabinet assemblies, pedestrian flashing beacons, strain pole repair or replacement, and all devices shown in Exhibit A, if the Maintaining Agency is not successful in recovering damage costs from responsible parties. The Maintaining Agency will be responsible for pursuing reimbursements from individuals and/or the third parties that cause damages. However, if the Maintaining Agency is not successful in recovering damage costs from responsible party(ies) within 180 days from the occurrence of damage, the Department will pursue reimbursements from individuals and/or the third parties who cause damages and are liable for replacement/repair costs to the traffic signal controller cabinet assemblies, traffic signal battery backup, UPS cabinet assemblies, pedestrian flashing beacons, strain poles, and all devices shown in Exhibit A. Applicable reimbursements will be processed after the Department receives a properly completed and supported invoice from the Maintaining Agency.

8. The Maintaining Agency may remove any component of the installed equipment for repair or testing; however, it shall only make permanent modifications or equipment replacements and only if the equipment provided is capable of performing at minimum the same functions as the equipment being replaced. The Department shall not make any modifications or equipment replacements without prior written notice to and consultation with the Maintaining Agency.

   a. The Maintaining Agency shall implement and maintain the timing and phasing of the traffic signals in accordance with the Department's timing and phasing plans, specifications, special provisions, Department re-timing projects, and the Department's Traffic Engineering Manual. The Maintaining Agency shall obtain prior written approval from the Department for any modification in phasing of signals and flash times (where applicable). Signal Systems timings (cycle length, split, offsets, sequence) are considered operational changes and may be changed by the Maintaining Agency to accommodate changing needs of traffic. The Maintaining Agency may make changes in the signal timing provided these changes are made under the direction of a qualified Professional Engineer registered in the State of Florida. The Maintaining Agency shall make available a copy of the timings to the Department upon request. The Department reserves the right to examine equipment, timing and phasing at any time and, after consultation with the Maintaining Agency, may specify modifications. If the Department specifies modification in timing or phasing, implementation of such modifications will be coordinated with, or made by, the Maintaining Agency. All signal timing and phasing records shall be retained by the Maintaining Agency for at least three (3) years, and will be made available to the Department upon request.

9. The Maintaining Agency shall note in the maintenance log any changes in timings and phasings, and keep a copy of the timings and phasings, and any approval documentation in a file. A copy of the log shall be provided to the Department upon request. Maintaining Agencies may provide this information electronically.

10. The Maintaining Agency and the Department shall update Exhibit A on an annual basis which Exhibit A is attached to and incorporated in this Agreement. Exhibit A will contain all Traffic Signals and Devices on the State Highway System which are within the jurisdiction of the Maintaining Agency, those that are maintained by the Maintaining Agency and those that are maintained but not included for compensation. No changes or modifications may be made to Exhibit A during the Department's fiscal year for compensation. New Traffic Signals and Devices added by the Department during its fiscal year must be maintained and operated by the Maintaining Agency upon the Department's final acceptance as stated in paragraph 2. The Maintaining Agency and the Department shall update Exhibit A preceding each Department's fiscal year, which will include all new Department Traffic Signals and Devices added during the Department's previous fiscal year and delete those removed. Exhibit A will need to be incorporated into this Agreement by an amendment to this Agreement each time Exhibit A is updated. The Maintaining Agency will begin receiving compensation for new Traffic Signals and Devices in the Department's fiscal year after the Traffic Signals and Devices are installed and final acceptance is given by the Department. In the event that no change has been made to the previous year's Exhibit A, a certification from the Maintaining Agency shall be provided to the Department certifying that no change has been made to Exhibit A in the Department's previous fiscal year. The annual compensation will be a lump sum payment (minus any retainage or forfeiture) as set forth in Exhibit B. Future payments will be based on the information provided in Exhibit A, in accordance with the provisions as set forth in Exhibit B, attached to and incorporated in this Agreement.

11. Payment will be made in accordance with Section 215.422, Florida Statutes.

12. There shall be no reimbursement for travel expenses under this Agreement.

13. Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.

14. The Maintaining Agency should be aware of the following time frames. Inspection and approval of goods or services shall take no longer than twenty (20) working days. The Department has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected and approved.

15. If a payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes, will be due and payable, in addition to the invoice amount, to the Maintaining Agency. Interest penalties of less than one (1) dollar will not be enforced unless the Maintaining Agency requests payment. Invoices returned to a Maintaining Agency because of Maintaining Agency preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

16. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for contractors or vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516 or by calling the Division of Consumer Services at 1-877-693-5236.

17. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for three (3) years after final payment is made. Copies of these documents and records shall be furnished to the Department upon request. Records of costs incurred include the Maintaining Agency's general accounting records and the project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

18. In the event this contract is for services in excess of $25,000.00 and a term for a period of more than one (1) year, the provisions of Section 339.135(6)(a), F.S., are hereby incorporated:

> "The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the Comptroller of the Department that such funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000.00 and which have a term for a period of more than 1 year."

19. The Department's obligation to pay is contingent upon an annual appropriation by the Florida Legislature.

20. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

21. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

22. The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement.

23. The Maintaining Agency may be subject to inspections of Traffic Signals and Devices by the Department. Such findings will be shared with the Maintaining Agency and will be the basis of all decisions regarding payment reduction, reworking, Agreement termination, or renewal. If at any time the Maintaining Agency has not performed the maintenance responsibility on the locations specified in the Exhibit A, the Department has the option of (a) notifying the Maintaining Agency of the deficiency with a requirement that it be corrected within a specified time, otherwise the Department shall deduct payment for any deficient Traffic Signal(s) and Device(s) maintenance not corrected at the end of such time, or (b) take whatever action is deemed appropriate by the Department. Any suspension or termination of funds does not relieve any obligation of the Maintaining Agency under the terms and conditions of this Agreement.

24. The Department shall monitor the performance of the Maintaining Agency in the fulfillment of the agreement. The Maintaining Agency shall submit an annual Report prior to June 30 of each year detailing the following:

    a. Critical Detection device malfunctions: Critical detection is defined as the detection on side-streets and in left turn lanes on the main streets, and all pedestrian/bicycle detection. Repairs to the side-street and main street left turn detections shall be made within sixty (60) days of discovery and repairs to the pedestrian detection shall be made within 72 hours after notification. All these events shall be logged into the annual report. If repairs cannot be performed within 60 days, the agency shall document the reasons why. Discovery of such events shall be logged into the annual report. The Maintaining Agency shall ensure that 90% of all critical detectors systemwide are operating properly at all time. Any time the level drops below 90%, the Agency would have ninety (90) days to correct the situation. A 5% retainage of the total annual compensation amount (as shown in Exhibit A) will be withheld whenever the 90% critical detection requirement is not met within the 90-day period.

    b. Traffic signal preventative maintenance inspections: All traffic signals shall receive at least one (1) minor preventative maintenance inspection, preferably two inspections, within a twelve (12) month period. Preventative maintenance inspection shall include verification that all detection is working, the signal is cycling properly, the ventilation system is functioning and filters are clean. Basic traffic cabinet maintenance shall also verify power feed voltages, verify that the vehicle and pedestrian indications are functioning properly, test the effective functioning of pedestrian push buttons, and check hinges and door locks. At least one (1) conflict monitor test shall be performed during a twelve (12) month period. Each test is to be documented and included in the annual report to the Department. The inspection report should note the location, date of inspection and any items noted. If the traffic signals do not receive at least one (1) minor preventative maintenance inspection during a twelve (12) month period, there shall be a 20% retainage of the annual compensation amount for the affected signal locations until the preventative maintenance inspection is made. If not performed within the state's fiscal year, the 20% retainage of the annual compensation amount for the affected signal locations will be forfeited.

    c. For any traffic signals that are interconnected with telecommunications and their real-time operation is electronically monitored via software by personnel at a central location and are therefore receiving the higher compensation amount as described in Exhibit B, the name(s), titles of those monitoring those intersections, and the location of the central monitoring facility(s) are to be documented and contained in the annual report submitted to the Department.

    d. In addition to the above requirements, if at least 50% of the traffic signals are not inspected and if at least half of the critical detection requirements as stated in 24a are not met, the Department will retain an additional 25% of the remaining compensation amount.

25. The Maintaining Agency may enter into agreements with other parties pertaining to Traffic Signals and Devices including, but not limited to, agreements relating to costs and expenses incurred in connection with the operation of traffic signals and devices on the State Highway System, provided that such Agreements are consistent with the mutual covenants contained in this Agreement. The Maintaining Agency shall furnish a copy of such agreements to the Department.

26. This Agreement may not be assigned or transferred by the Maintaining Agency in whole or in part without consent of the Department.

27. The Maintaining Agency shall allow public access to all documents, papers, letters, or other material subject to provisions of Chapter 119, Florida Statutes, and made or received by the Maintaining Agency in conjunction with this Agreement. Failure by the Maintaining Agency to grant such public access will be grounds for immediate unilateral cancellation of this Agreement by the Department.

28. This Agreement is governed by and construed in accordance with the laws of the State of Florida. The invalidity or unenforceability of any portion of this Agreement does not affect the remaining provisions and portions hereof. Any failure to enforce or election on the part of the Department to not enforce any provision of this Agreement does not constitute a waiver of any rights of the Department to enforce its remedies hereunder or at law or in equity.

29. This term of this Agreement is twenty (20) years; provided that either party may cancel this Agreement prior to the expiration of the term of this Agreement. A minimum notice period of two (2) years plus the remaining months of the Department's fiscal year shall be provided to the other party in writing. Should the Maintaining Agency provide its written notice of cancellation to the Department, the notice shall be endorsed by the elected body (County Commission, City Council, or local agency governing body) under which the Agency operates.

30. Upon execution, this Agreement cancels and supersedes any and all prior Traffic Signal Maintenance Agreement(s) between the parties, except specific separate Agreements covering painted mast arm maintenance or any other aspect related to the painting of mast arms.

31. The Department reserves the right to remove select critical corridors or critical intersections from the Maintaining Agency's obligation under this Agreement. The remaining intersections and corridors would continue to be covered under this Agreement. The Department will provide a minimum of one year notice prior to take-over of maintenance of critical corridors or critical intersections.

32. The Department agrees that the Maintaining Agency must comply with State law regarding appropriations and budgets. This Agreement shall not be interpreted to conflict with State law applicable to the Maintaining Agency.

33. The Maintaining Agency shall:
    a. utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Maintaining Agency during the term of the contract; and
    b. expressly require any contractors and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

34. Exhibits A, B, and C are attached and incorporated by reference.

35. This Agreement contains all the terms and conditions agreed upon by the parties.

IN WITNESS WHEREOF, the parties have caused these presents to be executed, the day and year first above written.

_____, Florida
(Maintaining Agency)

By _____
(Authorized Signature)

Print/Type Name: _____

Title: _____

Attest: _____

Attorney: _____ Date: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By _____
(Authorized Signature)

Print/Type Name: Alan E. Hyman, P.E.

Title: Director of Transportation Operations

Legal Review: _____

State of Florida Department of Transportation

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

EXHIBIT A

Compensation for Maintaining Traffic Signals and all other Devices for FY 15/16

Effective Date: July 1, 2015 To: June 30, 2016

Maintaining Agency: Town of Lady Lake

Section	MP	SR No.	Intersection	Agency	Conf.	fy15/16
11040	10.626	25/500	Griffin View Dr.	Lady Lake	TS	$3,040.00
11040	11.309	25/500	CR 466 (Lemon St.)	Lady Lake	TS	$3,040.00
11230	0.174	25/500	CR 25/Water Oaks Blvd.	Lady Lake	TS	$3,040.00
11230	0.801	25/500	Fennell Blvd.	Lady Lake	TS	$3,040.00
11230	1.055	25/500	Old Vineyard Rd (2nd St.) (Crossroads)	Lady Lake	TS	$3,040.00
11230	1.303	25/500	Rolling Acres Road	Lady Lake	TS	$3,040.00
11230	1.641	25/500	Griffin Ave. / Avenida Central	Lady Lake	TS	$3,040.00
11230	2.154	25/500	Main Street	Lady Lake	TS	$3,040.00
11230	2.460	25/500	Avienda Central / Wales Plaza	Lady Lake	TS	$3,040.00

* Amount paid shall be the Total Lump Sum minus any retainage or forfeiture.

Total Lump Sum*:	$27,360.00

I certify that the above traffic signals will be maintained and operated in accordance with the requirements of the Traffic Signal Maintenance and Compensation Agreement. For satisfactory completion of all services detailed in this Agreement for this time period, the Department will pay the Maintaining Agency a Total Lump Sum (minus any retainage or forfeiture) of:

$27,360.00

Maintaining Agency Date

District Traffic Operations Engineer Date

EXHIBIT B
TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

1.0 PURPOSE

This exhibit defines the method and limits of compensation to be made to the Maintaining Agency for the services described in this Agreement and in Exhibit A and method by which payments will be made.

2.0 COMPENSATION

For the satisfactory completion of all services detailed in this Agreement and Exhibit A of this Agreement, the Department will pay the Maintaining Agency the Total Lump Sum (minus any retainage or forfeiture) in Exhibit A. The Maintaining Agency will receive one lump sum payment (minus any retainage or forfeiture) at the end of each fiscal year for satisfactory completion of service.

Beginning in the fiscal year 2016-17, for traffic signals which are not interconnected with telecommunications and are not monitored at a central location, the compensation amount shall be $3,131. The compensation amount for traffic signals that are interconnected with telecommunications and are monitored at a central location shall be $4,500 per signal location. These differential compensation amounts shall be in effect beginning July 1, 2016. The Table below shows the compensation amount for the various devices for fiscal years 2015-16 and 2016-17, and beyond.

Total Lump Sum (minus any retainage or forfeiture) Amount for each fiscal year is calculated by adding all of the individual intersection amounts.
Pedestrian Flashing Beacon: includes school zone beacons, pedestrian crossing beacons, and rectangular rapid flashing beacons (RRFB). School zones, crosswalks and warning sign locations shall be paid at a unit rate regardless of the number of individual beacons or poles.

Unit Compensation Rates per Intersection on the State Highway System

FY	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD) or Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Travel Time Detector	Uninterruptible Power Supplies (UPS)
2014-15*	$ 2,951		$738	$295	$738	$148	$148		
2015-16	3,040		760	608	1,064	304	304		
2016-17	3,131	4,500	783	626	1,096	313	313	100	100
2017-18	Based on the Consumer Price Index (CPI), the 2016-17 compensation amounts will be revised upwards.								
2018-19	Based on the CPI, the 2017-18 compensation amounts will be revised upwards.								
2019-20	Based on the CPI, the 2018-19 compensation amounts will be revised upwards.								

*Compensation pro-rata based on intersection approaches or legs on State Highway System.

Based on the Consumer Price Index (CPI), the Unit Rate for the following fiscal year will be adjusted accordingly, unless otherwise specified in an amendment to this Agreement. However, if CPI is negative, there shall be no reduction from the previous year's compensation.

3.0 PAYMENT PROCESSING

The Maintaining Agency shall invoice the Department in a format acceptable to the Department, on an annual basis for the reimbursement costs incurred by the Maintaining Agency for the previous year prior to June 30th of each year . For example, the Maintaining Agency shall submit its invoice for the previous year beginning July 1, 2015 through June 30, 2016 no later than June 30, 2016.

EXHIBIT C

TRAFFIC SIGNAL MAST ARM CHECKLIST

Traffic Signal Mast Arm Checklist

- Foundation, including condition of grout pad if present
- Anchor bolts and nuts
- Base plate
- Base plate connection to vertical member
- Hand hole and hand hole covers and inside of vertical member by removing hand hole covers
- Connections between vertical and horizontal members
- Any member splices
- Attachments
- Member caps

H-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Consideration and Approval to Renew ESRI Small Municipal and County Government Enterprise License Agreement for GIS Software

DEPARTMENTS: Growth Management, Information Technology, Public Works

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STAFF RECOMMENDED MOTION: Approval of a three year renewal of the Small Government Enterprise License Agreement with ESRI.

SUMMARY: In 2009 and 2012, the Town Commission approved the Staff recommendation to accept the ESRI Small Government Enterprise License Agreement proposals to enter into three year software licensing agreements. ESRI provides Geographical Information System (GIS) software used by Growth Management and Public Works staff. The 2012 agreement is now expiring and Staff recommends renewing the agreement for another three year term.

The cost for this license agreement has been included in the 2014/15 fiscal budget and is to be shared equally between the IT and Public Works departments.

FISCAL IMPACT: $25,000 per year for 3 years

[ ] **Capital Budget**
[X] **Operating**
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**

[ ] **Other**

[X] **Support Documents**

DEPARTMENT HEAD gp **Submitted** 5/11/15 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN MANAGER **Approved Agenda Item for:** 5/18/15 **Date** 5/11/15

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**

[ ] **Continued to Date Certain** [ ] **Approved with Modification**

Quotation # 20464829

Date: February 24, 2015

ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.
3325 Springbank Ln, Ste 200
Charlotte, NC 28226-3343
Phone: (704) 541-9810 Fax: (704) 541-7620
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 02/24/2015 To: 05/25/2015

Customer # 276143 Contract #

Town of Lady Lake
IT Dept
409 Fennell Blvd
Lady Lake, FL 32159

ATTENTION: John Pearl
PHONE: (352) 751-1539
FAX: (352) 751-1514

Material	Qty	Description	Unit Price	Total
110035	1	Year 1 - Populations of 0 to 25,000 Small Government Term Enterprise License Agreement 2015 payment	25,000.00	25,000.00

Item Total:	25,000.00
Subtotal:	25,000.00
Sales Tax:	0.00
Estimated Shipping & Handling(2 Day Delivery) :	0.00
Contract Pricing Adjust:	0.00
Total:	$25,000.00

This quote is to continue another three years under the Esri SGELA. The current Esri SGELA the City is under contract #2012SGE3869 expires on 5/31/2015.

The following items are optional items listed for your convenience.
These items are not included in the totals of this quotation.

Material	Qty	Description	Unit Price	Total
116997	1	7 day flex traing pass. Pass can be used for in person classes, or live instructor lead remote traing	3,500.00	3,500.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact: Robyn Garrett **Email:** rgarrett@esri.com **Phone:** (704) 541-9810 x8640

The items on this quotation are subject to the terms set forth herein and the terms of your signed agreement with Esri, if any, or, where applicable, Esri's standard terms and conditions at www.esri.com/legal, which are incorporated by reference. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Acceptance is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's products and services.

If sending remittance, please address to: Esri, File No. 54630, Los Angeles, Ca 90074-4630

GARRETTR **This offer is limited to the terms and conditions incorporated and attached herein.**

Esri, 380 New York St., Redlands, CA 92373-8100 USA • TEL 909-793-2853 • FAX 909-793-5953

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE LICENSE AGREEMENT
COUNTY AND MUNICIPALITY
(E214-1)

This Agreement is by and between the organization identified in the Quotation (**"Licensee"**) and **Environmental Systems Research Institute, Inc. ("Esri")**.

This Agreement sets forth the terms for Licensee's use of Products and incorporates by reference (i) the Quotation and (ii) the License Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the License Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Licensee is located without reference to conflict of laws principles, and the USA federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Unlimited Quantities

Desktop Software and Extensions
ArcGIS for Desktop Advanced
ArcGIS for Desktop Standard
ArcGIS for Desktop Basic
ArcGIS for Desktop Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager for Desktop, ArcGIS Data Reviewer

Server Software and Extensions
ArcGIS for Server Workgroup and Enterprise (Advanced, Standard, and Basic)
ArcGIS for Server Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager for Server, ArcGIS Image Extension for Server

Developer Tools
ArcGIS Engine
ArcGIS Engine Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Engine Geodatabase Update, ArcGIS Network Analyst, ArcGIS Schematics
ArcGIS Runtime Standard
ArcGIS Runtime Standard Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Network Analyst

Limited Quantities
One (1) Annual Subscription to Esri Developer Network (EDN) Standard*
One (1) Esri CityEngine Advanced Single Use License
One (1) Esri CityEngine Advanced Concurrent Use License
One (1) ArcGIS Online Subscription

OTHER BENEFITS

One (1) ArcGIS Online subscription with specified named users and credits as determined in the program description	**Level 2**
Number of Esri User Conference registrations provided annually	**2**
Number of Tier 1 Help Desk individuals authorized to call Esri	**2**
Maximum number of sets of backup media, if requested**	**2**
Virtual Campus Annual User License allowance	**5,000**
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement (Discount does not apply to Small Enterprise Training Package.)	

* Maintenance is not provided for these items.
**Additional sets of backup media may be purchased for a fee.

Licensee may accept this Agreement by signing and returning the whole Agreement with a sales quotation, purchase order, or other document ("Ordering Document") that matches the Quotation and references this Agreement. **ADDITIONAL OR CONFLICTING TERMS IN LICENSEE'S ORDERING DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** Unless otherwise mutually agreed to, this Agreement is effective as of the date of the last signature on the signature page ("Effective Date") or, if no date is provided with the signature, the date of Esri's receipt of Licensee's Ordering Document incorporating this Agreement by reference.

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Licensee)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

LICENSEE CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the License Agreement, the following definitions apply to this Agreement:

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Licensee's organization(s).

"Fee" means the fee set forth in the Quotation.

"Incident" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"License Agreement" means (i) the applicable license agreement incorporated by this reference that is found at http://www.esri.com/legal/software-license; composed of the General License Terms and Conditions (E204) and Exhibit 1, Scope of Use (E300); and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed license agreement between the parties that supersedes such electronically acknowledged license agreement.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Licensee during the term of this Agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Licensee.

"Technical Support" means the technical assistance for attempting resolution of a reported Incident through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Licensee's point of contact(s) to provide all Tier 1 Support within Licensee's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Technical Support provided to the Tier 1 Help Desk when an Incident cannot be resolved through Tier 1 Support. Licensee will receive Tier 2 Support from Esri.

2.0—Additional Grant of License

2.1 **Grant of License.** Subject to the terms and conditions of this Agreement, Esri grants to Licensee a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the term provided on the first page (i) for the applicable Fee and (ii) in accordance with the License Agreement.

2.2 **Consultant Access.** Esri grants Licensee the right to permit Licensee's consultants or contractors to use the Products exclusively for Licensee's benefit. Licensee will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Licensee. Access to or use of Products by consultants or contractors not exclusively for Licensee's benefit is prohibited. Licensee may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor Servers for the benefit of Licensee.

3.0—Term, Termination, and Expiration

3.1 **Term.** The term of this Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified on the signature page, unless this Agreement is terminated earlier as provided herein. Licensee is only authorized to use Products during the term of this Agreement. For an Agreement with a limited term, Esri does not grant Licensee an indefinite or perpetual license to Products.

3.2 **No Use upon Agreement Expiration or Termination.** All Product licenses and all Maintenance, Esri Virtual Campus access, and Esri User Conference registrations terminate on expiration or termination of this Agreement.

3.3 **Termination for a Material Breach.** Either party may terminate this Agreement for a material breach by the other party. The breaching party will be given a period of thirty (30) days from the date of written notice to cure any material breach.

3.4 **Termination for Lack of Funds.** For an Agreement with government or government-owned entities, either party may terminate this Agreement before any subsequent year if Licensee is unable to secure

funding through the legislative or governing body's approval process.

4.0—Product Updates

4.1 **Future Updates.** Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Licensee. Licensee may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Licensee via written notice for incorporation into the Products schedule at no additional charge. Licensee's use of new or updated Products requires Licensee to adhere to applicable additional or revised terms and conditions of the License Agreement.

4.2 **Product Life Cycle.** During the term of this Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at http://support.esri.com/en/content/productlifecycles. Updates for Products in the mature and retired phases may not be available. Licensee may continue to use Products already Deployed for the term of this Agreement, but Licensee will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits specified in the most current applicable Esri Standard Maintenance Program document (found at http://www.esri.com/legal). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Licensee may acquire maintenance for other Software outside this Agreement.

a. **Tier 1 Support**

1. Licensee will provide Tier 1 Support through the Tier 1 Help Desk to all Licensee's authorized users.

2. The Tier 1 Help Desk will be fully trained in the Products.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. The Tier 1 Help Desk will be the initial points of contact for all questions and reporting of an Incident. The Tier 1 Help Desk will obtain a full description of each reported Incident and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Incident. The Tier 1 Help Desk may also use any other information and databases that may be developed to satisfactorily resolve the Incident.

5. If the Tier 1 Help Desk cannot resolve the Incident, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Licensee.

6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Licensee may change the Tier 1 Help Desk individuals by written notice to Esri.

b. **Tier 2 Support**

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.

2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Incident submitted by Tier 1 Help Desk.

5. When the Incident is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Licensee's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 **OEM Licenses.** Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Licensee will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Licensee will not decouple Esri products or services from the OEM partners' application or service.

7.2 **Annual Report of Deployments.** At each anniversary date and ninety (90) calendar days prior to the expiration date of this Agreement, Licensee will provide Esri with a written report detailing all Deployments. Upon request, Licensee will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Licensee will issue an Ordering Document upon execution of this Agreement and annually thereafter in accordance with the Quotation. Payment will be due and payable within thirty (30) calendar days of the anniversary date of the Effective Date, with the initial payment due within thirty (30) calendar days of execution of this Agreement. Esri's federal ID number is 95-2775-732.
b. Upon receipt of the initial Ordering Document from Licensee, Esri will authorize download of the Products to Licensee for Deployment. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. For those entities that avoid sales tax by downloading deliverables, request for delivery or receipt of tangible media may cause the Fee to be subject to taxes. Licensee acknowledges that should such taxes become due, Esri has a right to invoice and Licensee will pay any such sales or use tax associated with its receipt of tangible media.
c. Esri will provide Authorization Codes to activate the nondestructive copy protection program that enables the Products to operate.

8.2 Order Requirements

a. All orders pertaining to this Agreement will be processed through Licensee's centralized point of contact.
b. The following information will be included in each Ordering Document:

    (1) Licensee name; Esri customer number, if known; and bill-to and ship-to addresses
    (2) Order number
    (3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Licensee is a commercial entity, Licensee will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Licensee with or into another corporation or entity; (ii) Licensee's acquisition of another entity; or (iii) a transfer or sale of all or part of Licensee's organization (subsections i, ii, and iii, collectively referred to as "Ownership Change"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Licensee's organization, that portion of Licensee's organization will uninstall, remove, and destroy or transfer the Products to Licensee.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Licensee will require any successor entity to uninstall, remove, and destroy the Products, and this Agreement will terminate upon such Ownership Change.

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 21st, 2012

SUBJECT: Consideration to Renew ESRI Small Municipal and County Government Enterprise License Agreement for GIS Software.

DEPARTMENT: Public Works/Growth Management /Information Technology

STAFF RECOMMENDED MOTION: Approve the three year renewal of the Small Government Enterprise License Agreement with ESRI .

SUMMARY: In 2009 the Town of Lady Lake launched a GIS implementation project that gave all departments within the Town, and also the public, access to GIS data via ESRI software. The Town is fortunate to qualify for the Small Government ELA pricing offered by ESRI at $25,000 per year for a term of 3 years, in comparison to over $100,000 per year if each software package were purchased separately, as seen on the comparison document attached to this agenda item. This is a budgeted item.

FISCAL IMPACT: $25,000 per year for 3 years

[ ] **Capital Budget**
[X] **Operating** 401-3301-533.52-10
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**
[ ] **Other**
[X] **Support Documents-** Agreement and Cost Comparison Document

DEPARTMENT HEAD **Submitted** **Date** 5/10/12

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date** 5/11/12

TOWN MANAGER K. Osty **Approved Agenda Item for:** 5/21/12 **Date** 5-14-12 5/15/12

COMMISSION ACTION:

[✓] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**
Hannan/Vincent 5-0
[ ] **Continued to Date Certain** [ ] **Approved with Modification**

cc: C.T.
Thad
John
Finance

H-8

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE : May 18, 2015

SUBJECT: Fixed Asset Disposal – 4 Items from Parks and Recreation

DEPARTMENT: Town Manager

STAFF RECOMMENDED MOTION: Approval to surplus Kubota Tractor (serial # 0572), 1987 John Deere 1050 Tractor (serial # 7648), 1976 John Deere 400 Tractor (serial # 2640), and Kubota Loader (serial # 50103)

SUMMARY:
The above recommend items are no longer operable or useful to the Town. Staff is requesting to remove these items from the Fixed Asset List and have them taken to auction. The monies received from these items will go back into the General Fund.

FISCAL IMPACT: N/A

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**
[ ] **Other**
[X] **Support Documents**

DEPARTMENT HEAD	**Submitted** 5/11/15	**Date**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 5/18/15	**Date** 5/14/15

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**
[ ] **Continued to Date Certain** [ ] **Approved with Modification**

INTEROFFICE MEMO

DATE: May 5, 2015

TO: Kris Kollgaard, Town Manager

FROM: Pam Winegardner, Assistant Finance Director PSW

RE: Fixed Asset Disposal-Parks and Recreation Department

I am submitting the attached surplus slips for your approval to dispose of. Upon authorization, Ted Williams, supervisor of Public Works will take the attached items for disposal at auction.

PENDING SURPLUS

DEPT. Parks + Recreation

DATE May 05, 15

DEPARTMENT HEADS INITIALS: MDB

ITEM Kubota tractor

SERIAL # 0572

TOWN ID # 7619

LEAVE BLUE TOWN ID STICKER ON ITEM

CONDITION: Poor. Rusty and Not Running.

PLEASE ATTACH THIS COPY TO THE ITEM BEING REPLACED OR DISCARDED.
Send copy to Finance/Fixed Assets so it will be noted on your department fixed asset register.

PENDING SURPLUS

DEPT. Parks + Recreation

DATE May 05, 15

DEPARTMENT HEADS INITIALS: MDB

ITEM 1987 John Deere 1050 Tractor

SERIAL # 7648

TOWN ID # 7634

LEAVE BLUE TOWN ID STICKER ON ITEM

CONDITION: Poor. Not Running bad Clutch and hydralics

PLEASE ATTACH THIS COPY TO THE ITEM BEING REPLACED OR DISCARDED.
Send copy to Finance/Fixed Assets so it will be noted on your department fixed asset register.

PENDING SURPLUS

DEPT. P+R

DATE 5-5-15

DEPARTMENT HEADS INITIALS:

ITEM Kubota Loader

SERIAL # 50103

TOWN ID # 2323

LEAVE BLUE TOWN ID STICKER ON ITEM

CONDITION: Prev. Director to M. Burske was going to buy a tractor to match but did not.
Loader surplused in 09-10 + removed from FA but never sold.
Original Cost $3,088 From Mid Florida Tractor

PLEASE ATTACH THIS COPY TO THE ITEM BEING REPLACED OR DISCARDED.
Send copy to Finance/Fixed Assets so it will be noted on your department fixed asset register.

PENDING SURPLUS

DEPT. PARKS & RECREATION

DATE MAY 05, 15

DEPARTMENT HEADS INITIALS: MDB

ITEM 1976 JOHN DEERE 400

SERIAL # 2640

TOWN ID # 4114

LEAVE BLUE TOWN ID STICKER ON ITEM

CONDITION: POOR. Not Running, DRIVE TRAIN Needs WORK.

PLEASE ATTACH THIS COPY TO THE ITEM BEING REPLACED OR DISCARDED.
Send copy to Finance/Fixed Assets so it will be noted on your department fixed asset register.

TOWN OF LADY LAKE

IDENTIFICATION and GAS CARD LIST

Vehicles that use gas/diesel, have a tag, or are pulled by a vehicle.

VEH # (Code to)	VEHICLE DESCRIPTION	VIN Last 4 digits/SERIAL#	LIC #	DEPT.	GAS CARD

Gas Card stays with the vehicle if the vehicle gets transferred to a different Department.

	Golf Driving Range				
7601	*3 GANG BALL MACHINE (no file)*	*71903*	-----	*Golf Dr. Range*	*DIESEL*
7619 Surplus	*KUBOTA TRACTOR M225/74*	*0572*	-----	*Golf Dr. Range*	*DIESEL*
7634 Surplus 11/07	*1987 JOHN DEERE 1050 TRACTOR*	*7648*	-----	*Golf Dr. Range*	*DIESEL*
3343 listed above	*1987 DITCH TRENCHER Model 2300DD*	*3D0376*	*--used at driving range - WATER*		*DIESEL*
3354 listed above	*1996 SEARS MOWER917.25771*	*112195C 002039*	*--used at driving range - WATER*		
4114 Surplus	*1976 JOHN DEERE 400 used w/#4128*	*2640*	*--- Maint used by Golf Dr. Range*		*DIESEL*
4120 listed above	*JOHN DEERE MOWER 330 (yr. unknown)*	*4063*	*--- Maint used by Golf Dr. Range*		*DIESEL*

The Vehicle List consists of Capital Items; vehicles or equipment that uses gas or diesel, or is driven or pulled on the roadways.

S:\VEHICLE LIST UPDATES\Vehicle List FY 2015\2015-1-21 Vehicle List update.doc

TOWN COMMISSION AGENDA ITEM

H-9

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Media Sonar Agreement

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval to sign the Media Sonar Agreement

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SUMMARY: Social media monitoring tools streamline the work of searching social media for intelligence information that facilitates proactive law enforcement efforts to insure the safety of our community. Without these tools, analysts would need numerous hours to aggregate what could be thousands of social media pages and feeds. Media Sonar provides this service. All expenses required for this FY have already been budgeted and no further funding is required. This expenditure will provide the time to evaluate the service to determine if this will become a budgeted item next FY.
Town Attorney Derek Schroth has reviewed this agreement.

FISCAL IMPACT: $950

[ ] Capital Budget
[X] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other

[X] Support Documents – Media Sonar Agreement

DEPARTMENT HEAD	Submitted:	Date: 04/30/2015
HR	Approved as to Form:	Date:
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date: 5/5/2015
TOWN MANAGER	Approved Agenda Item for: 5-18-15	Date: 5/7/15

Reviewed

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

MEDIA SONAR

Address: 569 Consortium Court, London, ON N6E 2S8 Phone: 855-898-4044 Fax: 519-964-0021

April 30, 2015

To: Lady Lake Police Department, FL

From: ***Media Sonar, Melissa Crosby-Belanger***

Re: Quote for Media Sonar per proposal # LADYLAKE-003

Quote Terms:

- Signature of this quote creates a binding agreement.
- Unless indicated otherwise, the date of agreement signature shall be considered the first day of the agreement term.
- Billing information must be submitted by the client as part of this document.
- This quote is valid until May 30th, 2015.

Quote Outline:

Product	Term	Inclusions:	Pricing
Media Sonar	4 Months	• Unlimited users • Unlimited data within your serving area • All data within Sonars will be stored for up to six months • Unlimited e-mail support • Free web-based training on the Media Sonar platform	• $950.00 for 4 mos. Term
TOTAL AMOUNT : $950.00 $USD			

END USER SERVICES AGREEMENT:

The customer identified below (the "Customer") desires to use the Media Sonar product provided by Media Sonar Technologies Inc.

1. **Services:** Services ("Service(s)") will be the ability to use the Media Sonar product via internet access to the Media Sonar site. The Customer's use of the Services are subject to the scope, use restrictions and limitations described in this quote. Services may be modified from time to time by the parties entering into Schedules that refer to this Agreement. Nothing in a Schedule may amend this Agreement unless the Schedule explicitly states that the Schedule is amending this Agreement, and refers to the section being amended. Any specifications, statements of work or other documents that are signed by the parties or explicitly incorporated by reference within other signed documents from time to time form part of this Agreement and the applicable Schedule under which they are prepared.

2. **Fees**: The Customer will pay Media Sonar fees specified in the applicable Pricing Proposal. All amounts are subject to applicable taxes. Media Sonar agrees to hold fees firm during the period of the agreement. One-time fees are payable in advance or at the time the service is provided, as outlined in the quote. Recurring monthly fees and fees for other Services are payable monthly in arrears within 15 days of the date of invoice. Any payments or deposits are not refundable absent default by Media Sonar. Failure by the Customer to pay the invoiced amount within 15 days of the date of invoice may result in termination of Services following 10 days' notice.

3. **Service Details**: Customer shall nominate one individual as a contact for Media Sonar regarding the Services. Communications regarding the Services will be primarily between that contact and the Media Sonar contact specified on the applicable Schedule. Either party may change that contact by giving written notice.

4. **Term**: This Agreement will commence on execution. The Term of the Services shall begin on the date contained in the applicable Pricing Proposal and will continue thereafter for the Term specified on Pricing Proposal, unless terminated by either party as permitted by this Agreement.

The Term for Services will be automatically extended on a month-to-month basis upon the expiration of the Term. Media Sonar may terminate any Services effective after the end of a Term by giving the Customer at least 6 month's advance written notice. The Customer may terminate any Services effective after the end of a Term by giving Media Sonar at least 60 day's advance written notice.

5. **Change Control:** If the Customer desires to make additions or changes to the Services, it shall make a written request to Media Sonar. Media Sonar shall provide the Customer with a written response within 10 business days; or such longer period as the parties may agree, detailing: (i) how the proposed change will be implemented (or if it is not possible or practical to implement); (ii) any effect it will have on the schedule for the performance of Services; (iii) any effect it will have on the performance of the Services; and (iv) any additional costs required. Media Sonar may choose to implement such changes for its services generally. If the Customer desires to proceed with the change it must provide written authorization to proceed, in which case the change shall be deemed to be part of this Agreement.

6. Restrictions on Use: Unless otherwise explicitly permitted by Media Sonar in writing, the Services are meant to be used for internal Customer use only. The Customer will not: (a) reproduce, sell, rent, assign, lease, sublicense, distribute, market or commercially exploit the Services or any component thereof in any way, except as provided in this Agreement; (b) use the Services except as authorized herein; (c) remove, modify or obscure any copyright, trademark or other proprietary rights notices that appear during use of any Services; or (d) use the Services for activities that are unlawful or unethical.

7. API or additional Customer services: The Customer will not (a) add its own or any other services on top of or using the Services, (b) access or use Media Sonar API's, or (c) resell the Services as is or as modified unless explicitly provided for in a Schedule. If Media Sonar grants the Customer such rights, the Customer may not remove any Media Sonar branding or change the look and feel without express Media Sonar permission. The Customer must ensure that any third party users are subject to terms of use no less protective of Media Sonar than in this Agreement.

8. Ownership: The intellectual property relating to the Services is owned by Media Sonar (or it has the right to use same), not the Customer. If the Services include changes or additions requested by the Customer, Media Sonar shall own same, which shall be useable by the Customer on the same terms as the Services.

9. Training: Media Sonar will provide training for the Services as outlined on the applicable Pricing Proposal. Any training over and above that will be done using Media Sonar's standard methods and rates as they exist from time to time.

10. Updates: The Services will be updated by Media Sonar from time to time at no additional cost to the extent it provides such updates to its Customers generally, provided that the Services are not materially downgraded by doing so.

11. Default: This Agreement and each Schedule is effective until terminated.

Media Sonar may immediately terminate this Agreement (or one or more Schedules at its discretion – leaving this Agreement and other Schedules in force) or suspend the provision of Services without notice upon the occurrence of any of the following events: (a) the Customer fails to comply with any provision of this Agreement or uses the Services beyond the scope described herein; (b) the Customer attempts to assign, sub-license, or otherwise transfer any of its rights under this Agreement without the consent of Media Sonar; or (c) the Customer files an assignment in bankruptcy or is or becomes bankrupt and/or insolvent, upon the appointment of a receiver for all or substantially all of the property or assets of the Customer, upon the making of any assignment or attempted assignment for the benefit of creditors or on the institution by the Customer of any act or proceeding for the winding up of its business. Upon termination Media Sonar may retain any pre-paid fees as liquidated damages.

12. Customer Responsibility: The Customer is responsible for all activity it conducts using the Services. The Customer must use the Services in accordance with all relevant laws and ethical requirements.

Media Sonar is a search engine and aggregator of social media content. The material being displayed by the Service is not owned, controlled, or endorsed by Media Sonar. The Customer may be exposed to content that might be unlawful, offensive, harmful, inaccurate, or otherwise inappropriate or deceptive. Media Sonar does not pre-screen content and is not responsible for the content accessed through the Services. Media Sonar does not routinely monitor content provided by the Service, but may delete or modify any content that comes to its attention that Media Sonar in its sole discretion determines offends this Agreement, or is unlawful, offensive, inappropriate, or may attract risk to Media Sonar.

The Customer takes all risks associated with the Services and any content accessed through the Services. The Customer is responsible for adhering to applicable laws relating to such content (such as, without limitation, copyright and defamation), as well as any applicable terms of use of the underlying social media platforms and permissions required from individuals. If the Customer receives any demands or complaints regarding the Services, it must forward them to Media Sonar forthwith.

Logon ID's, passwords or other authentication is required to access the Services. It is the Customer's responsibility to protect that information, including without limitation, to use effective passwords that are not easily guessed or discoverable, and not share them with others. The Customer is responsible for all activity carried on under its accounts. If it suspects that any of its authentications have been compromised, it should notify Media Sonar immediately.

13. Service Levels: Media Sonar will use commercially reasonable efforts to keep the Services operational on a continuous basis, subject to reasonable maintenance requirements and matters beyond its reasonable control. Media Sonar will endeavor to acknowledge support requests and provide an estimated repair time within 48 hours of receiving support requests.

14. Warranty: Media Sonar will use reasonable efforts to enforce any service level and warranty obligations of its suppliers. Media Sonar will correct at no additional cost any failure of the Services to function in accordance to written specifications/the User Guide. Media Sonar does not warrant that the Services are error free, that they will operate without problems or without interruption, or that it will satisfy the Customer's expectations. The Customer acknowledges that Media Sonar may provide Services using services and software provided by third parties. Notwithstanding anything else contained in this Agreement, Media Sonar's, and such third parties, warranties and liabilities for any matters arising from such services and software shall not exceed those provided to Media Sonar from such third parties.

15. Limitations: All promises made by Media Sonar are contained in this Agreement. No promises implied by law (whether described as warranties, conditions, representations, or otherwise, and whether relating to merchantability, fitness, non-infringement, or otherwise) apply. The Customer cannot collect any damages from Media Sonar for any reason (whether under legal theories of agreement, tort, negligence, strict liability, operation of law or otherwise) that are not direct damages or that exceed the amount paid by the Customer to Media Sonar hereunder for 3 months for the Services at issue.

Media Sonar relies on these limitations when entering this Agreement and setting its fees. They are a fundamental and essential part of our arrangement, and apply even if this Agreement has failed in its fundamental or essential purpose or been fundamentally breached.

16. Indemnity: The Customer will indemnify Media Sonar for any expenses, loss, cost, liability, damages, or expense (including court costs, arbitration fees, penalties, fines, amounts paid in settlement of claims, legal fees and disbursements and dispute resolution related costs and expenses) Media Sonar may incur resulting from the Customer's violation of this Agreement, or to the extent contributed to by any act, omission or negligence of the Customer or the Customer 's employees or others for whom the Customer is in law responsible.

17. Intellectual Property Indemnity: Subject to the limitations and disclaimers set forth in this Agreement, Media Sonar shall indemnify the Customer against any direct damages and reasonable legal fees and expenses arising from any third party claim ("claim") that has been adjudicated by a court and held to be valid, following the exhaustion of all appeals, that the Services infringe any registered U.S. or Canadian patent, or U.S. or Canadian copyright or trademark when used as prescribed, provided that (a) the Customer notifies Media Sonar in writing within 10 days of becoming aware of a claim; (b) the Customer gives Media Sonar the right to assume sole control over the defense, settlement or compromise of any such claim; and (c) the Customer provides Media Sonar with the information, assistance and authority to enable Media Sonar to perform its obligations under this section and co-operates fully in Media Sonar's defense or settlement.

If a claim described above may be or has been asserted, Media Sonar may, at Media Sonar's option and expense, (i) procure the right to continue using the Services; (ii) modify the Services to eliminate the infringement while providing equivalent functionality; or (iii) terminate the Services.

This section states Media Sonar's entire liability to the Customer and the Customer's entire remedy with respect to any infringement of third party intellectual property rights.

18. Governing Law: This Agreement shall be interpreted in accordance with and governed by the laws of the State of Florida, United States of America.

19. Dispute Resolution: To resolve disputes which may arise between the parties, any party will notify the other in writing of the dispute. If the dispute is not resolved within ten (10) days, then the resolution of the dispute shall be referred to a non-binding mediator chosen by the parties. If mediation is unsuccessful, the parties may litigate in Lake County Circuit Court, Florida which shall be the venue for litigation or such other Court having jurisdiction over this matter located in the Middle District of the Florida.

20. Prior Agreement: This Agreement contains the complete and exclusive statement of the agreement between the parties and supersedes all prior and contemporaneous agreements, purchase orders, understandings, proposals, negotiations, representations or warranties of any kind whether written or oral. No oral or written representation that is not expressly contained in this Agreement is binding on either party. This Agreement cannot be amended or modified, other than by a change made in writing, dated and executed by the parties. If there is both an executed and a click-wrap version of this Agreement, the executed version shall govern if the terms differ.

21. Survival: The provisions of this Agreement pertaining to privacy, and rights and restrictions shall survive the termination of this Agreement. Other sections pertaining to rights and obligations which by their nature should survive are hereby confirmed to so survive.

22. Force Majeure: Media Sonar is not liable for an omission or delay in the execution of its obligations hereunder caused by an event beyond its reasonable control. The time for the performance of the obligation that is so delayed shall be extended by a reasonable time, provided that payments shall not be delayed.

23. Notice: All notices provided in accordance with this Agreement shall be in writing and shall be duly provided for if the notice is remitted to its addressee by courier, mail, or e-mail (provided that notices sent by e-mail are only effective if the recipient confirms receipt by reply email), if to Media Sonar to the address at the bottom hereof, and if to the Customer to the address set out on the applicable Schedule, or such other address as the party which is to receive the notice indicates to the party providing the notice, in the manner provided for in this section. Every notice delivered in the manner provided for herein shall be deemed to have been received: when delivered or by e-mail the first business day after the date received; or the fifth business day following the date of mailing, if sent by mail.

Billing Information:

Official Agency or Organization Name: ____Lady Lake Police Department_____

Billing Address:

Street: ____423 Fennell Blvd._____

City: ____Lady Lake_____

State/Province/Territory/Region: _____Florida_____

Mailing Code (Postal/Zip): ____32159_____

Email address: cmckinstry@ladylakepd.org_____

Fax: ____(352) 751-1566_____

Telephone Number: ____(352) 751-1567_____

Contact name for billing: ____Chris McKinstry_____

Mode of Billing: Credit Card: _____, ***OR*** Invoice: __X____

Do you wish to be billed (indicate with a "Yes" or "X"):

One-time payment: ___X___ **OR** 12 equal monthly payments: _____ **(Annual Subscription Only)**

IF payment is being made by credit card (only), please fill out the following fields. Note all credit card charges will be made in USD$:

CARD TYPE: VISA_____ MASTERCARD_____ DISCOVER CARD_____

NAME ON CARD (EXACT): _____

CREDIT CARD NUMBER: _____ CSV # (3 digit code): _____

EXPIRY DATE: _____/_____

EMAIL ADDRESS FOR RECEIPT: _____

Approval (Customer): IN WITNESS WHEREOF this Agreement has been entered into by the parties hereto:

Authorized signatory (signature line): _____

Authorized signatory (written name): _____

Date of signature: ___/___/____

Approval (Media Sonar):

Authorized signatory (signature line): _____

Authorized signatory (written name): _____

Date of signature: ___/___/____

C/O: Angeline MacIvor

SVP & Co Founder, Media Sonar

226 927 5594

www.mediasonar.co

H-10

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Donation from the Town Forfeiture/Law Enforcement Trust Fund to assist funding for the Florida Missing Children's Day

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval for the Lady Lake Police Department to contribute $250 from the Town Forfeiture/Law Enforcement Trust Fund in support of the Florida Missing Children's Day.

SUMMARY:

As proclaimed by Resolution of the Florida Legislature, Florida Statute 683.23, the "first ever" Florida Missing Children's Day was held on Monday, September 13, 1999. Each year parents, children, law enforcement officers and citizens gather to remember Florida's missing children who are still missing and those who will never come home again. The Governor, Lieutenant Governor, and FDLE's Commissioner all participate as speakers. The main objective of this day is to raise awareness of Florida's currently missing children, to educate the public on child safety and abduction prevention, and to recognize those individuals and law enforcement officers who have made outstanding contributions in the missing children issue. The Florida Police Chiefs Association and the Florida Sheriffs Association have again united in their support of this event and have asked for statewide participation.

A contribution to this event is an authorized use of Forfeiture/Law Enforcement Trust Fund money.

Town Attorney Derek Schroth has reviewed and approved this request.

FISCAL IMPACT: **$250**

[X] Other **[ ] Operating** **[ ] Capital Budget**

(Forfeiture/Law Enforcement Trust Fund / 2101-521-4990) Balance: $20,034

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution [ ] Other

[X] Support Documents (LE Sponsorship Form)

DEPARTMENT HEAD	**Submitted**	**Date**	**04/28/2015**
HR	**Approved as to Form**	**Date**	
FINANCE DEPARTMENT JRM	**Approved as to Budget Requirements**	**Date**	5/4/2015
TOWN MANAGER	**Approved Agenda Item for:** 5-18-15	**Date**	5-5-15

Reviewed

5/11

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**

[ ] Continued to Date Certain **[ ] Approved with Modification**

FLORIDA
MISSING CHILDREN'S DAY
FOUNDATION

FLORIDA MISSING CHILDREN'S DAY FOUNDATION

A special thank you to all of the 2014 Florida Missing Children's Day Sponsors

Law Enforcement Sponsors

Alachua County Sheriff's Office
Bay Co Sheriff's Office
Brevard County Sheriff's Office
Charlotte Co Sheriff's Office
Citrus County Sheriff's Office
Clearwater Police Department
Collier Co Sheriff's Office
Escambia Co Sheriff's Office
Flagler County Sheriff's Office
Florida Police Chief's Association
Hernando County Sheriff's Office
Highlands Co Sheriff's Office
Indian River Co Sheriff's Office
Kissimmee Police Department
Lady Lake Police Department
Lake Co Sheriff's Office
Lee Co Sheriff's Office
Leon Co Sheriff's Office
Levy Co Sheriff's Office
Manatee Co Sheriff's Office
Margate Police Department
Miami-Dade Schools Police Dept.
Monroe County Sheriff's Office
Orange Co Sheriff's Office
Orlando Police Department
Osceola Co Sheriff's Office
Palm Beach Co Sheriff's Office
Pasco Co Sheriff's Office
Pinellas County Sheriff's Office
Polk Co Sheriff's Charities, Inc.
Port St. Lucie Police Department
St. Lucie Co Sheriff's Office
Sarasota Co Sheriff's Office
Seminole Co Sheriff's Office
Sumter County Sheriff's Office
Tallahassee Police Department
Vero Beach Police Department
Volusia Co Sheriff's Office
Wauchula Police Department.

Business/Corporate/ Individual Sponsors

Gold Sponsors

Bank of America Matching Gift Program, Vero Beach, FL

Central Florida Hotel & Lodging Association - Security & Safety Council, Orlando, FL

Florida Network of Youth & Family Services, Tallahassee, FL

Imperial Press Direct, Tampa, FL

Nelson Morgan Wealth Management/ Merrill Lynch, Vero Beach, FL with Bank of America Matching Gift

Silver Sponsors

Appriss, Inc, Louisville, KY

Chase Bank-Miracle Mile Branch, Vero Beach, FL with match from Chase Bank-Mortgage Department, Jensen Beach, FL

Tallahassee Community College

Bronze Sponsors

Carol Ferry, The Villages, FL

Florida Association for Pupil Transportation, Tallahassee, FL

Floy Turner & Gary Carmichael, Green Cove Springs, FL

Publix Supermarkets, Lakeland, FL

Additional Sponsors

Ms. Sandra Durant, Lloyd, FL

Robert & Barbara Marks, The Villages, FL

Mr. Jamie Meeks, Tallahassee, FL

Sundial WTC, Inc, Vero Beach, FL

Team Watters Sonar Search and Recovery - Florida Chapter Winter Garden, FL

In-Kind Sponsors

Big Ben Victim Assistance Coalition
Blue Bell Ice Cream
CBS Outdoor
Florida Association of School Resource Officers
Florida Department of Agriculture and Consumer Services
FDLE Capitol Police
Florida Department of Corrections
Florida Department of Education
Florida Department of Management Services
Florida Fish and Wildlife Conservation Commission
Florida Highway Patrol/DHSMV
Florida Network of Victim Witness Services, Inc.
Florida Outdoor Advertising Assoc
Heather Mitchell, Event Planner
Lamar Outdoor Advertising
Leon County Schools
PSG Tent Company
Panache
Sharkey's Capitol Café
Shelter Alliance
Society Kids
Tallahassee Fire Department
Tallahassee Police Department
Andy Berentsen
The Florida Channel
Universal Studios

2015
Florida Missing Children's Day
September 14th

P.O. Box 15822, Tallahassee, FL 32317 ~ Phone: (850) 270-3555 ~ Email: fmcdfinfo@gmail.com
Facebook: www.facebook.com/FLMissingChildrensDayFoundation ~ Website: www.fmcdf.org

Florida Department of Law Enforcement
Missing Persons Advisory Board

Florida Missing Children's Day

September 14, 2015

LAW ENFORCEMENT SPONSORSHIP FORM

_____ **Yes, our agency will be a Sponsor of Florida Missing Children's Day (FMCD) 2015.**

Enclosed is our contribution in the amount of: __X__ **$250** _____ **$500** _____ **$1,000** _____ **other amount**

Please print your name, your agency name as you wish them to appear in FMCD 2015 printed materials:

Your Name & Title: Chris McKinstry / Chief of Police

Agency Name: Lady Lake Police Department

Agency Address: 423 Fennell Blvd. Lady Lake, FL 32159

Telephone Number: (352) 751-1560

Email: cmckinstry@ladylakepd.org

The following awards are presented:

- Local Law Enforcement Officer of the Year
- State/Federal Law Enforcement Officer of the Year
- Law Enforcement Task Force/Team of the Year
- Law Enforcement Trailing Team of the Year
- Combatting Human Sex Trafficking Award
- School Bus Operator of the Year
- Citizen of the Year
- Evelyn Williams Memorial Award
- John and Reve' Walsh Award
- Fifth Grade Essay Contest Award

If your agency's pledge or check is received by August 24, 2015, your agency's name will be included in the list of sponsors for FMCD 2015. If it is necessary for your agency's check to be submitted later, you may use this form as your pledge and email it to the Florida Missing Children's Day Foundation, Inc. at fmcdfinfo@gmail.com.

Please return this form with your contribution, made payable to:

Florida Missing Children's Day Foundation, Inc.
P. O. Box 15822
Tallahassee, FL 32317

TOWN COMMISSION AGENDA ITEM H-11

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Application to the Bulletproof Vest Partnership Initiative for Sworn Police Personnel vest purchases and replacements.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval to apply for, and accept if awarded, the Bulletproof Vest Partnership Initiative for the 2016 open solicitation period.

SUMMARY: Staff is requesting approval to apply for, and accept if awarded, the 2016 U.S. Department of Justice Bulletproof Vest Partnership Initiative. The Bulletproof Vest Partnership Initiative is a 50%/50% grant that provides assistance to local law enforcement agencies with the purchase of new vests or replacement vests coming out of warranty. Vests carry a 5 year warranty.

The Police Department anticipates the need to purchase twelve new/replacement vests. The average cost per vest is $810.00 plus shipping (estimated at $30.00 per vest) for an estimated total of $10,440.

Funding decisions are made within 3 months after the application period closes.

FISCAL IMPACT: $5220 (FY 16-17)

[ ] Capital Budget
[X] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other

[x] Support Documents – 2016 BVP Information

DEPARTMENT HEAD	Submitted	Date 4/30/2015
HR	Approved as to Form	Date
FINANCE DEPARTMENT JRM	Approved as to Budget Requirements	Date 5/5/2015
TOWN MANAGER	Approved Agenda Item for: 5/18/15	Date 5/7/15

Reviewed

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

Bulletproof Vest Partnership

The Bulletproof Vest Partnership (BVP), created by the Bulletproof Vest Partnership Grant Act of 1998 is a unique U.S. Department of Justice initiative designed to provide a critical resource to state and local law enforcement.

ONE MILLION BVP VESTS: Since 1999, the BVP program has awarded more than 13,000 jurisdictions, a total of $393 million in federal funds for the purchase of over one million vests (1,197,348 as of December, 2014). BVP is a critical resource for state and local jurisdictions that saves lives. Based on data collected and recorded by BJA staff, in FY 2012, protective vests were directly attributable to saving the lives of at least 33 law enforcement and corrections officers, in 20 different states, an increase 13.7% over FY 2011. At least 14 of those life-saving vests had been purchased, in part, with BVP funds.

Body Armor Safety Initiative

Body Armor Safety Initiative - An Initiative of U.S. Department of Justice. In response to concerns from the law enforcement community, the Department of Justice (DOJ) announced an initiative to address the reliability of body armor used by law enforcement personnel and to examine the future of bullet-resistant technology and testing. As part of this initiative, the National Institute of Justice (NIJ) has examined Zylon®-based bullet-resistant vests (both new and used) and is reviewing the process by which bullet-resistant vests are certified.

H-12

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Consideration for the Town to Submit a Letter of Approval and Support for the Daughters of the American Revolution to Place a Plaque at the Train Depot/Museum

DEPARTMENT: Parks and Recreation Department

RECOMMENDED MOTION: Approval for the Town to Submit a Letter of Approval and Support for the Daughters of the American Revolution to Place a Plaque at the Train Depot/Museum

SUMMARY: The Lady Lake Historical Society has been working with the Daughters of the American Revolution to place an historical plaque at the Train Depot designating the Train Depot as a historic building. To proceed with the marker, the D.A.R. will need a letter from the Town allowing the plaque to be placed at the building. As this agenda item is being prepared before the Parks, Recreation and Tree Advisory Committee vote on this item, I will have their findings at the meeting.

FISCAL IMPACT: Estimated at $100.00 for supplies to install the plaque.

[ ] Capital Budget
[X] Operating
[ ] Other (Revenue)

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[X] Other [ ] Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD	**Submitted** 05/11/15	**Date** 05/11/15
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 5/11/15
HR	**Approved as to Form**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 5-18-15	**Date** 5-11-15

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**

[ ] Continued to Date Certain **[ ] Approved with Modification**

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

May 18, 2015

Dr. Brenda Weaver, Historic Preservation Chair
Puc Puggy Chapter NSDAR
bmweaver@comcast.net

RE: Historical Marker for the Train Depot

Dear Dr. Weaver:

The Town Commission of the Town of Lady Lake approved the consideration to allow the Daughters of the American Revolution to place an historical marker/plaque at the Lady Lake Train Depot/Museum, to include the wording as presented, at the May 18th, 2015 Commission meeting.

The Town of Lady Lake is the property owner and custodian of the Lady Lake Train Depot and the land where the historical marker is to be placed. Authorization to install the marker at the site designated by the Lady Lake Historical Society, in conjunction with the Puc Puggy Chapter NSDAR of Lady Lake, is hereby given. This site is in front of the museum in the shrubbery area to the right of the stairway and the left of the ramp.

Should the marker need to be moved or replaced in the future, the Town agrees to notify the National Society of the Daughters of the American Revolution.

Thank you for your interest in the Town of Lady Lake.

Sincerely,

Ruth Kussard, Mayor
Town of Lady Lake

RK/ns

Lady Lake Train Depot

Presented to

Florida Southern Railway

April 4, 1884

Relocated to this park in 1988

Marker Placed By

Puc Puggy Chapter Members

National Society of the Daughters of the American Revolution

2015

pdf ATT00001.htm
2 MB Open in browser 590 bytes Download

Hi Mike,
I am resending the letter I sent you with the details the DAR is asking for in the application. Also, a picture of where the LLHS agreed to place it. Just in case you need it and so all the information is in the same place. Hope this helps. Thank you.
Brenda

Dear Mr. Burske,

Thank you so much for assisting us in getting all the materials together for the application of the placement of the historic marker at the Lady Lake Train Depot Museum. The NSDAR application has some specific areas to be addressed in the letter/written statement about the installation of the historic marker:

1. Written statement addressed to: National Society of the Daughters of the American Revolution.
2. Written statement authorizes the installation of the marker from the property owner/custodian of the land where the marker is to be placed
3. Dated within the past year
4. The signed, dated letter should include a statement explaining what right the writer has the authority to grant permission
5. An understanding that if the marker needs to be moved or replaced in the future, the National Society of the Daughters of the American Revolution will be notified

Here are some possible statements to be included:

"The Town of Lady Lake is the property owner and custodian of the Lady Lake Train Depot and the land where the historical marker is to be placed. We authorize installation of the marker at the site designated by the Lady Lake Historical Society in conjunction with the Puc Puggy Chapter NSDAR of Lady Lake. This site is in front of the museum in the shrubbery area to the right of the stairway and the left of the ramp."

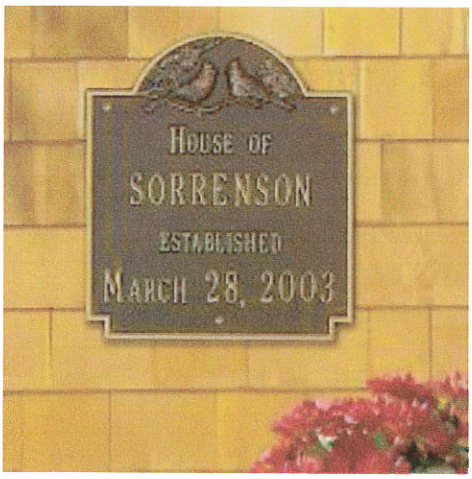
Items 3, 4, and 5 will need to be included as well. Also, below is the historic marker wording that Lady Lake Historical Society and the Puc Puggy Chapter NSDAR agreed upon. Each statement in the marker must be supported by primary historic documents, which the LLHS members (primarily Randa Anderson) have researched and will be included in the application.

If you have any questions or want to discuss any aspect please feel free to call me, 352-391-9706 or cell 315-439-1961 or email me. Thank you so much for your help. The DAR marker will be a great honor for your museum to identify all the wonderful historic preservation the Lady Lake Historical Society is doing.

Dr. Brenda Weaver
Historic Preservation Chair

Puc Puggy Chapter NSDAR

In the attached photo, the LLHS decided it could be placed on a stand, next to the ramp, next to the flowers on a low stand not to go above the ramp railing.


HOUSE OF
SORRENSON
ESTABLISHED
MARCH 28, 2003

Re: Historical Marker

DELETE REPLY REPLY ALL FORWARD ...

Mark as unread

Norma Delaney <ndelaney16@gmail.com>
Mon 3/16/2015 3:24 PM

To: Mike Burske;

The marker from the Colonial Dames is fine.

On Mar 16, 2015, at 3:19 PM, Mike Burske <mburske@ladylake.org> wrote:

> That is neat. Are they ok with the marker already on the museum to the rt of the door?...Mike
>
> ---
>
> **From:** Norma Delaney <ndelaney16@gmail.com>
> **Sent:** Monday, March 16, 2015 2:47 PM
> **To:** burske Mike
> **Subject:** Historical Marker
>
> Mike,
>
> I sent you an email which was rejected by the Town's spam blocker. I am trying this one to your pw address.
>
> DAR is providing a historical marker for the Depot. We need to decide exactly where to install it. Then we will need a letter from the Town giving us permission to install a historical marker. I will be meeting with Dr. Brenda Weaver from the DAR on Thursday. Could you stop at the museum about 11 AM? We can tell you exactly what we need.
>
> Norma
>
> Norma J. Delaney
> ndelaney16@gmail.com
> 8968 SE 119th Street
> Summerfield, Fl 34491
> phone: 352-307-7227
> cell: 352-561-6230

6 Mail Calendar People Tasks Mike Burske

New mail

Search mail and people

INBOX CONVERSATIONS BY DATE

All Unread To me Flagged

Favorites

Inbox 1203

Sent Items

Deleted Items 153

Mike Burske

Inbox 1203

Drafts [234]

Sent Items

Deleted Items 153

Junk Email [297]

Notes

RSS Feeds

Download

Need any more info?

Brenda M Weaver <bmweave

Mark as unread

Thu 4/16/2015 11:52 AM

It will be on a stand. The marker will not be higher than the museum walk porch railing. I don't want it to block the view of the entrance, etc. It is meant to blend into the flower bed and bench area in front. Thank you.
Brenda

or 16, 2015, at 11:41 AM, Mike Burske
urske@ladylake.org> wrote:

la, I am sorry but it is May 18th. I am
is taking time, but I needed the proposal
he photo and wording and only got it
tly so I need to run it back through. We
ood to go at this point. Will the plaque be on a stand or affixed to the building. It is my understanding that it will be on a stand...mike

---

From: Brenda M Weaver <bmweaver@comcast.net>
Sent: Thursday, April 16, 2015 11:36 AM
To: Mike Burske
Subject: Re: Need any more info?

Hi Mike,
I thought it was next Monday that you were going to take it. I hope it wasn't a problem on our part. I was hoping to send it in soon because it takes 6 months or more to get DAR approval. I appreciate all you have done. Let me know if I can be of any more help.

Brenda Weaver

Dr. Brenda M Weaver
Puc Puggy Chapter NSDAR
Historic Preservation Chair
352-391-9706

Plaque.jpeg (8 KB)

On Apr 16, 2015, at 9:18 AM, Mike Burske <mburske@ladylake.org> wrote:

I think we are good. It will be the third Monday in May when I am able to take this to the Commission for final approval. Thanks for all of your help.

Mike Burske
Parks and Recreation Director
Town of Lady Lake

Historical Society Museum
LLHS
LADY LAKE HISTORICAL MUSEUM
WELCOME
Hours: Tuesdays, Thursdays, Saturdays
10 a.m. - 1 p.m.
Admission: $2.00 per adult
MUSEUM
OPEN

J-13

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: **MJSP 03/15-001- Kohl's Outparcel (Outparcel M) - A development consisting of the construction of a 4,500-aquare-foot retail building to be located at 472 N Hwy 27/441, at the southwest corner of N. Hwy 27/441 and Fennell Blvd. (Alternate Key 3872774).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDATION:

Staff recommends approval of Major Site Plan 03/15-001 as presented; meeting all site specifications as required per Town of Lady Lake Land Development Regulations, Memorandum of Agreement Ordinance 2006-04, and the Comprehensive Plan.

Applicant Martin DelleBovi, in representation of SRK Lady Lake 43 Associates, LLC, property owner, has submitted a Site Plan application proposing approximately 4,500 square feet of retail space to be built in the last outparcel (Outparcel M) of the Lady Lake Crossing Plaza, on a .95-acre parcel located at the southwest corner of North Highway 27/441 and Fennell Blvd; addressed as 472 North Highway 27/441. Recent developments within the Lady Lake Crossing include the SteinMart Building and the outparcel development between the McDonald's Restaurant and the Tire Kingdom Shop to feature a 4,000-square-foot retail building.

The property has a zoning designation of PUD-Planned Unit Development, which is governed under the Memorandum of Agreement (MOA) of Ordinance 2006-04. The requested uses are consistent with the directives of the Comprehensive Plan, adopted Land Development Regulations, and Ordinance #2006-04.

Site plans have been submitted by Jay R. Jackson, Professional Engineer with Kimley-Horn and Associates, Inc. The Landscaping and irrigation plans have been prepared and certified by Jay Brown, Registered Landscape Architect with Cuhaci & Peterson. For the proposed Mediterranean Retail Building, the Architectural Exterior Elevations were drawn by Cuhaci & Peterson. The applicant has complied with requirements pursuant to the Land Development Regulations (LDRs) for site plans, including Chapter 7-Site Plan Development Regulations, Chapter 10–Landscaping & Tree Protection, Chapter 14-

Water, Reuse Water, and Sewer Standard Specifications, and Chapter 20-Commercial Design Standards of the LDRs. Reviews were completed for the Town of Lady Lake by Town staff, Neel-Schaffer Engineering, and Fire Inspector Kerry Barnett for compliance with the Florida Fire Prevention Code. Attached are following reviews contained in the packet:

a. Town Engineer comments for the site plan dated April 27, 2015 (Satisfied).
b. Fire Review comments dated April 13, 2015 (Satisfied).
c. Waste Management comments dated March 26, 2015 (Satisfied).
d. Lady Lake Building Official comments dated March 16, 2015 (Satisfied).
e. Lake-Sumter MPO comments dated January 27, 2015 (Satisfied)
f. Lady Lake Public Works comments dated May 6, 2015 (Satisfied).

It's anticipated that the applicant will receive the St. John's River Water Management District Individual Environmental Resource permit in the coming days; however, in accordance with Florida Statute 166.033. Paragraph 4, this permit may not be a requirement for development approval. The applicant, however, shall provide all required state permits prior to commencing construction.

Commercial Design Standards

The project will exhibit exterior building designs in accordance with the Mediterranean Architectural Style. No waivers are needed and none have been requested.

Tree Requirements:

As per **Chapter 10, Section 10-3,a).2).**, all non-residential properties are required to provide 160 tree caliper inches per acre. The site is required to provide 152 tree caliper inches based upon its .95-acre area (160"x 7.71) Please see the landscaping tree proposal breakdown:

Existing Trees on site	0	tree caliper inches
Proposed Trees for the site	183.5	tree caliper inches
Total tree caliper inches	183.5	tree caliper inches

Notes:

- No trees removals have been proposed for this project as part of the application.

Public Meetings:

The **Special Town Commission Conceptual Workshop** took place on Monday, February 18, 2015, at which time the consensus of the Commission was to advance the development plan as presented.

The **Technical Review Committee** members individually reviewed the application on, and provided all final comments regarding the Site Plan application on April 27, 2015.

The **Planning and Zoning Board** does not review Site Plan applications.

The **Tree & Beautification Advisory Committee** did not review the site plan application as the plan meets all requirements of the code, and no landscaping waivers were requested.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: **[ ] Ordinance(s) [ ] Resolution [ ] Budget Resolution**

[X] Other – Site Plan

[ ] Support Documents/Contracts Available for Review in Manager's Office

5/11/2015

DEPARTMENT HEAD		**Submitted** 5/11/15	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 5/15/15	**Date** 5/11/1

BOARD ACTION: **[ ] Approved as Recommended [ ] Disapproved**

[ ] Tabled Indefinitely [ ] Continued to Date Certain [ ] Approved w/Modification

/

RECEIVED
MAR 9 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

1. Applicant's Name: SRK Lady Lake 43 Associates LLC – Martin DelleBovi
   Telephone Number: 716-833-4986

   Email: MDelleBovi@Benchmarkgrp.com

   Applicant is: Owner X Developer ___ Lessee ___ Agent ___ Optionee ___

2. Owner's Name: SRK Lady Lake 43 Associates LLC

   Address: 4053 Maple Road, Amherst, NY 14226

   Telephone Number: 716-833-4986

3. Contractor's Name: TBD

   Address: ___

   Telephone Number: ___

   License Number: ___

4. Architect's Name: Cuhaci & Peterson Architects, Engineers & Planners

   Address: 1925 Prospect Ave., Orlando, FL 32814

   Telephone Number: 407-661-9100

   Registration Number: ___

5. Landscape Architect: Cuhaci & Peterson Architects, Engineers & Planners

   Address: 1925 Prospect Ave., Orlando, FL 32814

   Telephone Number: 407-661-9100 Jay Brown

   Registration Number: ___

6. Project Name: Lady Lake Crossing

   Physical Location/Address: 472 N. Hwy 27/441, Lady Lake, FL 32159

7. The property is located in the vicinity of the following streets:

   Hwy 441/27 & Fennell Blvd

8. Area of property 48,400 Square Feet .90 Acres

9. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:

Legal Description Attached

10. The property is currently zoned: PUD

11. Briefly describe the proposed project: Construction of a 4,500 SF retail building

If for storage, what type of material will be stored? N/A

12. Have any development reviews and/or approvals been granted to this property?
Yes X No ____ If yes, list the type, date and result:

Special Meeting of Town Commission February 18, 2015

13. Has any Variance been granted concerning this property? Yes ____ No X
If yes, list the Case Number and briefly describe the nature of the Variance.

14. The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:

General Information

____ a. Name of project.

____ b. General statement of intended use of site.

____ c. Legal description of the property and size of parcel in acres or square feet.

____ d. Name and address of owner.

____ e. Name, address and phone number of owner's agent.

____ f. Name, address, signature and registration of the professionals preparing the plans.

____ g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.

____ h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than one inch equals five thousand two hundred eighty feet (1" = 5,280' or 1" = Mile).

____ i. Linear dimensions of the site.

____ j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.

____ k. Finished grading elevations.

____ l. Zoning of the site and of all adjacent parcels.

____ m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).

____ n. Percent of open space of site.

____ o. Location of proposed signs.

Commercial Design Standards

The following are submittal requirements for the Commercial Design Standards, which can be directly sent to the Town's Design Consultant, with one copy going to the Town's Growth Management Department:

____ a. Scaled building elevations for all facades of the proposed building(s).

____ b. All samples of building materials and colors proposed including glass for proposed development.

____ c. Scaled Landscape Plan showing all existing trees to be retained and proposed landscaping material to be added (Chapter 10 of the LDRs).

____ d. Copy of the scaled site plan showing all requirements and adjacent land uses.

Building and Structure

____ a. Existing and proposed structures.

____ b. Intended use.

____ c. Number of stories.

____ d. Height of building(s).

____ e. Number of dwelling units and density.

____ f. Projected number of employees, if applicable.

____ g. If restaurant, show number of seats and occupancy load.

____ h. Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.

____ i. Photograph or sketch of proposed sign with dimensions and material type.

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

____ a. Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary.

____ b. All parking spaces delineated.

____ c. Number of parking spaces.

____ d. Number and location of handicapped spaces.

____ e. Number of square feet of paved parking and driveway area.

____ f. Surface materials and cross-section of proposed paved areas.

____ g. Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter.

____ h. Description/location of proposed driveway(s) and median cut(s).

____ i. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary.

____ j. Location of traffic-control signs and signalization devices, if required.

____ k. Number and location of required loading spaces.

____ i. Number and location of required bicycle spaces.

Drainage and Stormwater

____ a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.

____ b. Size, material and location of stormwater structures and pipes.

____ c. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.

Proposed Water, Sewer and Solid Waste Facilities

____ a. Size, material, specifications and location of water mains, valves, services and fire hydrants.

____ b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.

____ c. Size and location of septic tank and drainfield, if applicable.

____ d. Grease separation system, if applicable: Size, location and materials.

____ e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

____ a. Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.

____ b. Irrigation system plan.

Environmental Protection

____ a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.

____ b. Conservation easements per the requirements.

____ c. Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin J. DelloBorri, who being by me first duly sworn on oath, deposes and says:

(1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for: Major Site Plan Application - Kohl's outparcel

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 11th day of March, 2015, by Marty DelloBorri, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Wendy Then
My Commission FF 177989
Expires 12/20/2018

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin P. DelleBovie who being by me first duly sworn on oath, deposes and says:

(1) That he/she is the fee-simple owner of the property legally described on page one of this application.

(2) That he/she desires approval for: Major Site plan application - Kohls Outparcel

(3) That he/she has appointed Self to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 11th day of March 2015, by Marty DelleBovie who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Wendy Then
My Commission FF 177989
Expires 12/20/2018

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

ADDITIONAL INFORMATION TO BE PROVIDED

____ a. A certificate of concurrency or evidence of application for a certificate.

____ b. An application for a clearing and tree permit meeting all criteria specified in the Developmental Procedures and Regulations chapter and the Landscaping and Tree Protection chapter.

____ c. Drainage calculations as required in the Stormwater Management chapter.

____ d. Fire flow calculations, if applicable.

____ e. Lift station calculations, where required.

____ f. Copy of HRS permit, where required.

____ g. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.

____ h. Environmental assessment per the requirements, if applicable.

____ i. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.

Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH DEVELOPMENT DEPARTMENT ACCOMPANIED BY TEN (10) COPIES OF THE SITE PLAN AND ONE (1) 11 X 17 (SIGNED AND SEALED IF REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994.

Office Use:
Date Application Received: 03-9-2015 Received by: WThow

Fees Paid:	Site Development Plan - Minor	~~$1,000.00~~	
	Site Development Plan - Major	~~2,500.00~~	$4,975.00
	Site Plan Modification - Major	~~1,500.00~~	
	Site Plan Modification – Minor	~~500.00~~	

APPLICATION FOR UTILITY QUOTE

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Lady Lake Crossing Alias/FKA (if applicable): _____

Project Location Address: _____ Alternate Key #: _____

Project Point of Contact*: Martin J DelleBovi Company: The Benchmark Group

Phone Number: 716-833-4986 E-Mail Address: MDelleBovi@Benchmarkgrp.com

Name of Individual Completing this Application: Martin DelleBovi Date: February 26, 2015

**All correspondence and questions from Town Staff will be directed solely to this individual*

Property Owners Name: SRK Lady Lake 43 Associates LLC

Address: 4053 Maple Road City/State/Zip Amherst, NY 14226

Fax #: 716-833-2954 Phone Number: 716-833-4986 E-Mail Address: _____

Tenants Name (if applicable): _____

Legal Street Address: _____ City/State/Zip _____

Fax #: _____ Phone Number: _____ E-Mail Address: _____

Type of Project: Residential ____ Commercial X Irrigation ____ Square Footage/Units: _____

Occupant Information: Owner Occupied _____ Leased/Rented X

Utility Account will be Established and Billed in the name of the Following:

Name: SRK Lady Lake 43 Associates LLC Phone: 716-833-4986

Address: 4053 Maple Road City/State/Zip Amherst, NY 14226

Estimated Consumption* (ERUs): Water (Potable) _____ Sewer _____ Reuse _____

**Calculations shall be based upon the Specifications of the Land Development Regulations, Chapter 14, Appendix A. If consumption amounts being proposed differ from calculations resulting from the figures as supplied by the ERU matrices, please attach a justification letter from a professional engineer as to why lesser quantities, or greater quantities, are being sought for the project.*

Growth Management Personnel Verification of Completed Form: Name: _____ Date: _____

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. **Purpose for Concurrency Determination: (check one)**

   ____Comprehensive Plan Land Use Amendment ____Rezoning
   ____Preliminary/Final Subdivision Approval ____Site Plan Approval
   ____Other

2. **Applicant:** SRK Lady Lake 43 Associates LLC
   Address: 4053 Maple Rd., Amherst, NY 14226
   Telephone: 716-833-4986 **E-Mail:** MDelleBovi@Benchmarkgrp.com

3. **Owner:** SRK Lady Lake 43 Associates LLC
   Address: 4053 Maple Rd., Amherst, NY 14226
   Telephone: 716-833-4986 **E-Mail:** MDelleBovi@Benchmarkgrp.com

4. **Property Address:** 472 N. Hwy 27/441, Lady Lake, FL 32159 Section 08 Township 18 Range 24

5. **Alt. Key #:** _____ 6. **Total Acreage:** .90 acre

7. **Existing Zoning:** _____ 8. **Proposed Zoning:** _____

9. **Existing Land Use:** Vacant Land 10. **Proposed Land Use:** 4,500 SF Retail Bldg

11. **Residential Lots/Units:** _____ 12. **Non-Resident, Gross Sq. Ft.:** _____

13. **Method of Wastewater Treatment:**
    a. **Septic Tank:** _____ b. **Central Sewer:** Yes c. **Other:** _____
    County Permit: _____ **County #:** _____

14. **Wastewater Flow Rates:***
    ERU Determination Per Chapter 14, Appendix A-A: _____ **ERUS x 250 =** _____ **GPD**

15. **Water Usage:***
    ERU Determination Per Chapter 14, Appendix A-A: _____ **ERUS x 250 =** _____ **GPD**

16. **Solid Waste: (3.39 pounds per capita, per day):** _____ **Pounds**

17. **Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):**
    Please refer to MPO statement.

18. **Population (residential only) 1.86 persons per household:** _____ **Persons**

19. **Recreation (residential only) 4 acres per 1,000 residents:** _____ **Acres**

Signature of Engineer: _____ **Date:** _____

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

PROPERTY RECORD CARD

General Information

Owner Name:	SRK LADY LAKE 43 ASSOCIATES LLC	**Alternate Key:**	3872774
Mailing Address:	C/O BENCHMARK DEVELOPMENT GROUP 4053 MAPLE RD AMHERST, NY 14226 *Update Mailing Address*	**Parcel Number:**	08-18-24-100000000300
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, LADY LAKE CROSSING SUB LOT 3 ALSO BEING IN | 17-18-24 PB 63 PG 57-58 | ORB 4174 PG 1973 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		41515.59	SF	$0.00	$581,218.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
3962 / 1033	9/23/2010	WD	M	V	$1,925,000.00
4174 / 1973	6/12/2012	WD	U	V	$253,800.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$581,218	$581,218	$581,218	5.38560	$3,130.21
LAKE COUNTY MSTU AMBULANCE	$581,218	$581,218	$581,218	0.46290	$269.05
LAKE COUNTY MSTU FIRE	$581,218	$581,218	$581,218	0.47040	$273.40
SCHOOL BOARD STATE	$581,218	$581,218	$581,218	5.74600	$3,339.68
SCHOOL BOARD LOCAL	$581,218	$581,218	$581,218	1.50000	$871.83
TOWN OF LADY LAKE	$581,218	$581,218	$581,218	3.75000	$2,179.57
ST JOHNS RIVER FL WATER MGMT DIST	$581,218	$581,218	$581,218	0.31640	$183.90
LAKE COUNTY VOTED DEBT SERVICE	$581,218	$581,218	$581,218	0.16000	$92.99
LAKE COUNTY WATER AUTHORITY	$581,218	$581,218	$581,218	0.25540	$148.44

Sales History

NORTH LAKE HOSPITAL DIST	$581,218	$581,218	$581,218	1.00000	$581.22
				Total: 19.0467	**Total:** $11,070.29

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Exemptions, Classifications and Other Reductions

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to $500)	Learn More View the Law
Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead 10% Assessment Limitation	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 1 March 2015.

INSTRUMENT#: 2012062299 OR BK 4174 PG 1973 PAGE 3 6/15/2012 10:33:29 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00 DEED DOC:$1776.60

PREPARED BY:

McGee & Gelman
200 Summer Street
Buffalo, New York 14222

MAIL TAX BILLS AND ~~RETURN TO~~:

SRK Lady Lake 43Associates LLC
c/o Benchmark Development Group
4053 Maple Road
Amherst, NY 14226

RETURN

RETURN TO:
Fidelity National Title Group
2400 Maitland Center Pkwy, Ste 200
Maitland, FL 32751
3919709CT

Parcel Identification No.: 08 18241000-000-00300

(2) 3pps $27.00
D/S $1,776.60
(3919709CT - Acc)

SPECIAL WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SRK LADY LAKE 21 ASSOCIATES LLC,** a Delaware limited liability company, whose address is c/o Benchmark Development Group, 4053 Maple Road, Amherst, New York 14226 (**"Grantor"**), does hereby grant, sell, transfer and convey unto **SRK LADY LAKE 43 ASSOCIATES LLC,** a Delaware limited liability company, whose address is c/o Benchmark Development Group, 4053 Maple Road, Amherst, New York 14226 (**"Grantee"**), all of that certain parcel or lot of land situated in or near the Town of Lady Lake, Lake County, Florida, as more particularly described on "Exhibit A" attached hereto and made a part hereof (the "Property").

This conveyance is also made **TOGETHER WITH** all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise thereunto appertaining except as hereinafter otherwise expressly provided.

TO HAVE AND TO HOLD said land unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it has not made, done, executed or suffered any act or thing whereby the Property herein conveyed or any part thereof is now or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth, and Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through and under it, but not otherwise.

IN WITNESS WHEREOF, Grantor, has executed this conveyance this 12th day of June, 2012.

SRK LADY LAKE 21 ASSOCIATES LLC, a Delaware limited liability company

WITNESSES:

By: Benchmark Managing GP LLC, a Delaware limited liability company, its Managing Member

By: Jeffrey Withee, Vice President

Name (print) Susan J. Johnson

Name (print) Michelle P. Hager

STATE OF NEW YORK)

COUNTY OF ERIE) ss:

The foregoing instrument was acknowledged before me this 8th day of June, 2012 by Jeffrey Withee as Vice President of Benchmark Managing GP LLC, the Manager of SRK Lady Lake 21 Associates LLC, on behalf of said limited liability company. He is personally known to me or has produced _____ as identification.

Notary Public

DEBORAH M. SLISZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires July 7, 2015

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lot 3, LADY LAKE CROSSING, according to the plat thereof, recorded in Plat Book 63, page 57 of the public records of Lake County, Florida.

LEGAL DESCRIPTION (PROVIDED BY CLIENT)

PARCEL A:

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 18 South, Range 24 East, Lake County Florida, lying South of U.S. Highway 27-441.

LESS AND EXCEPT:

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 18 South, Range 24 East, Lake County Florida, being described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 18 South, Range 24 East, Lake County Florida; thence South 00 degrees 36' 59" East, along the East line of said Northeast 1/4 of the Northwest 1/4 of said Section 17, a distance of 301.88 feet to the Southerly right of way line of State Road 500/U.S. 27-441; thence continue South 00 degrees 36' 59" East, along said East line, 302.56 feet for the Point of Beginning; thence South 00 degrees 36' 59" East, continuing along said East line, 228.22 feet; thence South 31 degrees 03' 15" West, departing said East line, 252.99 feet to a point on a curve, concave Southwesterly, having a radius of 433.00 feet and a chord bearing of North 55 degrees 43' 53" West; thence Northwesterly along the arc of said curve, through a central angle of 06 degrees 25' 44", a distance of 48.58 feet to the point of tangency; thence North 58 degrees 56' 45" West, 289.44 feet; thence North 31 degrees 03' 15" East, 444.50 feet; thence South 58 degrees 56' 45" East, 218.10 feet to the Point of Beginning.

PARCEL B:

A parcel of land lying in the Southeast Quarter of the Southwest Quarter of Section 8, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 18 South, Range 24 East, Lake County, Florida, run North 89 degrees 43 minutes 50 seconds East along the South line of said Section 8, a distance of 1327.74 feet to the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 8 for a POINT OF BEGINNING; thence run North 31 degrees 03 minutes 15 seconds East a distance of 433.32 feet to a point on the Southerly right of way line of State Road 500/U.S. 27; thence run South 58 degrees 56 minutes 45 seconds East, along said right of way line a distance of 712.03 feet to a point on the aforesaid South line of said Section 8; thence departing said right of way line, run South 89 degrees 43 minutes 50 seconds West, along said South line, a distance of 833.52 feet to the POINT OF BEGINNING.

Less and Except:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 18 South, Range 24 East, Lake County Florida; thence South 89 degrees 43' 50" West, along the North line of said Northeast 1/4 of the Northwest 1/4 of said Section 17, a distance of 494.21 feet to the Southerly right of way line of State Road 500/U.S. 27-441; thence North 58 degrees 56' 45" West, along said Southerly right of way line, 189.48 feet for the Point of Beginning; thence South 31 degrees 03' 07" West, departing said Southerly right of way line, 202.61 feet; thence South 58 degrees 56' 50" East, 92.90 feet; thence South 31 degrees 03' 15" West, 55.03 feet; thence North 58 degrees 56' 45" West, 8.50 feet; thence South 31 degrees 03' 09" West, 180.00 feet; thence North 58 degrees 56' 45" West, 10.12 feet; thence South 31 degrees 03' 10" West, 267.31 feet; thence South 58 degrees 56' 29" East, 17.74 feet; thence South 31 degrees 03' 07" West, 135.44 feet; thence North 58 degrees 56' 54" West, 317.82 feet; thence North 00 degrees 39' 42" West, 54.88 feet; thence North 31 degrees 03' 07" East, 114.01 feet; thence South 58 degrees 56' 53" East, 7.76 feet; thence North 31 degrees 03' 10" East, 330.02 feet; thence North 59 degrees 34' 36" West, 153.72 feet; thence North 31 degrees 03' 15" East, 168.22 feet; thence North 59 degrees 02' 35" West, 45.00 feet; thence North 31 degrees 03' 15" East, 22.50 feet; thence North 58 degrees 56' 45" West, 18.91 feet; thence North 30 degrees 22' 44" East, 160.75 feet to the aforementioned Southerly right of way line of State Road 500/U.S. 27-441; thence South 58 degrees 56' 45" East, along said Southerly right of way line, 466.41 feet to the Point of Beginning.

SURVEYOR'S REPORT:

TO KEYBANK NATIONAL ASSOCIATION, CHICAGO TITLE INSURANCE COMPANY, SRK LADY LAKE 43 ASSOCIATES, LLC:

THIS IS TO REPORT THAT THIS PLAT OR MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS", SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AND COMPLIES WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 10, 11(a) AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FURTHER REPORTS THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, AS A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

BOUNDARY SURVEY

Michael D. Cummins Jr.

SURVEYOR & MAPPER IN RESPONSIBLE CHARGE #LS 5592
MICHAEL D. CUMMINS, JR.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

April 27, 2015

Mrs. Wendy Then
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: NEW SITE PLAN – KOHL'S OUTPARCEL – ENGINEERING REVIEW NO. 2

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the development plans submitted by Kimley Horn and Associates received by the Town, for the above referenced project. Our efforts in reviewing the development documents focused on Traffic/Transportation, Drainage and Stormwater, and Water and Wastewater, based on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our review of the updated plans provided by your office, NSI has found the development plans satisfactory and in compliance with the Lady Lake LDRs. If you have questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Steven R. Cockerham, P.E.
Senior Project Manager

2301 Lucien Way, Suite 300 • Maitland, FL 32751 • 407-647-6623 fax: 407-539-0575

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-l5122@peoplepc.com

Plan Review #: 15-024A
Project: Site Plan (Lady Lake Crossings - Verizon)
Location: Lady Lake
Address of Job: Hwy 441/27 & Fennell Blvd
Pages: 15

Review For: SRK Lady Lake 43 Assoc, LLC
Contact: Martin Dellebovi
Telephone: 716-833-4986
Architect: Cuhaci & Peterson
Telephone: 407-661-9100

April 13, 2015

I have received and reviewed the revised plans for the site build-out for a retail space (Verizon) designated as a mercantile occupancy for compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. At this time, plans are allowed to move forward with comments below. Prior to issuance of permit for site, Comment # 6 shall be completed. Should anyone feel comments are not enforceable, he or she shall contact this authority to resolve prior to permit issued..

1. The project will require a fire flow based on NFPA 1: Table 18.4.5.1.2 of 1500 gpms at 20 psi for 2 hours. A fire flow test shall be completed from the closest hydrant to the project and documentation shall be submitted to this authority showing compliance. **Fire flow completed and copy provided to this AHJ. Comment satisfied.**
2. Based on Lady Lake LDC, Chapter 14.9 (D), a 1000 gpm maximum credit is given per hydrant. Based on that requirement, an additional hydrant will be required. If a hydrant is located within 500 feet of the building (not site), show location on site plan. If there is no existing hydrant within 500 feet, an additional hydrant will need to be installed. **An additional hydrant is being installed on site and an existing hydrant is within the required distance. Both were shown on revised drawings. Comment satisfied.**
3. The plans currently show the fire hydrant to be on a 6" line. Per Lady Lake LDC, Chapter 14.9 (B), hydrant shall be on an 8" line. A 20' stub out of 6" line is allowed for connection into the hydrant. The line shown on the plans is longer than 20'. **Revised plan indicate an 8" line for the hydrant. Comment satisfied.**
4. Asphalt shall be striped, and signage shall be in place indicating no parking, fire lane for designated fire lane locations and hydrant location(s). Provide details on plans. See Chapter 18 of NFPA 1 Handbook for examples. Signage and asphalt marking now shown on plans. **Asphalt marking shall be a minimum of 40 ft. Comment is assumed satisfied based that plans indicate the requirement, just need to ensure the length of markings.**
5. Fire hydrants shall be color coded based on the flow tests obtained. Blue roadway reflectors shall also be installed indicating hydrant location. **Architect acknowledged and plans indicate requirement. Comment satisfied.**
6. **Since an additional hydrant is being installed, provide product data/cut sheets on all material used for the water main underground installation.**

Inspections Required:

1. Water main site inspection
2. Water main pressure test (witnessed)
3. Water main flush
4. Site Final

Kerry Barnett

KERRY BARNETT, Fire Safety Inspector & Plans Examiner

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

Wendy Then

From: Beck, Christopher <CBeck2@wm.com>
Sent: Thursday, March 26, 2015 5:01 PM
To: Wendy Then
Subject: RE: New Site Plan- Kohl's Outparcel

Wendy,

The plan for the dumpster enclosure looks correct.

Thanks,

Chris Beck
Wildwood Hauling
352-330-4546
352-267-9356

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Monday, March 23, 2015 3:59 PM
To: Beck, Christopher
Subject: FW: New Site Plan- Kohl's Outparcel

Hey Chris,

I'm not certain if you received a copy of the Kohl's Outparcel site.

Thanks.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Please think before you print.

From: Wendy Then
Sent: Monday, March 23, 2015 3:29 PM
To: 'Beck, Christopher'
Subject: FW: New Site Plan- Kohl's Outparcel

Hi Chris,

Did I send you the Kohl's Outparcel New Site Plan application?

Thanks.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Please think before you print.

From: Wendy Then
Sent: Monday, March 09, 2015 1:46 PM
To: 'Steve Cockerham'
Subject: New Site Plan- Kohl's Outparcel

Hi Steve, How are you?

The Growth Management Department received a new major site plan application for the Lady Lake Crossing- Kohl's Outparcel, proposing approximately 4,500 square feet of gross floor area to be erected along North Hwy 27/441, **the last parcel** within the Lady Lake Crossings Plaza across from Town Hall. Please find attached application, site plan, civil plans, photometric plan, landscaping plans, & elevations. The applicant is in the process of submitting the letter of modification for the Storm water system.

Please have review completed on or before Friday, March 27, 2015.

Let me know if you have any issues accessing the files or need hard copies of any of these files. Thanks.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

Wendy Then, CFM
Town Planner
Town of Lady Lake
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Please think before you print.

Recycling is a good thing. Please recycle any printed emails.

Wendy Then

From: Dallas Foss <dfoss@usanova.com>
Sent: Monday, March 16, 2015 12:49 PM
To: Wendy Then
Subject: Kohl's Outparcel

Wendy,

I have reviewed the proposed site plan and have no comments at this time. Plan shows compliance with ADA requirements.

Dallas Foss
Building Official
Town of Lady Lake
Nova Engineering & Environmental

Sent from my Verizon Wireless 4G LTE smartphone

Wendy Then

From: Thad Carroll
Sent: Tuesday, January 27, 2015 2:26 PM
To: Marty DelleBovi
Cc: Kris Kollgaard; Wendy Then
Subject: FW: Confirmation

Marty,

Please see the correspondence below regarding the MPO's determination of exemption for the Traffic Study. Again, this item has been pulled from the February 2nd agenda, as common support exists for the exemption. The traffic exemption will be presented concurrently with the site plan presentation when all necessary reviews have been satisfied.

Enjoy your afternoon.

Sincerely,

Thad Carroll, AICP, LEED Green Associate
Growth Management Director
Town of Lady Lake
(352) 751-1521
tcarroll@ladylake.org

Note: The Growth Management Department's office hours are Monday - Thursday 7:30 am - 6:00 pm

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

From: Marcondes, Olga [mailto:omarcondes@lakecountyfl.gov]
Sent: Tuesday, January 27, 2015 1:27 PM
To: Thad Carroll
Cc: Franco, Francis
Subject: RE: Confirmation

Good Afternoon Thad;

As discussed yesterday, the MPO is in agreement with the Town staff on waiving the requirement for a full traffic impact study for the "Lady Lake Crossing East" The submitted traffic analysis provided by Kimley Horn dated January 23, 2015 will be sufficient for the MPO to review and to be able to reserve those trips onto our database.

Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO
1616 South 14th Street

Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."

Go Green: Please do not print this e-mail unless you really need to.

From: Thad Carroll [mailto:tcarroll@ladylake.org]
Sent: Tuesday, January 27, 2015 10:54 AM
To: Marcondes, Olga
Subject: Confirmation

Olga,

Good morning. As discussed yesterday afternoon, can you confirm that the MPO is in agreement with Town Staff that the Benchmark Group will not be required to perform a full traffic study for the "Lady Lake Crossings East" development project, which currently is under site plan review by the Town of Lady Lake? Based upon our understanding, the materials regarding traffic generation as submitted by Amber Gartner will be sufficient to advance the site plan as proposed. Can you confirm? Thanks again.

Sincerely,

Thad Carroll, AICP, LEED Green Associate
Growth Management Director
Town of Lady Lake
(352) 751-1521
tcarroll@ladylake.org

Note: The Growth Management Department's office hours are Monday - Thursday 7:30 am - 6:00 pm

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Kimley»Horn

January 23, 2015

Ms. Olga V. Marcondes
Transportation Planner
Lake-Sumter Metropolitan Planning Organization
1616 South 14th Street
Leesburg, FL 34748

RE: ***Traffic Analysis – Lady Lake Crossings East (aka 43-Acre Property)***
Kimley-Horn Project No. 049372008

Dear Ms. Marcondes,

Kimley-Horn and Associates, Inc. is providing this trip generation and transportation analysis in support of the site plan submittal for the Lady Lake Crossings East site. The project site is generally located south of US 27/US 441, east of Fennell Boulevard in the Town of Lady Lake, Lake County, Florida. A Traffic Impact Analysis was previously performed for the Lady Lake Crossings Site (aka 43-Acre Property) in 2007. Transportation infrastructure improvements were made by the developer at the time of the original development approval, including construction of Fennell Boulevard through the site and construction of a traffic signal on US 27/US 441 at Fennell Boulevard. A portion of the site is currently built, and there has been continual development on the site over the past few years. Site plans for the remainder of the development are in the process of being submitted through the Town of Lady Lake for review. Based on discussions with Town of Lady Lake staff, the Town is supportive of the project moving forward as it has in the past without a full traffic study update. The information provided in this letter will allow the Lake-Sumter MPO to update the TMS database for the unbuilt portions of the development, while utilizing information previously provided in the 2007 TIA.

Project Trip Generation

The development program assumed for the 2007 transportation analysis was 190,000 square feet of commercial retail and a 100-room hotel. The total external net new trip generation for the site calculated in the prior transportation analysis was 546 PM peak hour trips (254 in, 292 out). Currently, the Lady Lake Crossings Development has 144,245 square feet of built retail commercial space. A site plan has been submitted to the Town of Lady Lake for a total development program of 54,780 square feet of retail on the Lady Lake Crossings East site. An additional 4,500 square foot retail outparcel (outparcel M) is proposed for the Lady Lake Crossings Site, for which a site plan will be submitted to the Town of Lady Lake later this year. These two site plan submittals will complete the development. Therefore, the total build-out program of the site is 203,525 square feet of commercial retail. A hotel is no longer proposed.

The trip generation potential of the proposed build-out development program was estimated utilizing the Institute of Transportation Engineer's (ITE) Trip Generation, 9th Edition Land Use Code 820 (Shopping Center). Pass-by capture and Internal Capture with the adjacent 25-acre retail site were applied consistent with the 2007 study. Based on the trip generation calculations, the proposed development program is anticipated to generate 27 PM peak hour trips less than that assumed in the 2007 traffic study (519 PM peak hour external net new trips).

The new proposed portions of the development (59,280 square feet) are projected to generate 106 PM peak hour net new external trips (51 in, 55 out) on the transportation network. The trip generation calculations for the site are shown in the attached **Table 1**.

Project Trip Distribution and TMS Roadway Segment Impact

The traffic distribution from the 2007 TIA was utilized to assign project trips from the proposed portion of the development to the adjacent Lake County TMS roadway segments included in the original 2007 study. The trip distribution was based on version VI of the Central Florida Regional Planning Model (CFRPM), which was the most recent version at the time of the 2007 study. The CFRPM model has been updated since the original study. The original trip distribution appears reasonable considering known developments and travel patterns in the area, and therefore was utilized to assign the net new project trips to the TMS segments. **Figure 1** illustrates the trip distribution from the model plot, and is included as an attachment.

The existing roadway information, existing traffic counts, and vested traffic counts were obtained from the Lake County TMS Segment Report, dated January 16, 2015. PM peak hour project trips from the proposed unbuilt portions of the development were added to the total 2014/2015 traffic volumes. The build-out traffic volumes were compared to the adopted service volume of the roadway segment. All roadway segments are expected to operate with acceptable level of service, with the exception of Rolling Acres Road, from US 27/US 441 to CR 466. This roadway segment has a failing level of service with 2014/2015 total traffic conditions before the addition of project traffic; therefore, no mitigation would be required by the proposed development. **Table 2** shows the existing traffic conditions, project traffic impact, and build-out level of service for the TMS study area roadways.

No new roadway deficiencies are expected within the study area due to the additional traffic from the remainder of the proposed development.

Summary

The Lady Lake Crossings retail development has been under continual development over the past few years. The developer is in the process of submitting site plans through the Town of Lady Lake for the remaining 59,280 square feet of the site, after which time the development will be complete. The total proposed development program is 203,525 square feet of commercial retail. A traffic impact analysis was approved in 2007 assuming a development program of 190,000 square feet of commercial retail and a 100-room hotel.

The developer has made transportation improvements identified in the original study and there has been continual development on the site. The anticipated build-out net new traffic is less than that originally analyzed. Furthermore, there are no roadway deficiencies caused by the additional trips from the proposed development program when considering the most recent traffic volumes reported in the Lake County TMS. Therefore, it is recommended that this analysis satisfy the traffic study requirements for the development of the remainder of the site, without the need for additional traffic data collection and a full study update.

Please contact me with any questions you may have during your review of the attached materials.

Sincerely,

Amber L. Gartner, PE
ALG/eyw

Attachments: Table 1 – Trip Generation
Figure 1 – Site Location and Project Trip Distribution
Table 2 – Roadway Segment Analysis
2007 Traffic Study for the 43-Acre Development

Cc: Jay Jackson, PE – Kimley-Horn and Associates, Inc.
Marty DelleBovi – Benchmark Group
Thad Carroll – Town of Lady Lake
File

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Kimley»Horn

Table 1: Trip Generation

Land Use Scenario	Intensity	PM Peak Hour of Adjacent Street		
		Total	In	Out
Approved Project Trips [1]				
Retail/Shopping Center	190,000 sf	515	236	279
Hotel	100 rooms	31	18	13
		546	254	292
Existing Built Project Trips [3]				
Retail / Shopping Center [4]	144,245 sf	766	368	398
Internal Capture with 25-Acre Site [2]	20.3%	155	75	80
Pass-By Capture Trip Reduction [2]	32.4%	198	95	103
Subtotal		413	198	215
Proposed Build-out Project Trips				
Retail / Shopping Center [4]	203,525 sf	964	463	501
Internal Capture with 25-Acre Site [2]	20.3%	196	94	102
Pass-By Capture Trip Reduction [2]	32.4%	249	120	129
Subtotal		519	249	270
NET NEW EXTERNAL TRIPS (PROPOSED - EXISTING) →		**106**	**51**	**55**
NET NEW EXTERNAL TRIPS (PROPOSED - APPROVED) →		**-27**	**-5**	**-22**

Note 1: Approved trip generation was obtained from the approved 2007 TIA.

Note 2: Internal Capture with the adjacent 25-Acre Commercial Site and Pass-by Capture Rates are utilized consistent with the approved 2007 TIA.

Note 3: Includes the existing Lady Lake Crossings Development, Tire Kingdom, and McDonalds.

Note 4: Trip generation or the retail/shopping center was calculated using the following data from ITE's Trip Generation, 9th Edition

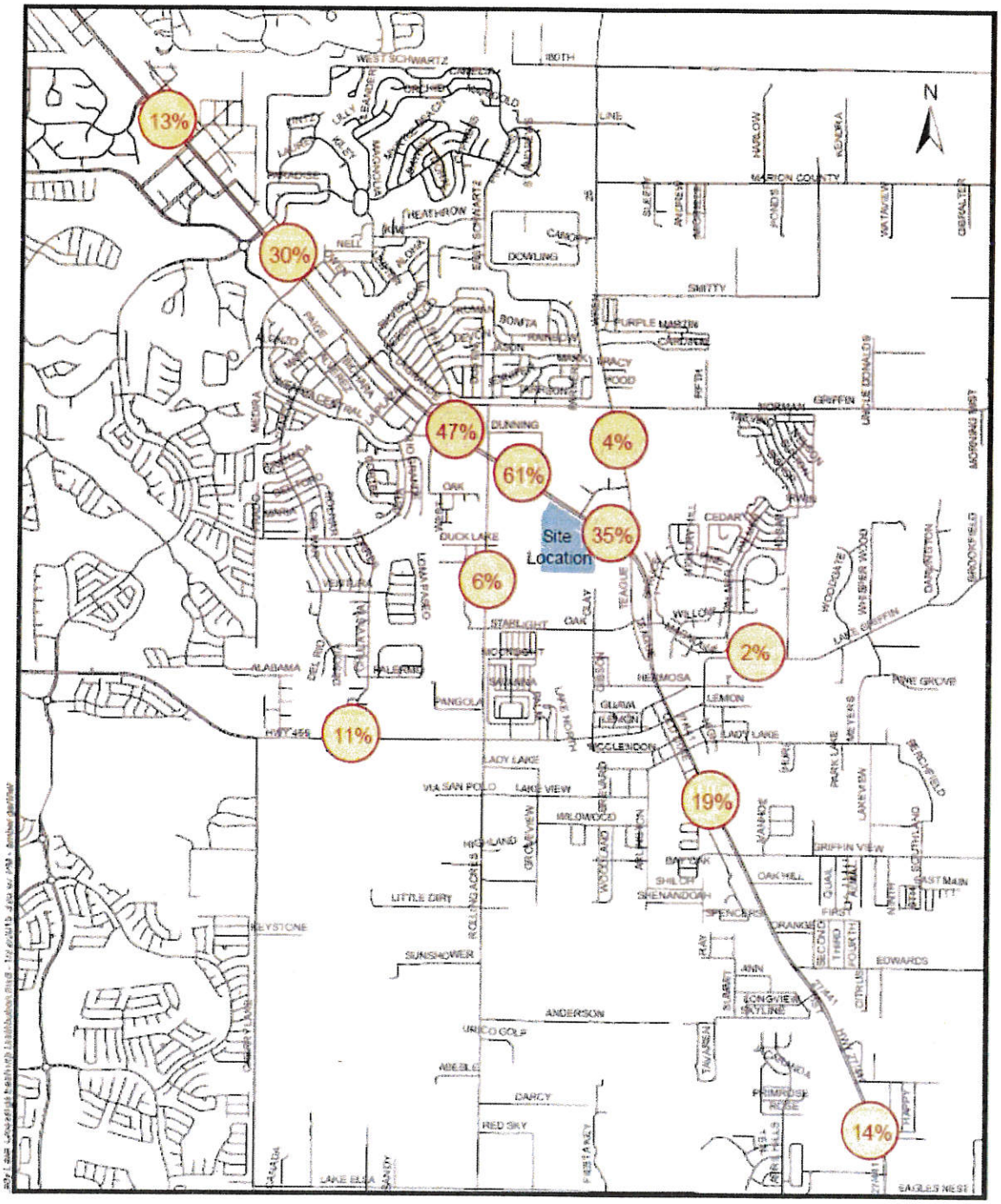
Retail/Shopping Center [820]

PM PK Hr of Adj Street $Ln(T) = 0.67*Ln(X) + 3.31$ (X is 1000 Sq Feet Gross Leasable Area; 48% in, 52% out)

\\ocafp01\data\Project\OCA_Civil\049372008 - Lady Lake Crossings East\xls\[Tables.xlsx]TAble 3

Kimley»Horn

Figure 1 – Site Location and Trip Distribution



Kimley»Horn

Table 2: Roadway Segment Analysis

Roadway From	To	Segment ID	Peak Hour Directional Service Capacity [1]	PM Peak Hour Existing Traffic [1]		PM Peak Hour Vested Project Traffic [1]		PM Peak Hour Project Traffic			PM Peak Hour Build-out Total Traffic [3]		Build-out V/C Ratio	Build-out LOS
				NB / EB	SB / WB	NB / EB	SB / WB	% Assign [2]	NB / EB	SB / WB	NB / EB	SB / WB		
CR 25														
MARION COUNTY LINE	GRIFFIN AVENUE	210	750	532	238	10	9	4%	2	2	544	249	0.73	D
GRIFFIN AVENUE	US 27 / US 441	220	750	383	309	37	67	4%	2	2	422	378	0.56	D
CR 466														
SUMTER COUNTY LINE RD	ROLLING ACRES ROAD	1020	1,820	1,052	1,136	120	157	11%	6	6	1,178	1,299	0.71	C
ROLLING ACRES ROAD	US 27	1030	2,000	682	575	103	175	11%	6	6	791	756	0.40	C
ROLLING ACRES ROAD														
US 27 / US 441	OAK STREET	2750	675	863	920	46	36	6%	3	3	912	959	1.42	F [4]
OAK STREET	CR 466	2760	675	685	854	47	48	6%	3	3	735	905	1.34	F [4]
CR 466	LAKE ELLA ROAD	2770	612	239	270	8	4	0%	0	0	247	274	0.45	C
US 27/US 441														
SUMTER COUNTY LINE	GRIFFIN AVENUE	3670	3,020	1,378	1,391	114	119	30%	17	15	1,509	1,525	0.50	C
GRIFFIN AVENUE	ALT US 441 / ALT US 27	3680	2,000	925	1,108	272	222	61%	31	34	1,228	1,364	0.68	C
ALT US 441 / ALT US 27	CR 466	3690	2,000	925	1,108	303	230	35%	18	19	1,246	1,357	0.68	C
CR 466	LAKE ELLA ROAD	3700	2,000	925	1,558	166	235	19%	10	10	1,101	1,803	0.90	C

\\ocafp01\data\Project\OCA_Civil\049372008 - Lady Lake Crossings East\xls\[Tables.xlsx]Table 2

1/23/2015

Note:

1. The roadway information was obtained from the Lake County TMS Roadway Segment Table, dated January 16, 2015.
2. Percent project traffic was calculated as the maximum across the segment.
3. The build-out total traffic volumes were calculated as the sum of the existing traffic volumes, vested/reserved traffic volumes, and project traffic volumes from the new proposed undeveloped portion of the development.
4. This roadway segment has a failing level of service with existing plus vested project traffic conditions, before addition of project traffic.

Wendy Then

From: Peggy Smith <psmith@LadyLakePW.org>
Sent: Wednesday, May 06, 2015 1:43 PM
To: Peggy Smith; Wendy Then; Rebecca Schneider; Christie Gosneigh; Kathy Learn; Becky Hewett; Brenda Brock; Butch Goodman; CT Eagle
Subject: RE: Lady Lake Crossings Kohl's OutParcel REVISED REUSE Water Quote signed
Attachments: Lady Lake Crossings Revised Kohls OutParcel REUSE 5-6-2015 $467.00.pdf

Please see attached, Revised Lady Lake Crossings quote for Kohl's Outparcel – Reuse. The ERU's changed from 2 to 1.

*Wendy, please send to applicant.

Thanks,

Peggy Smith

Note: New hours of operation: Mon-Thurs, 7 am - 6 pm
Town of Lady Lake
Public Works Admin. Assistant
136 Skyline Drive
Lady Lake, Florida
(352) 751-1526
psmith@ladylakepw.org

Please note: Under Florida law (Fla.Stat. 668.6076 – effec. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Peggy Smith
Sent: Tuesday, May 05, 2015 9:13 AM
To: 'Wendy Then'; 'Rebecca Schneider'; 'Christie Gosneigh'; 'Kathy Learn'; Becky Hewett; Brenda Brock; Butch Goodman; C.T. Eagle
Subject: Lady Lake Crossings Kohl's OutParcel REUSE Water Quote signed

Wendy,

Please send the attached signed quote to the applicant.

Thank you,

Peggy Smith

Note: New hours of operation: Mon-Thurs, 7 am - 6 pm
Town of Lady Lake
Public Works Admin. Assistant
136 Skyline Drive
Lady Lake, Florida

Utility reserves the right to do site inspections and audits of said Water Facilities, Sewer Facilities, and Reuse Facilities at any given time without due notice to the Developer to determine if water, sewer, and reuse ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.

UTILITY QUOTE Residential ____ Commercial _X_ Irrigation ____ Reuse ____

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Lady Lake Crossing-Kohl's Outparcel (Verizon) Legal Street Address: 472 N. Hwy 27/441 Lady Lake, FL
Applicants Name: SRK Lady Lake 43 Associates LLC Martin DelleBovi Phone Number: 716-833-4986
Notes: 4500 sq ft commercial retail store 2 ERU's per the LDR's

*Residential and Commercial Properties are required to meet standard specifications set by the Town. Commercial Properties are required to purchase and install a RPZ or a dual check backflow device depending on field inspection. Commercial Properties are required to complete water & sewer taps and install meters. Commercial Properties are required to purchase and install a Neptune Radio Read Meter with a meter box and curb stops.

TOTAL NUMBER OF ERU's 2

					REV. CODE
IS MUNICIPAL WATER AVAILABLE?		x Yes		No	
IS MUNICIPAL SEWER AVAILABLE?		x Yes		No	
IS MUNICIPAL REUSE AVAILABLE ?		x Yes		No	
WATER IMPACT FEES	2 ERU's	1,499.00 each			
		Commercial	$ 2998.00		WI
		Residential	$		WR
WATER TAP IN FEE	TAP w/5/8" meter	505.00 each	$		WT
WATER DEPOSIT:					
Commercial Owner	2 ERU's	100.00 each	$ 200.00		PD
Contractor	ERU's	150.00 each	$		PD
Residential Owner	ERU's	75.00 each	$		PD
METER INSTALLATION	n/a TBD	325.00 each	$		WM
WATER TURN ON FEE	1 FEE	25.00 each	$ 25.00		WC
WATER INSPECTION FEE	1 FEE	50.00 each	$ 50.00		WF
JACK AND BORE:					
Cost Plus Overhead		350.00 *estimate*	$		JB
SEWER IMPACT FEES	2 ERU's	3,172.00 each			
		Commercial	$ 6344.00		SI
		Residential	$		SR
SEWER TAP IN FEE: Cost Plus Overhead		500.00 minimum	$		ST
SEWER DEPOSIT:					
Commercial Owner	2 ERU's	100.00 each	$ 200.00		PD
Contractor	ERU'S	150.00 each	$		PD
Residential Owner	ERU's	75.00 each	$		PD
SEWER INSPECTION	1 FEE	50.00 each	$ 50.00		4G
REUSE IMPACT FEES	ERU's	292.00 each			
		Commercial	$		R7
		Residential	$		R8
REUSE DEPOSIT:					
Commercial Owner	ERU's	100.00 each	$		PD
Contractor	ERU's	150.00 each	$		PD
Residential Owner	ERU's	75.00 each	$		PD
METER INSTALLATION	TBD	325.00 each	$		WM
REUSE CONNECTION FEE	FEE	25.00 each	$		R9
REUSE INSPECTION FEE	FEE	50.00 each	$		4R
JACK AND BORE:					
Cost Plus Overhead		350.00 *estimate*	$		JB
		TOTAL BALANCE DUE	$ 9867.00		

Quote expires 180 days Date: _____
Quote by: _____ Verified by: _____

S:\QUOTES\QUOTES 2011-12 FY\UTILITY QUOTE FORM After June 24 2009 revised 11-2011.doc

DRAFT

Utility reserves the right to do site inspections and audits of said Water Facilities, Sewer Facilities, and Reuse Facilities at any given time without due notice to the Developer to determine if water, sewer, and reuse ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.

UTILITY QUOTE Residential ____ Commercial _X_ Irrigation ____ Reuse _X_

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Lady Lake Crossings Legal Street Address: _____
Applicants Name: Martin DelleBovi MDelleBovi@Benchmarkgrp.com Phone Number: 716-833-4986
Notes: KOHL'S OUTPARCEL - REUSE WATER

*Residential and Commercial Properties are required to meet standard specifications set by the Town. Commercial Properties are required to purchase and install a RPZ or a dual check backflow device depending on field inspection. Commercial Properties are required to complete water & sewer taps and install meters. Commercial Properties are required to purchase and install a Neptune Radio Read Meter with a meter box and curb stops.

TOTAL NUMBER OF ERU's 1 REUSE

				REV. CODE
IS MUNICIPAL WATER AVAILABLE?		X Yes	____ No	
IS MUNICIPAL SEWER AVAILABLE?		X Yes	____ No	
IS MUNICIPAL REUSE AVAILABLE ?		X Yes	____ No	
WATER IMPACT FEES	____ ERU's	1,499.00 each		
		Commercial	$ ____	WI
		Residential	$ ____	WR
WATER TAP IN FEE	____ TAP w/5/8" meter	505.00 each	$ ____	WT
WATER DEPOSIT:				
Commercial Owner	____ ERU's	100.00 each	$ ____	PD
Contractor	____ ERU's	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
METER INSTALLATION	____ TBD	325.00 each	$ ____	WM
WATER TURN ON FEE	____ FEE	25.00 each	$ ____	WC
WATER INSPECTION FEE	____ FEE	50.00 each	$ ____	WF
JACK AND BORE:				
Cost Plus Overhead	____	350.00 *estimate*	$ ____	JB
SEWER IMPACT FEES	____ ERU's	3,172.00 each		
		Commercial	$ ____	SI
		Residential	$ ____	SR
SEWER TAP IN FEE: Cost Plus Overhead		500.00 minimum	$ ____	ST
SEWER DEPOSIT:				
Commercial Owner	____ ERU's	100.00 each	$ ____	PD
Contractor	____ ERU'S	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
SEWER INSPECTION	____ FEE	50.00 each	$ ____	4G
REUSE IMPACT FEES	1 ERU's	292.00 each		
		Commercial	$ 292.00	R7
		Residential	$ ____	R8
REUSE DEPOSIT:				
Commercial Owner	1 ERU's	100.00 each	$ 100.00	PD
Contractor	____ ERU's	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
METER INSTALLATION	n/a TBD	325.00 each	$ ____	WM
REUSE CONNECTION FEE	1 FEE	25.00 each	$ 25.00	R9
REUSE INSPECTION FEE	1 FEE	50.00 each	$ 50.00	4R
JACK AND BORE:				
Cost Plus Overhead	____	350.00 *estimate*	$ ____	JB
		TOTAL BALANCE DUE	$ 467.00	

Quote expires 180 days
Quote by: _____ Date: _____
Verified by: _____

S:\QUOTES\QUOTES 2014-15FY\Utility Quotes fy 2014-15\Lady Lake Crossings Revised Kohls OutParcel REUSE 5-6-2015

SPRINKLER CONSULTANT

PROJECT WATERING WINDOW REQUIREMENTS OUT PARCEL	
Project Name:	LADY LAKE EAST (Out Parcel)
Project Number:	
Client Contact Name:	
Date:	13-Feb-15
Water Source:	CITY WATER METER
G.P.M. Available or estimate if a pump is used.	
P.S.I. Available or estimate the p.s.i.	

Sq/Ft Areas to Irrigate:	**Sq/ft Area**
Turf total sq/ft:	2,565
Shrub/G.C. total sq/ft:	3,903
Number of Ornamental Trees:	
Number of Canopy Trees:	
Number of large Shrubs:	
Number of small Shrubs:	

Areas converted to acres		**Sq. Acres**
Turf Acres:		0.06
Shrub/G.C. Acres:		0.09

Gallons per Acre Inch of water:		27154

Precipitation Rate/per/wk:	**Data Entry**	**Gallons per/wk/acre**
PR/Wk for Turf:	1.5	2398
PR/Wk for Shrub & G.C.:	0.75	1825
Ornamental Trees (add gallons per week):	25	0
Canopy Trees (add gallons per week per tree):	15	0
Large Shrubs (add gallons per week per tree):	5	0
Small Shrubs (add gallons per week per tree):	3	0
Total Gallons pr/wk required:		4223

Water required by irrigation Annually	219,605
Water provided by average rainfall Annually	219,060
Actual irrigation water needed	545

→ Total Annual Reuse

Projected = Gallons Per = 545 = 1 ERU
year

~~MINUTES OF THE SPECIAL MEETING~~
~~OF THE LADY LAKE TOWN COMMISSION~~
~~LADY LAKE, FLORIDA~~
~~February 18, 2015~~

~~The Special Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 4:30 p.m.~~

~~1. CALL TO ORDER~~

~~2. ROLL CALL: Tony Holden, Commissioner Ward 2~~
~~Dan Vincent, Commissioner Ward 3~~
~~Jim Richards, Commissioner Ward 5~~
~~Ruth Kussard, Mayor/Commissioner Ward 1~~

~~ABSENT: Paul Hannan, Commissioner Ward 4~~

~~STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Wendy Then, Town Planner; Jeannine Michaud, Finance Director; and Nancy Slaton, Deputy Town Clerk~~

~~Others Present:~~

~~3. Public Comment~~

~~Mayor Kussard asked if there were any comments or questions. There were no comments or questions at this time.~~

~~Mayor Kussard announced that the presentation for agenda item #5 regarding Lady Lake Crossing Outparcel M would be heard first.~~

5. Conceptual Presentation for Lady Lake Crossing Outparcel M – Proposing Construction of a 4,500 Sq. Ft. Retail Building – Located at the Southwest Corner of N. Hwy 27/441 and Fennell Blvd. (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, SRK Lady Lake 43 & Associates, also known as The Benchmark Group, is the property owner of a 41-acre parcel located at the southeast corner of N. Hwy 27/441 and Fennell Boulevard, designated as Lady Lake Crossings. He stated that the property has the proper zoning designation of PUD-Planned Unit Development, which is governed under the Memorandum of Agreement (MOA) of Ordinance No. 2006-04.

Mr. Carroll reported that the Lady Lake Crossing Plaza recently completed the McDonald's restaurant and the developer has submitted plans to develop the 7-acre parcel into approximately 52,000 sq. ft. of retail space to be built into a three-tenant building to the rear. For the .65-acre outparcel located in between the McDonald's Restaurant and the Tire Kingdom Shop, the developer proposes a 4,000 sq. ft. retail building.

Mr. Carroll stated that at this time, the developer is ready to move forward with a proposal to develop the last outparcel (Outparcel M) as a 4,500 sq. ft. communication retail store. Prior to submitting the site plan application, the applicant would like to present the proposal as prepared to date and get the Commission's input. The following information was included in the packet:

- Planned Unit Development Memorandum of Agreement of Ord. No. 2006-04
- Architectural design exterior building elevations
- Conceptual Site Plan (pending, may be complete before the meeting)

The applicant is expected to submit all applications in accordance with the direction as provided by Town Commission to move forward with the process.

Mr. Carroll introduced Martin Dellebovi of The Benchmark Group, representing the applicant.

Mr. Dellebovi introduced himself and reviewed the conceptual plans for Outparcel M. He stated that the buildings for this parcel will incorporate all the same qualities as the other buildings they have built in this plaza to date. He stated that no variances are being requested at this time for signage as a monument sign will be erected on Hwy 27/441 as per code; although the retailer will be looking to have signage at a minimum on two signs of the building and may seek a variance for a sign on a third side if they feel they need that visibility at a later date.

Mr. Dellebovi stated that they are hoping to start construction sometime around mid-April and hope to turn the building over to the retailer at the end of August, with their opening sometime in November.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for Lady Lake Crossing Outparcel M – Proposing Construction of a 4,500 Sq. Ft. Retail Building – Located at the Southwest Corner of N. Hwy 27/441 and Fennell Blvd. as presented.

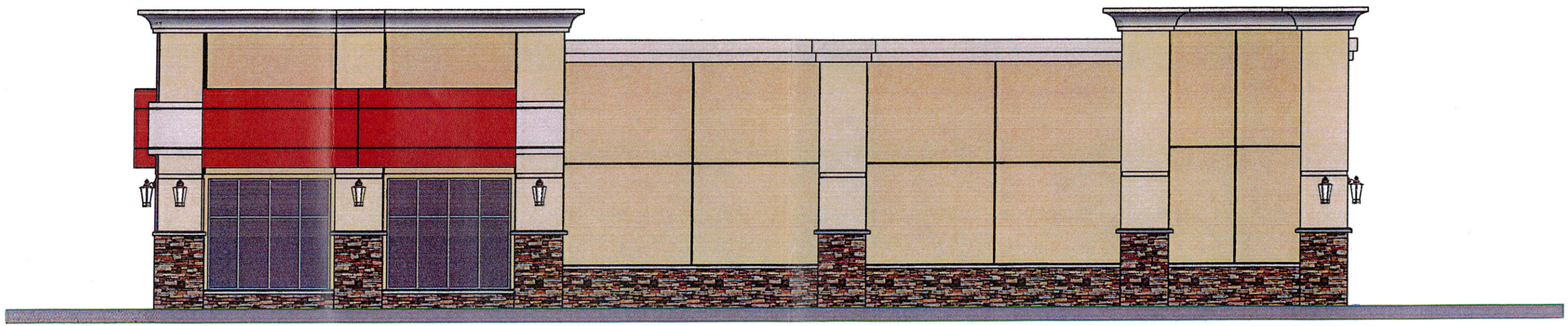
The original agenda order was then resumed.

~~**4. Conceptual Presentation of the Citizen's First Bank Drive-Through Facility Major Site Plan – MJSP-01/15-004 – A Development Consisting of a 330 Sq. Ft. Financial Institution Building with the Provision of a Two Service Lane Drive-Through Facility – Located at 1105 Caballero Court (within The Villages Downtown Center in Spanish Springs (Thad Carroll)**~~

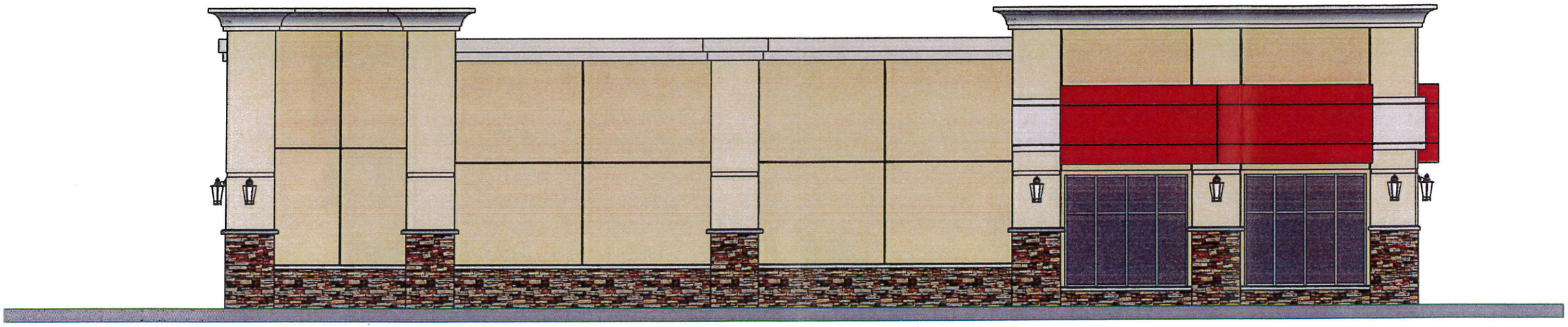
~~Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, Martin L. Dzuro, on behalf of The Villages Operating Company, has re-submitted a Major Site Plan application for the construction of a Citizen's First Bank Drive-Through Facility to be located at 1105 Caballero Court, within The Villages Downtown Center in Spanish Springs (Alternate Key #3840565). He stated that the applicant proposes the construction of a 330 sq. ft. financial institution building with the provision a two-lane service drive through facility. Mr. Carroll stated that the site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards and was found to be compliant with all LDRs and codes, and staff recommends advancing this site plan for formal consideration.~~

~~Mr. Carroll stated that the subject property is approximately .30 +/- acres and is located within The Villages Center Planned Commercial Master Plan, also referenced as Spanish Springs. He stated~~

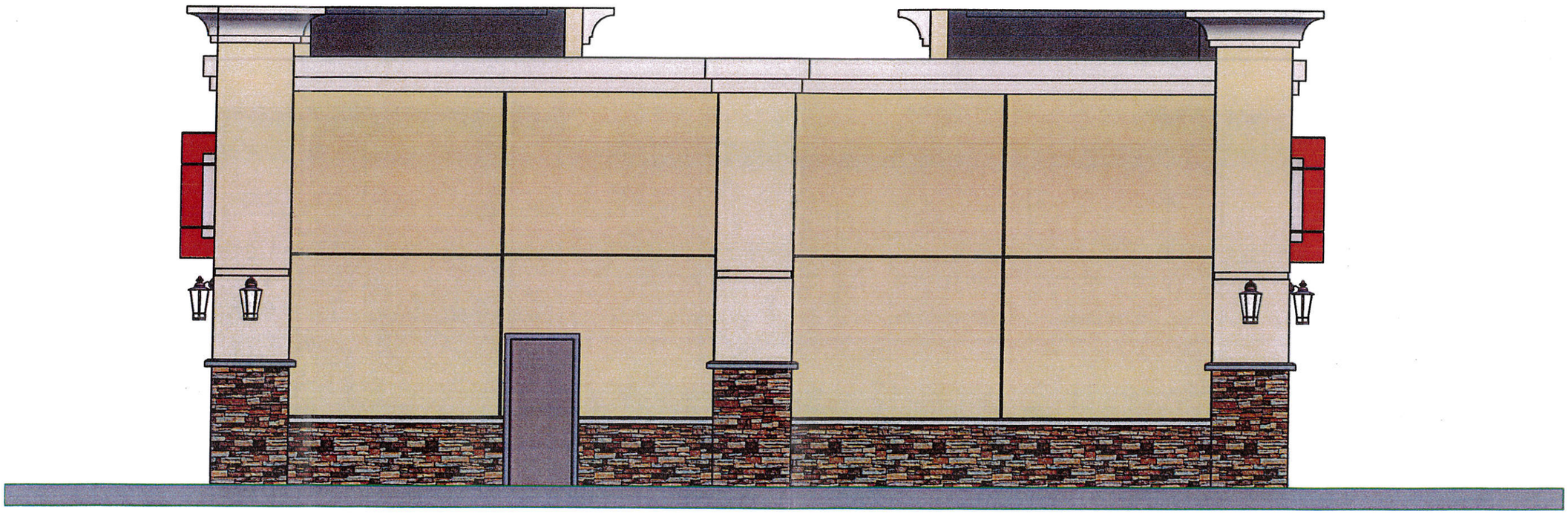
Front Elevation



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

CONSTRUCTION PLANS
FOR
LADY LAKE CROSSING
KOHL'S OUTPARCEL

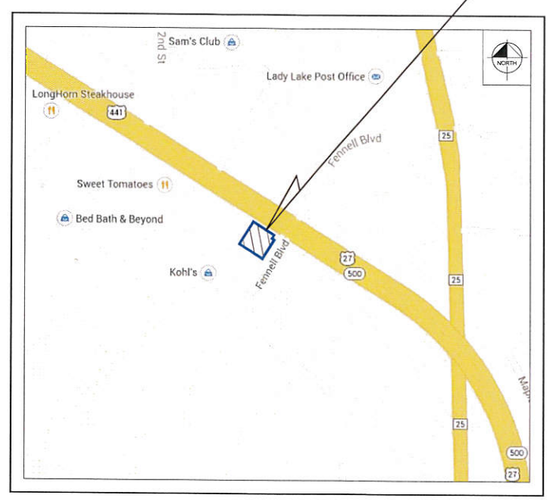
PARCEL # 08-18-24-100000000300
TOWN OF LADY LAKE, FLORIDA

FEBRUARY 18, 2015

AERIAL PHOTOGRAPH
N.T.S.

LEGAL DESCRIPTION

LOT 3, LADY LAKE CROSSING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 57 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



SECTION 08, TOWNSHIP 18S, RANGE 24E
LOCATION MAP
SCALE: 1"=500'

SHEET INDEX

C0.0	COVER SHEET
C1.0	GENERAL CONSTRUCTION NOTES
C2.0	STORM WATER POLLUTION PREVENTION PLAN
C3.0	EXISTING CONDITIONS PLAN
C4.0	SITE PLAN
C5.0	PAVING, GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	GENERAL CONSTRUCTION DETAILS
C7.1	TOWN OF LADY LAKE UTILITY DETAILS
LS-1	SITE PLAN
IRR-1	IRRIGATION PLAN
IRR-2	IRRIGATION SCHEDULES
IRR-3 - IRR-5	IRRIGATION DETAILS
IRR-6	IRRIGATION SPECIFICATIONS
E002	SITE PHOTOMETRIC

PROJECT TEAM

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UTILITY PROVIDERS

WATER, SEWER AND RECLAIMED WATER:
TOWN OF LADY LAKE
136 SKYLINE DR.
LADY LAKE, FL 32159
CONTACT: KEN KEOUGH
PHONE: (352) 751-1526

POWER:
DUKE ENERGY
452 EAST CROWN POINTE RD.
WINTER GARDEN, FL 34787
CONTACT: SHARON DEAR
PHONE: (352) 751-1526

TELEPHONE:
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OCALA, FL 34470
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PHONE:

CABLE:
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

JAY R. JACKSON
LICENSE
No. 54247
STATE OF FLORIDA
PROFESSIONAL ENGINEER
APR 09 2015
JAY R. JACKSON, P.E.
FL. P.E. NO. 54247

LADY LAKE CROSSING – KOHL'S OUTPARCEL
FEBRUARY 18, 2015
ENGINEER'S PROJECT No. 049372011

REVISIONS:

No.	DESCRIPTION	DATE	BY
1	REVISED PER COMMENTS	03/30/2015	RWS

Drawing name: K:\ORL_Civil\049372011-ParcelM\CADD\Const\PlanSheets\C0.0-COVER.dwg C0.0-COVER Apr 09, 2015 10:11am by: robert.spence
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GENERAL

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY ??????. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT ON CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY:
A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

15. ALL DIMENSIONS ARE TO FACE OF CURB.

16. ALL SIGNAGE MUST COMPLY WITH CHAPTER 17 OF THE LADY LAKE LAND DEVELOPMENT CODE.

17. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

18. FIRE LINE IS DESIGNED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.

19. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX (ED. 2014) #310.

20. SITEWORK SHALL COMPLY WITH 2012 FLORIDA BUILDING CODE AND FLORIDA ACCESSIBILITY CODE.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, ED. 2009" (MUTCD), AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2013", AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, ED. 2013". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.
2. STOP BARS AND STOP SIGNS ARE TO BE PROVIDED AT ALL INTERNAL, ONSITE INTERSECTIONS, WITH THE EXCEPTION OF SIGNALIZED INTERSECTIONS (UNLESS OTHERWISE NOTED).
3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE 2012 F.D.O.T. STANDARD INDEX (ED. 2013) #17346.

PAVING, GRADING AND DRAINAGE

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNERS ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE 2012/2013 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346.

11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

16. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

17. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

POTABLE WATER SYSTEM

1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH THE TOWN OF LADY LAKE STANDARDS AND SPECIFICATIONS.

3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.

4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.

5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO THE TOWN OF LADY LAKE STANDARDS AND SPECIFICATIONS.

6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

7. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND TOWN OF LADY LAKE WATER DEPARTMENT SPECIFICATIONS.

8. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.

9. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.

10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.

11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE THE TOWN OF LADY LAKE UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH ORANGE COUNTY UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE TOWN OF LADY LAKE WATER DEPARTMENT INSPECTOR.

SANITARY SYSTEM

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.

2. ALL GRAVITY SEWERS MUST BE SDR 35 PVC, EXCEPT FOR PIPE DEEPER THAN 14 FEET, IN WHICH CASE SDR 26 PIPE SHALL BE USED. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

3. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00%; 6" @ 1.00% ; AND 8" @ 0.40%.

4. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE THE TOWN OF LADY LAKE UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

6. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

7. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150 DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAIN SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 4" DIAMETER.

8. FORCE MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE FORCE MAIN.

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT OWNER'S APPROVAL. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY ORANGE FENCING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

EARTHWORK / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
4. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.
5. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
6. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 6 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR TO FOLLOW THE GUIDANCE OF THE REFERENCED GEOTECHNICAL ENGINEERING INVESTIGATION REPORT OR INDICATE WHETHER ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE DEPTH OF DEMUCKING AND/OR REMOVAL OF UNSUITABLE FILL.

AS BUILT

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND ACCEPTED BY THE OWNER'S ENGINEER.

No.	REVISIONS	DATE	BY
1	REVISED PER COMMENTS	03/30/15	RWS

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STATE OF FLORIDA PROFESSIONAL ENGINEER JAY R. JACKSON LICENSE No. 54247
LICENSED PROFESSIONAL JAY R. JACKSON, P.E.
FLORIDA LICENSE NUMBER 54247
DATE: APR 09 2015

KHA PROJECT 049372011
DATE 02/18/2015
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

GENERAL CONSTRUCTION NOTES

LADY LAKE CROSSING KOHL'S OUTPARCEL
TOWN OF LADY LAKE FLORIDA

SHEET NUMBER
C1.0

Plotted By: Spence, Robert Sheet Set: ParcelM Layout: C1.0-NOTES April 09, 2015 10:12:30am K:\ORL_Civil\049372011-ParcelM\CADD\Const\PlanSheets\C1.0-NOTES.dwg
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STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

LADY LAKE CROSSING - KHOL'S OUTPARCEL
TAX PARCEL: 08-18-24-100000000300
TOWN OF LADY LAKE, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

THE BENCHMARK GROUP
4053 MAPLE ROAD
AMHURST, NY 14226
CONTACT: MARTIN J. DELLEBOVI
PHONE: (706) 833-4986

PROJECT DESCRIPTION

THE LADY LAKE CROSSING - KHOL'S OUTPARCEL PROJECT CONSISTS OF A PROPOSED RETAIL BUILDING ON A 0.97 ACRE OUTPARCEL SITE. THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF FENNELL BOULEVARD AND US27/SR441.

PROJECT AREA: 0.97 ACRES

DISCHARGE POINT LOCATED AT APPROX:
LAT. 28° 55' 38" N
LONG. 81° 55' 57" W

ULTIMATE RECEIVING WATERS: EXISTING MASTER SYSTEM DRY RETENTION POND

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
CANDLER FINE SAND	A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORM WATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE AREAS THAT ARE REGRADED BUT NOT DEVELOPED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADING. THE POND SYSTEM HAS BEEN DESIGNED TO KEEP PEAK FLOW RATES FROM THE MEAN ANNUAL AND TWENTY FIVE YEAR/24 HOUR STORMS AT THEIR PRE-DEVELOPMENT RATES.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE: APR 09 2015

JAY R. JACKSON, P.E.
FLORIDA REGISTRATION NUMBER: 54247
PROFESSIONAL ENGINEER

STATE OF FLORIDA PROFESSIONAL ENGINEER JAY R. JACKSON LICENSE No. 54247

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

No.	REVISIONS	DATE	BY
1	REVISED PER COMMENTS	03/30/15	RWS

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STATE OF FLORIDA PROFESSIONAL ENGINEER JAY R. JACKSON LICENSE No. 54247
APR 09 2015

KHA PROJECT 043372011
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CHECKED BY ___

STORM WATER POLLUTION PREVENTION PLAN

LADY LAKE CROSSING
KOHL'S OUTPARCEL
TOWN OF LADY LAKE FLORIDA

SHEET NUMBER
C2.0

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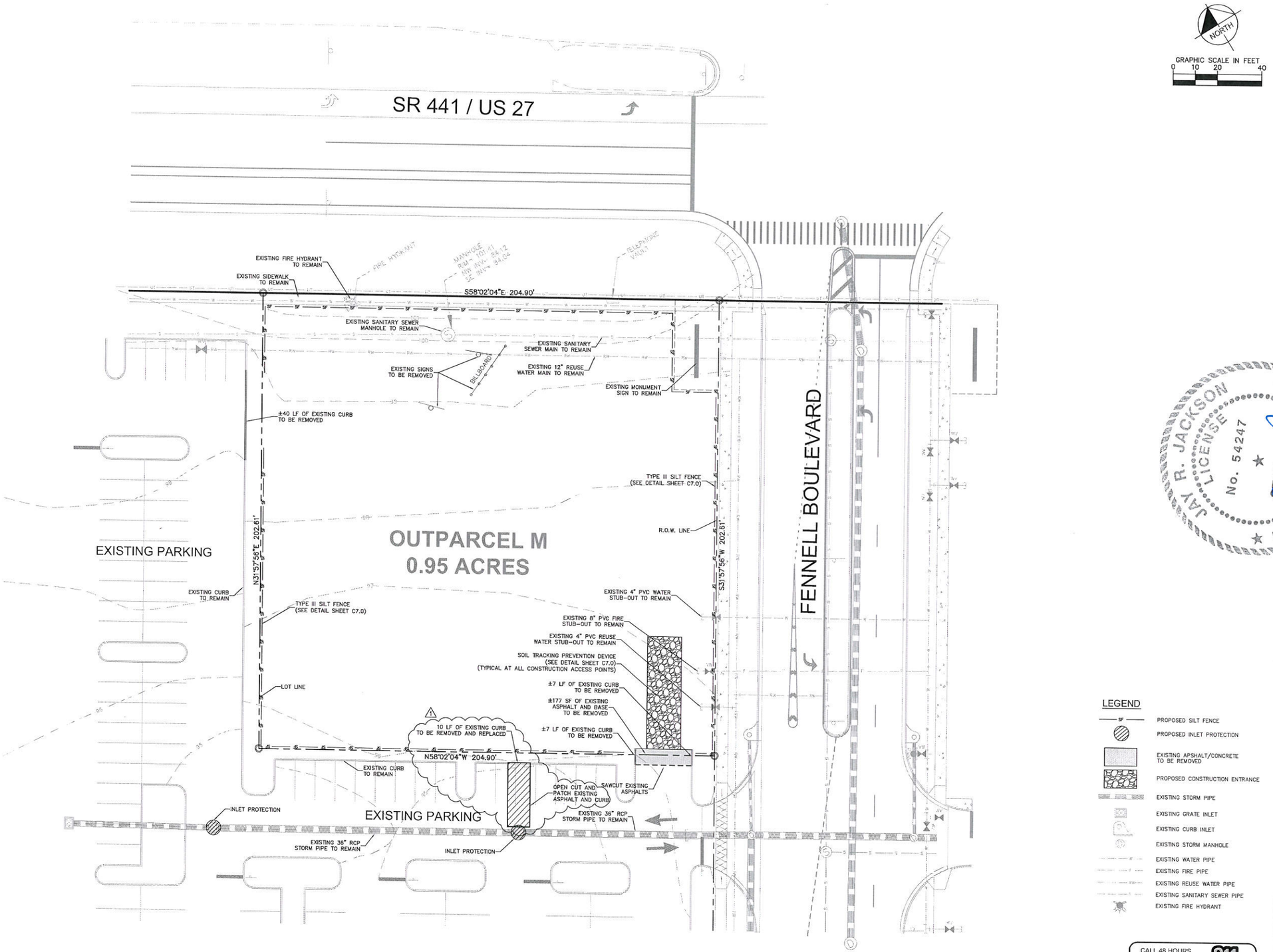

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JAY R. JACKSON LICENSE No. 54247 STATE OF FLORIDA PROFESSIONAL ENGINEER

APR 09 2015

KHA PROJECT 049372011
DATE 02/18/2015
SCALE AS SHOWN
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EXISTING CONDITIONS PLAN

LADY LAKE CROSSING KOHL'S OUTPARCEL

TOWN OF LADY LAKE FLORIDA

SHEET NUMBER C3.0

Plotted By:Spence, Robert Sheet Set:ParcelM Layout:C3.0-XCOND April 09, 2015 10:13:44am K:\ORL_Civil\049372011-ParcelM\CADD\Const\PlanSheets\C3.0-XCOND.dwg
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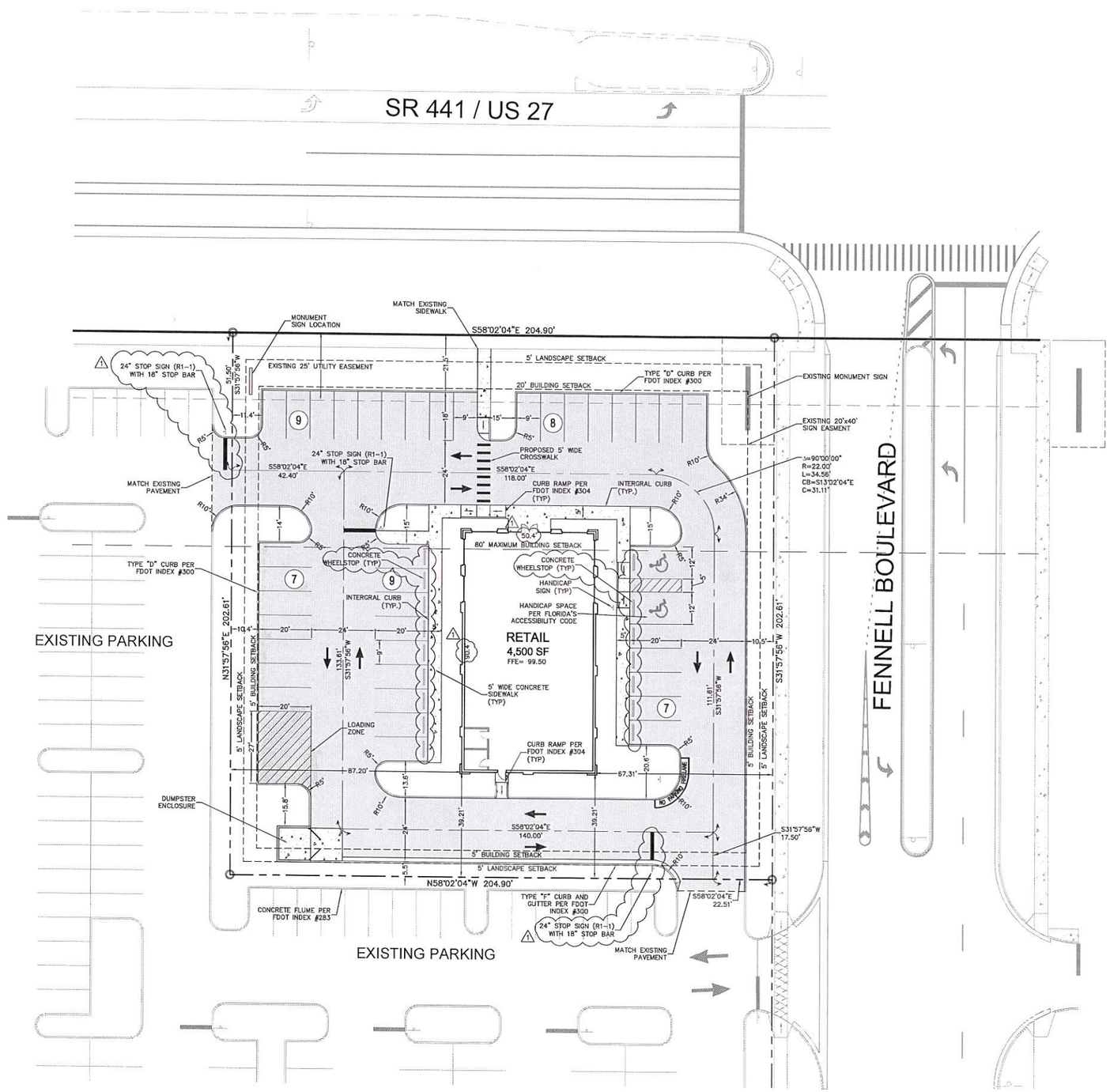

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SITE DATA:

PROJECT AREA:	0.95 ACRES
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
ZONING:	HC
BUILDING AREA:	4,500 SF
MAX. ALLOWABLE IMPERVIOUS AREA:	80% (0.77 AC)
1 FLOOD ZONE:	ZONE X
PARKING REQUIRED:	
GENERAL RETAIL – 1 SPACE/200 GFA: (4,500 GFA/200):	23 SPACES
TOTAL PARKING SPACES:	23 SPACES
PARKING PROVIDED:	
HANDICAP SPACES	2 SPACES
REGULAR SPACES	41 SPACES
TOTAL SPACES	43 SPACES
PROPOSED IMPERVIOUS AREA:	
BUILDING:	0.10 AC (4,500 SF)
CONCRETE (SIDEWALKS, ETC.):	0.07 AC (3,011 SF)
ASHALT DRIVE AND PARKING AREA:	0.50 AC (21,973 SF)
TOTAL IMPERVIOUS AREA:	0.68 AC (29,484 SF)
PROPOSED PERVIOUS (OPEN) AREA:	
10% INTERNAL PERVIOUS AREA REQUIRED:	0.095 AC (4,152 SF)
PROVIDED:	0.19 AC (8,345 SF)

1 BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT(S.R. 441)	20' MAX.	72'
REAR	10'	39'
SIDES	10'	67'

LEGEND

- LOT LINE
- BUILDING/LANDSCAPE SETBACK
- MAXIMUM BUILDING SETBACK
- EXISTING UTILITY EASEMENT
- EXISTING SIGN EASMENT
- 8 PARKING COUNT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

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SITE PLAN

LADY LAKE CROSSING KOHL'S OUTPARCEL

TOWN OF LADY LAKE FLORIDA

SHEET NUMBER
C4.0

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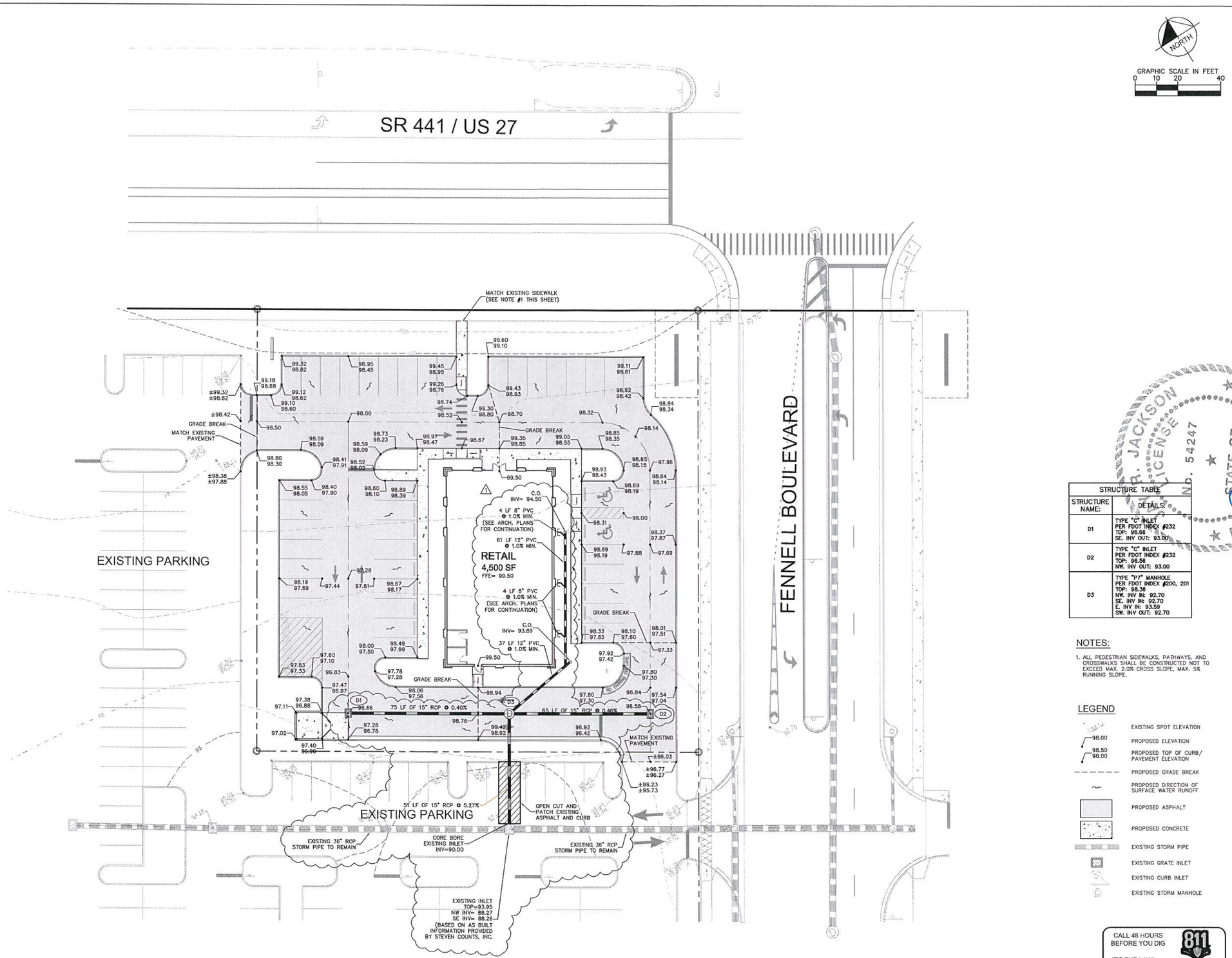

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	TYPE "C" INLET PER FDOT INDEX #232 TOP: 96.66 SE. INV OUT: 93.00
D2	TYPE "C" INLET PER FDOT INDEX #232 TOP: 96.56 NW. INV OUT: 93.00
D3	TYPE "P7" MANHOLE PER FDOT INDEX #200, 201 TOP: 98.36 NW. INV IN: 92.70 SE. INV IN: 92.70 E. INV IN: 93.59 SW. INV OUT: 92.70

NOTES:

1. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5% RUNNING SLOPE.

LEGEND

- EXISTING SPOT ELEVATION
- 98.00 PROPOSED ELEVATION
- 98.50 98.00 PROPOSED TOP OF CURB/ PAVEMENT ELEVATION
- PROPOSED GRADE BREAK
- PROPOSED DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING STORM PIPE
- EXISTING GRATE INLET
- EXISTING CURB INLET
- EXISTING STORM MANHOLE

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R. JACKSON
LICENSE
No. 54247
STATE OF FLORIDA
PROFESSIONAL ENGINEER
APR 09 2015

PAVING, GRADING AND DRAINAGE PLAN

LADY LAKE CROSSING KOHL'S OUTPARCEL

TOWN OF LADY LAKE FLORIDA

SHEET NUMBER
C5.0

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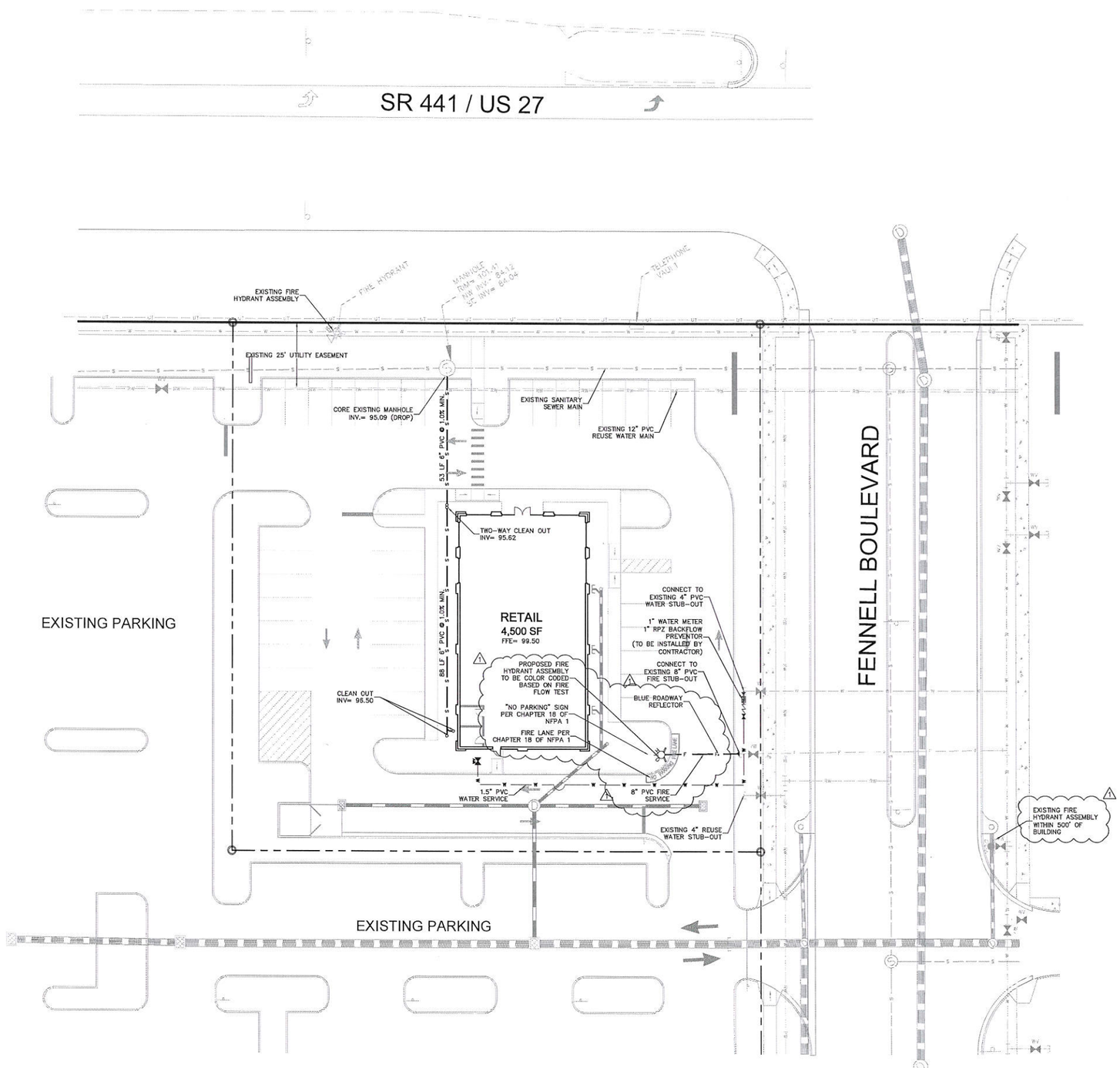

LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY LINE
- PROPOSED SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING FIRE MAIN
- EXISTING REUSE WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING GRATE INLET
- EXISTING CURB INLET
- EXISTING STORM MANHOLE

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STATE OF FLORIDA

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UTILITY PLAN

LADY LAKE CROSSING KOHL'S OUTPARCEL

TOWN OF LADY LAKE FLORIDA

SHEET NUMBER
C6.0

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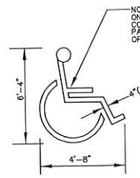
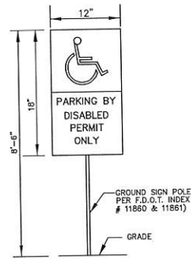


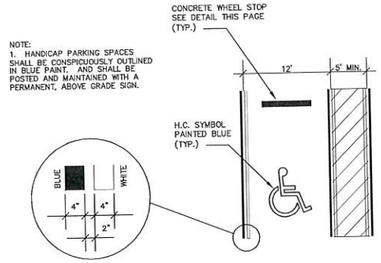
TYPICAL SYMBOL FOR HANDICAP PKG.



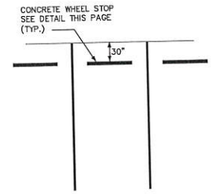
HANDICAP SIGN DETAIL

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).

NOTE:
1. HANDICAP PARKING SPACES SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT. AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN.



TYPICAL HANDICAPPED STRIPING
NTS



WHEEL STOP LAYOUT
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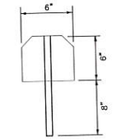
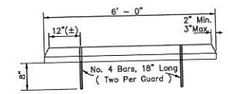


WHEEL STOP PROFILE (TYP.)
NTS



WHEEL STOP
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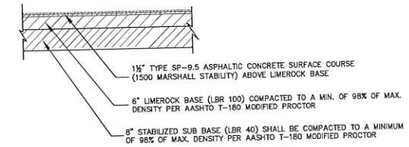
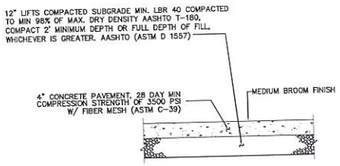
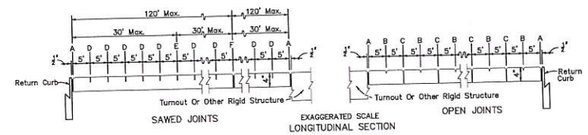


TYPICAL ASPHALT PAVEMENT SECTION
NTS



CONCRETE SIDEWALK DETAIL
NTS



SAWED JOINTS — EXAGGERATED SCALE LONGITUDINAL SECTION — OPEN JOINTS

SIDEWALK JOINTS

JOINT LEGEND

- EXPANSION JOINTS (PREFORMED JOINT FILLER)
- DUMMY JOINTS, TOOLED
- FORMED OPEN JOINTS
- SAW CUT JOINTS, 1¼" DEEP (96 HOUR) MAX. 5' CENTERS
- SAW CUT JOINTS, 1¼" DEEP (12 HOUR) MAX. 30' CENTERS
- EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'
- COLD JOINT WITH BOND BREAKER, TOOLED

FOOTNOTES:

ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.

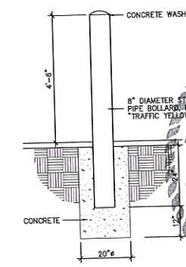
◊ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P-1.

GENERAL NOTES

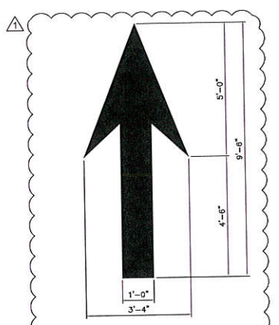
SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522 EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 304.

BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 1/2".

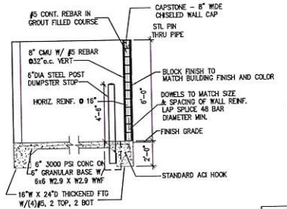
CONCRETE SIDEWALK DETAIL



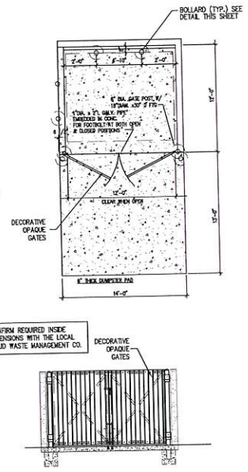
BOLLARD DETAIL
NTS



SOLID WHITE DIRECTIONAL PAVEMENT ARROW
NTS



DUMPSTER ENCLOSURE SECTION
N.T.S.

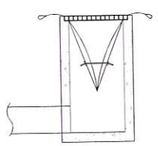


FRONT ELEVATION
N.T.S.

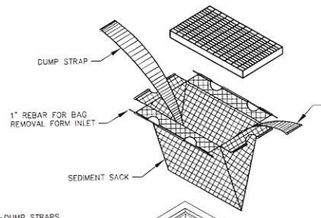
DUMPSTER ENCLOSURE DETAILS
N.T.S.

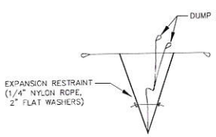
NOTES:

1. THE MASONRY WALL SHALL BE DECORATIVELY FINISHED CONCRETE MASONRY UNIT, BRICK, STUCCO, OR OTHER MATERIAL MATCHING THE EXTERIOR OF THE PRINCIPAL BUILDING.
2. SHRUB PLANTINGS REQUIRED (MIN. 5-FOOT WIDE PLANTING AREA) AROUND PERIMETER WALLS (EXCEPT OPENING).
3. ENTRANCE OF DUMPSTER PAD WILL BE RAISED AND THE OUTSIDE PAVING WILL BE SLOPED AWAY FROM THE PAD TO PREVENT STORM WATER INTRUSION.
4. CHAIN LINK, PAINTED OR UNPAINTED BLOCK WALLS, BARBED WIRE AND WOOD ARE PROHIBITED AS PART OF A WALL.
5. EACH ENCLOSURE SHALL INCLUDE A DECORATIVE OPAQUE GATE EQUAL IN HEIGHT TO THE MASONRY WALL (CHAIN LINK WITH PRIVACY SLATS IS NOT CONSIDERED OPAQUE MATERIAL).
6. DUMPSTER STRUCTURE SHALL MEET THE REQUIREMENTS OF LAKE COUNTY LAND DEVELOPMENT CODE (LDC).

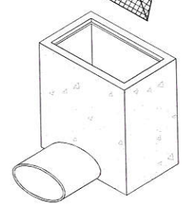


INSTALLATION DETAIL

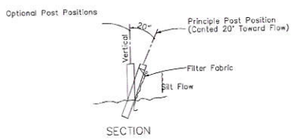




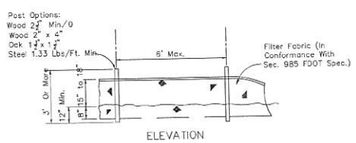
BAG DETAIL



STANDARD INLET SEDIMENT CONTROL DEVICE
NTS

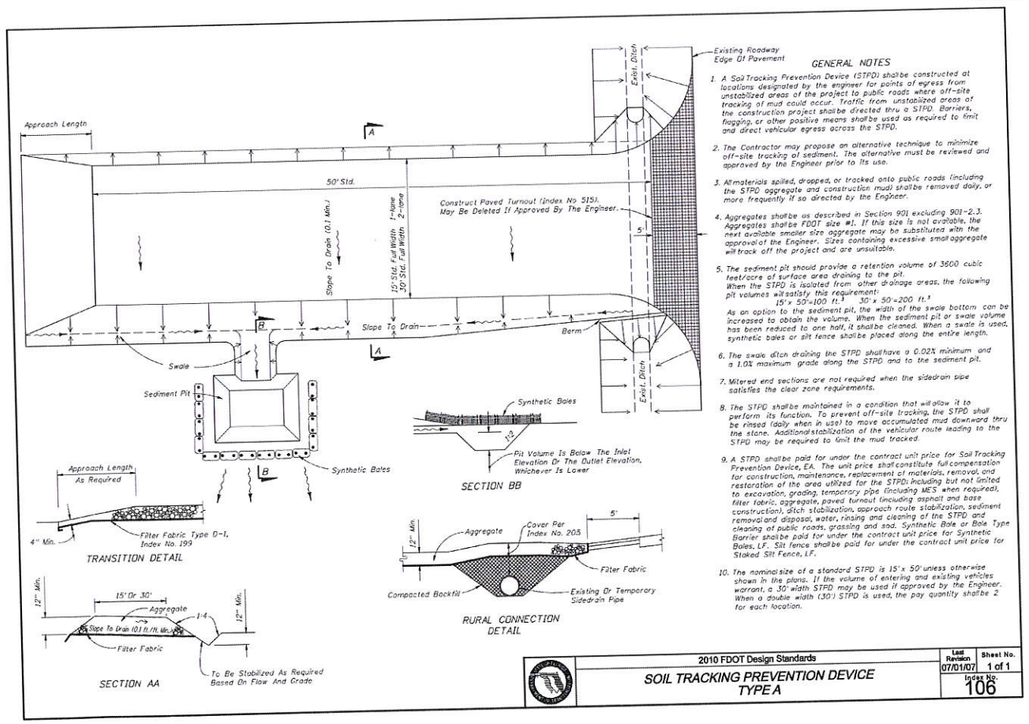


SECTION



ELEVATION

TYPE III SILT FENCE
NTS



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 ft.³ 30' x 50'=200 ft.³
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed daily when in use1 to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD, and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2010 FDOT Design Standards	Last Revision	Sheet No.
SOIL TRACKING PREVENTION DEVICE TYPE A	07/01/07	1 of 1
	Index No.	
	106	

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APR 09 2015

KHA PROJECT 049372001
DATE 02/18/2015
SCALE AS SHOWN
DESIGNED BY ---
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GENERAL CONSTRUCTION DETAILS

LADY LAKE CROSSING
KOHL'S OUTPARCEL
TOWN OF LADY LAKE FLORIDA

SHEET NUMBER
C7.0

Plotted By:Spencer, Robert Sheet Set:ParcelM Layout:C7.0-DETAILS April 09, 2015 10:16:29am K:\ORL_Civil\049372001-ParcelM\CADD\Cons\Plan Sheets\C7.0-DETAILS.dwg
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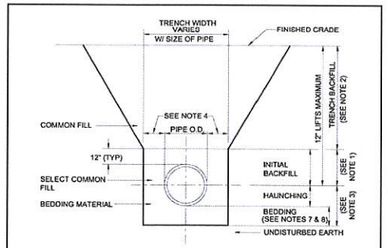
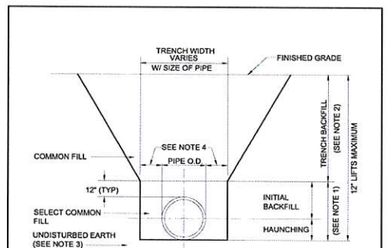


NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
BEDDING AND TRENCHING - TYPE A
DATE FEB 2008 FIGURE E101



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

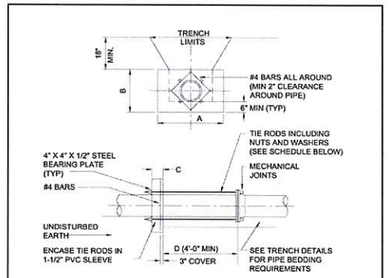
TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
BEDDING AND TRENCHING - TYPE B
DATE FEB 2008 FIGURE E102

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

TYPE	PIPE SIZE									
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	20	29	37	44	51	65	77	89	105	120
45° BEND	8	12	15	18	21	27	32	37	44	50
22-1/2° BEND	4	6	7	9	10	13	15	18	21	24
11-1/4° BEND	2	3	4	5	6	7	8	9	10	12
PLUG OR BRANCH OF TEE	42	59	77	93	108	138	166	194	231	265
VALVE	21	30	39	47	54	69	83	97	116	133

NOTES:
1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. ALL LINE VALVES AND THROUGH RUN OF TEES SHALL BE RESTRAINED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS.
   WORKING PRESSURE: 150 PSI
   SOIL DESIGNATION: SM (SAND SILT)
6. FOR HDPE, PVC OR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
RESTRAINED PIPE TABLE WATER AND RECLAIMED WATER MAINS
DATE FEB 2010 FIGURE E104-1



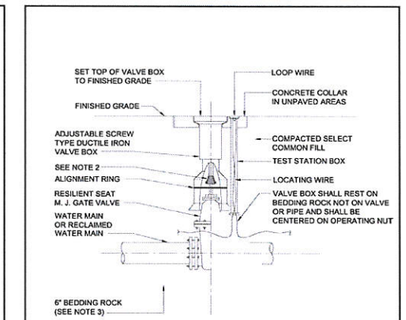
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.)			TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	2
12	5.0	3.0	1.0		3/4	2
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

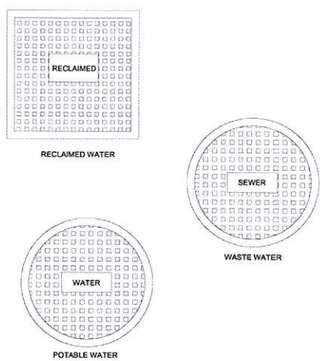
NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS/SF SOIL RESTRAINT BEARING.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
THRUST COLLAR (150 psi) WATER AND RECLAIMED WATER MAINS
DATE FEB 2009 FIGURE E105-1

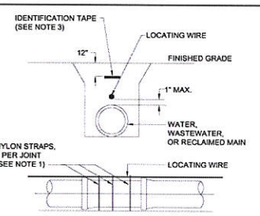


NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. WIRE SHALL TERMINATE IN TEST STATION BOX.
5. REFER TO FIGURE A111 FOR INSTALLATIONS AT A DEPTH OF 6' OR GREATER.
6. VALVES SHALL BE AMERICAN AVK SERIES 25.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
GATE VALVE AND BOX WATER AND RECLAIMED WATER MAINS
DATE FEB 2009 FIGURE E107



TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
TYPICAL VALVE BOX COVER
DATE FEB 2009 FIGURE E110



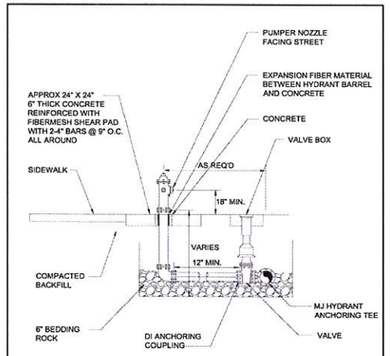
NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (14 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE INSIDE THE TEST STATION BOX AND SHALL EXTEND 12" ABOVE TOP OF COLLAR.
3. IDENTIFICATION TAPE SHALL BE MANUFACTURED OF POLYETHYLENE WITH A MINIMUM THICKNESS OF 4 MILS. TAPE WIDTH SHALL BE 3 INCHES AND SHALL HAVE BACKGROUND COLOR SPECIFIED BELOW, IMPRINTED WITH BLACK LETTERS. IMPRINT SHALL BE AS SPECIFIED BELOW AND SHALL REPEAT ITSELF A MINIMUM OF ONCE EVERY 2 FEET FOR ENTIRE LENGTH OF PIPE.
4. EARLY WARNING TAPE SHALL BE INSTALLED DIRECTLY ABOVE THE PIPE AT APPROXIMATELY 12-INCHES BELOW FINISHED GRADE AND SHALL HAVE THE FOLLOWING COLOR AND WARNING:

SERVICE TYPE	IMPRINT	BACKGROUND COLOR
WASTEWATER	"CAUTION-WASTEWATER LINE BURIED BELOW"	GREEN
POTABLE WATER	"CAUTION-POTABLE WATER LINE BURIED BELOW"	BLUE
RECLAIMED WATER	"CAUTION-RECLAIMED WATER LINE BURIED BELOW"	PURPLE

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
PIPE LOCATING WIRE
DATE FEB 2010 FIGURE E114

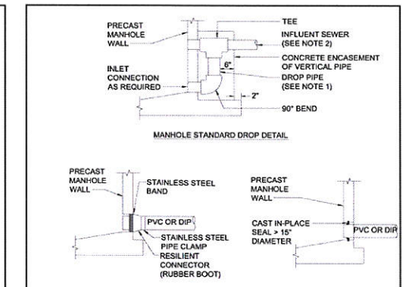
GENERAL NOTES:
1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. THE PUBLIC WORKS DEPARTMENT (352) 751-1926 SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
3. ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
4. CONTRACTOR SHALL ADJUST VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC IN CONFLICT WITH ROADWAY.
5. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO UTILITIES' MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY UTILITIES, UTILITIES MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
6. THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ANY UTILITIES.
7. ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.
8. THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH A PUBLIC WORKS PERSONNEL. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING OF WASTEWATER DURING THE INTERRUPTION OF FLOWS AND CONNECTIONS WITH EXISTING WASTEWATER SYSTEMS.
9. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT ANY PROPOSED WATER MAIN TO ANY EXISTING WATER MAIN UNLESS CLEARED BY FDEP AND THE TOWN.
10. ALL EXISTING AND NEW TOWN OF LADY LAKE UTILITIES VALVES, VALVE BOXES, AND MANHOLES SHALL BE PROTECTED AND ADJUSTED TO FINISHED GRADE AS SHOWN ON THE DRAWINGS. ALL EXISTING ABOVE GROUND VALVES TO BE RELOCATED, AS REQUIRED.
11. MAKE TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE WITH TOWN APPROVED METER; FLUSH OUT NEW WATER MAIN WITH POTABLE WATER (USE "JUMPER" ASSEMBLY WITH REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER TO MAKE TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE).

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
GENERAL NOTES
DATE FEB 2009 FIGURE E122



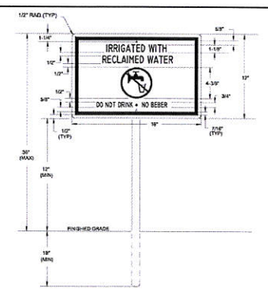
NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. ALL PIPE AND APPURTENANCES SHALL BE RESTRAINED.
3. ALL FIRE HYDRANT AND VALVES TO BE AUK, MUELER OR CLOW.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
STANDARD DRAWINGS FIRE HYDRANT ASSEMBLY
DATE FEB 2009 FIGURE E203



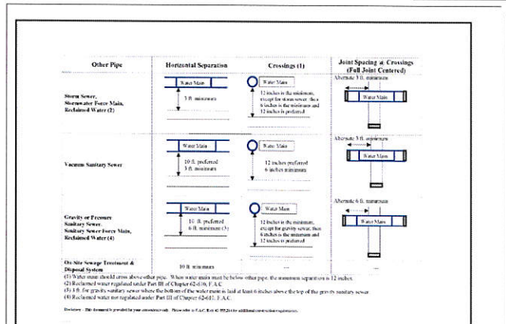
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
3. ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER MUST BE APPROVED BY UTILITIES.
4. INSIDE SERVICE DROP CONNECTIONS ARE PERMITTED ON EXISTING MANHOLES.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
STANDARD DRAWINGS MANHOLE CONNECTION
DATE FEB 2009 FIGURE E202

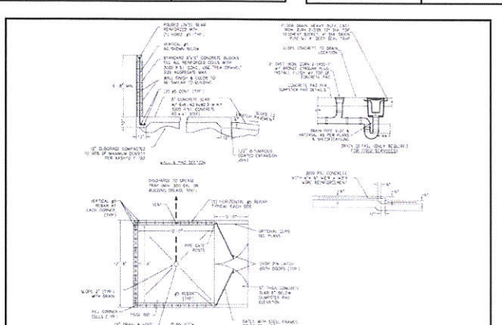


NOTES:
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. SIGN MATERIAL SHALL BE OF 0.040 GAUGE METAL.
5. POST SHALL BE 2-3/8" OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
6. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
7. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE TOWN OF LADY LAKE APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY THE UTILITIES.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
RECLAIMED WATER SIGNAGE "DO NOT DRINK WATER"
DATE FEB 2009 FIGURE E121



TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314
DATE APRIL 2010 FIGURE E118



TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
DUMPSTER ENCLOSURE
DATE APRIL 2010 FIGURE E150

No.	REVISIONS	DATE	BY
1	REVISED PER COMMENTS	03/30/15	RWS

Kimley»Horn
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LICENSED PROFESSIONAL
DATE

KHA PROJECT 049372011
DATE 02/18/2015
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

TOWN OF LADY LAKE UTILITY DETAILS

LADY LAKE CROSSING
KOHL'S OUTPARCEL
TOWN OF LADY LAKE FLORIDA

SHEET NUMBER
C7.1

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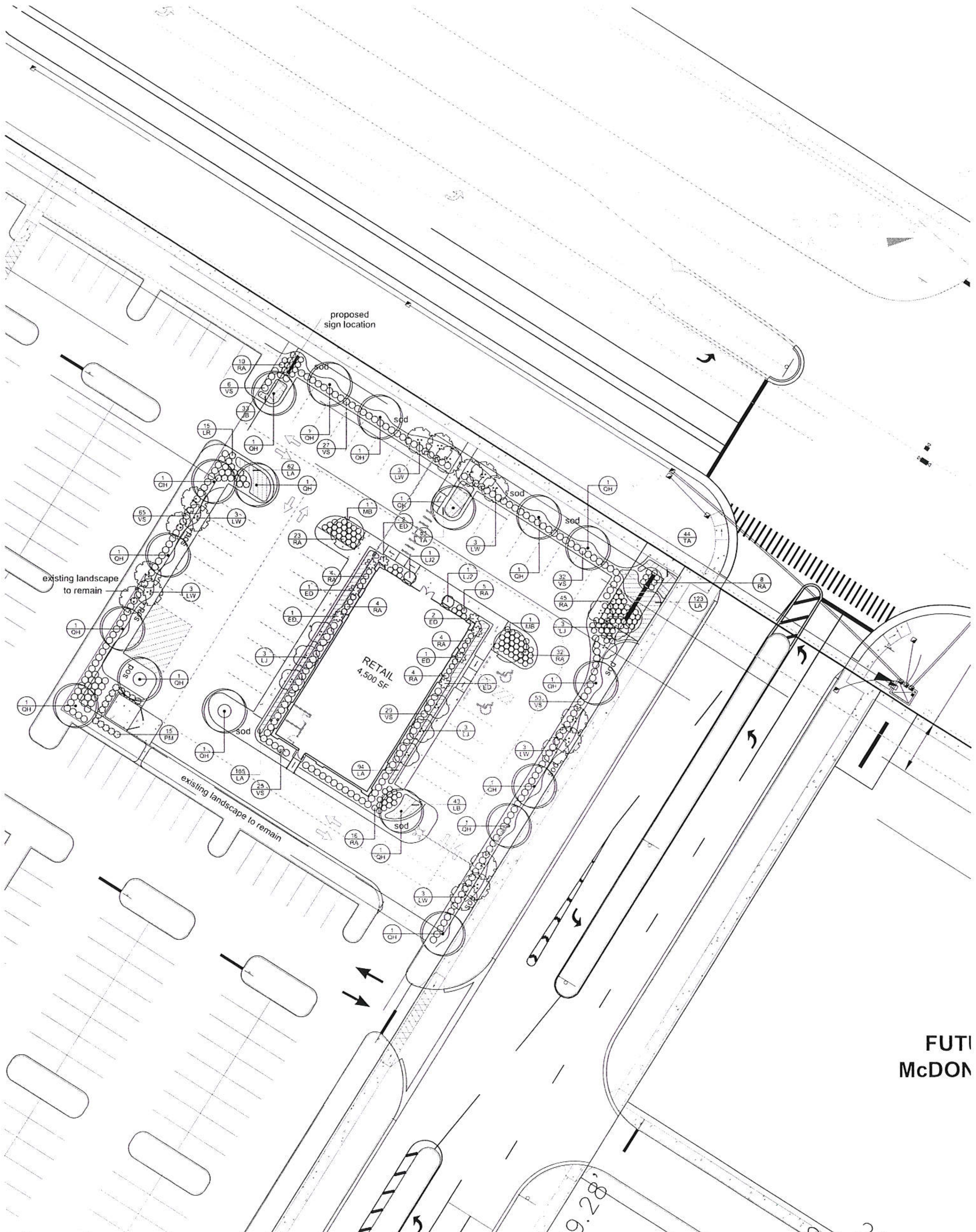


PLANT SCHEDULE

LANDSCAPE PLAN REQUIREMENTS:

TREE REQUIREMENTS:

0.95 TOTAL ACRES
160.0" CALIPER PER ACRE REQUIRED
0.95 x 160.0 = 152.0 CALIPER INCHES REQUIRED
183.5 CALIPER INCHES PROVIDED

OVERALL TREE COUNT/ CALIPER INCHES

18 OAKS @ 6" CALIPER EACH	108 CAL. INCHES
2 MAGNOLIAS @ 4" CALIPER EACH	8 CAL. INCHES
18 CRAPE MYRTLES @ 2.5" CALIPER EACH	45 CAL. INCHES
9 TREE LIGUSTRUM @ 2.5" CALIPER EACH	22.5 CAL. INCHES
TOTAL CALIPER INCHES PROVIDED	183.5 CALIPER INCHES

BUFFER REQUIREMENTS:

ZONED PD - BUFFERYARD A REQUIRED FOR PROPERTY LINE
2 CANOPY& 3 UNDERSTORY TREES, CONTINUOUS HEDGE/ PER 100 LF
MIN. 10' WIDE BUFFER

NORTH RIGHT OF WAY
205 LF/ 50 = 4
4 CANOPY TREES, 6 UNDRESTORY TREES
4 CANOPY TREES, 6 UNDERSTORY TREES

SOUTH PROPERTY LINE
(EX LANDSCAPING TO REMAIN)
205 LF/ 50 = 4
4 TREES REQUIRED
4 TREES PROVIDED

EAST RIGHT OF WAY
195 LF/ 50 = 4
4 CANOPY TREES, 6 UNDERSTORY TREES
4 CANOPY TREES, 6 UNDERSTORY TREES

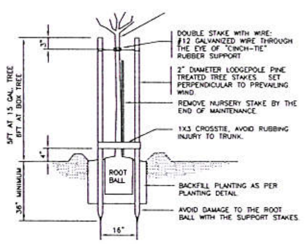
WEST PROPERTY LINE
195 LF/ 50 = 4
4 CANOPY TREES, 6 UNDERSTORY TREES
4 CANOPY TREES, 6 UNDERSTORY TREES

VEHICULAR USE AREAS
MIN. 10% OF GROSS SF PARKING AREA
21,684 SF x 10% = 2,168 SF REQUIRED
2,200 SF PROVIDED WITHIN PARKING FIELD

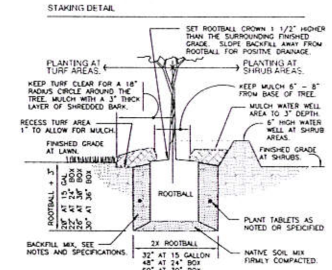
BUILDING FOUNDATION LANDSCAPE
MIN. 70% LENGTH OF BLDG. FACING R/W TO BE LANDSCAPED
NORTH FACADE
51 FEET LENGTH, 51 FEET x 70% = 36 FEET REQUIRED
36 FEET PROVIDED
EAST FACADE
91 FEET LENGTH, 91 FEET x 70% = 64 FEET REQUIRED
91 FEET PROVIDED

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH TWO AND ONE-HALF INCHES (2 1/2") OF EUCALYPTUS MULCH, PINE STRAW, OR PINE BARK NUGGET MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA UNLESS OTHERWISE SPECIFIED BY THE DEVELOPER.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. DIRECT SPRAY HEADS AWAY FROM NATURAL AREAS AND PAVED SURFACES. ALL VALVES SHALL BE PLACED IN VALVE BOXES SIZED FOR EASE OF MAINTENANCE. ALL PIPING AND WIRES UNDER ROADWAYS TO BE IN PVC SCHEDULE 40 SLEEVING. ALL IMPACT TYPE SPRINKLER HEADS WHEN ON RISERS SHALL BE SUPPORTED BY A METAL STAKE WITH STAINLESS STEEL CLAMPS (STAKE AND PIPE TO BE PAINTED BLACK). BACKFLOW PREVENTORS SHALL BE SPECIFIED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ALL MAINLINE PIPING AND LATERAL PIPES TO CONFORM TO THE ASTM STANDARDS FOR PVC PIPING AND FITTINGS AND TO BE INSTALLED IN ACCORDANCE WITH SOUND INDUSTRY STANDARDS.
12. THE PLANS WILL REQUIRE THE LANDSCAPE CONTRACTOR TO PREPARE AND SUBMIT IRRIGATION SHOP DRAWINGS. THE LANDSCAPE ARCHITECT WILL REVIEW THE SHOP DRAWINGS ON BEHALF OF THE OWNER.
13. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE PERFORMANCE OF THE WORK.
14. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. IN ALL CASES THE SPECIFIED SIZE OF THE PLANT MATERIAL SHALL HAVE PRECEDENCE OVER THE CONTAINER SIZE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES IN LOCATING THE PLANT MATERIAL AS SPECIFIED.
15. ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE TOWN OF LADY LAKE FLORIDA.

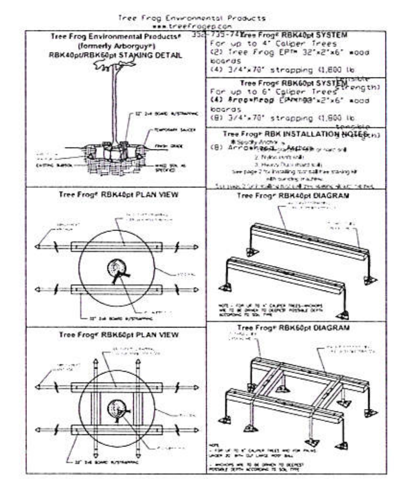


STAKING DETAIL

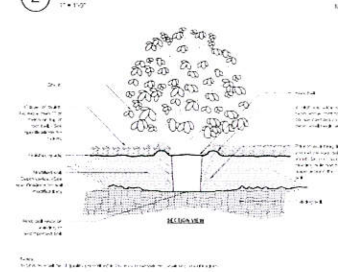


PLANT PIT DETAIL

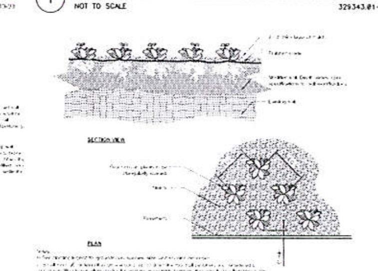
2 TREE PLANTING DOUBLE STAKE



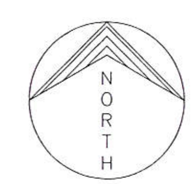
1 BELOW GROUND TREE STAKING KIT
NOT TO SCALE
329343.01-01



P-X SHRUB - MODIFIED SOIL



P-X GROUNDCOVER



0' 20' 40'
SCALE: 1" = 20'

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1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com

CLIENT NAME
SRK Lady Lake 43 Associates L.L.C.
4053 Maple Road
Amherst, NY 14226-1072

PROJECT NAME
Lady Lake Crossing - Kohl's Out Parcel
@ S.R. 50 & US 27
Lady Lake, FL

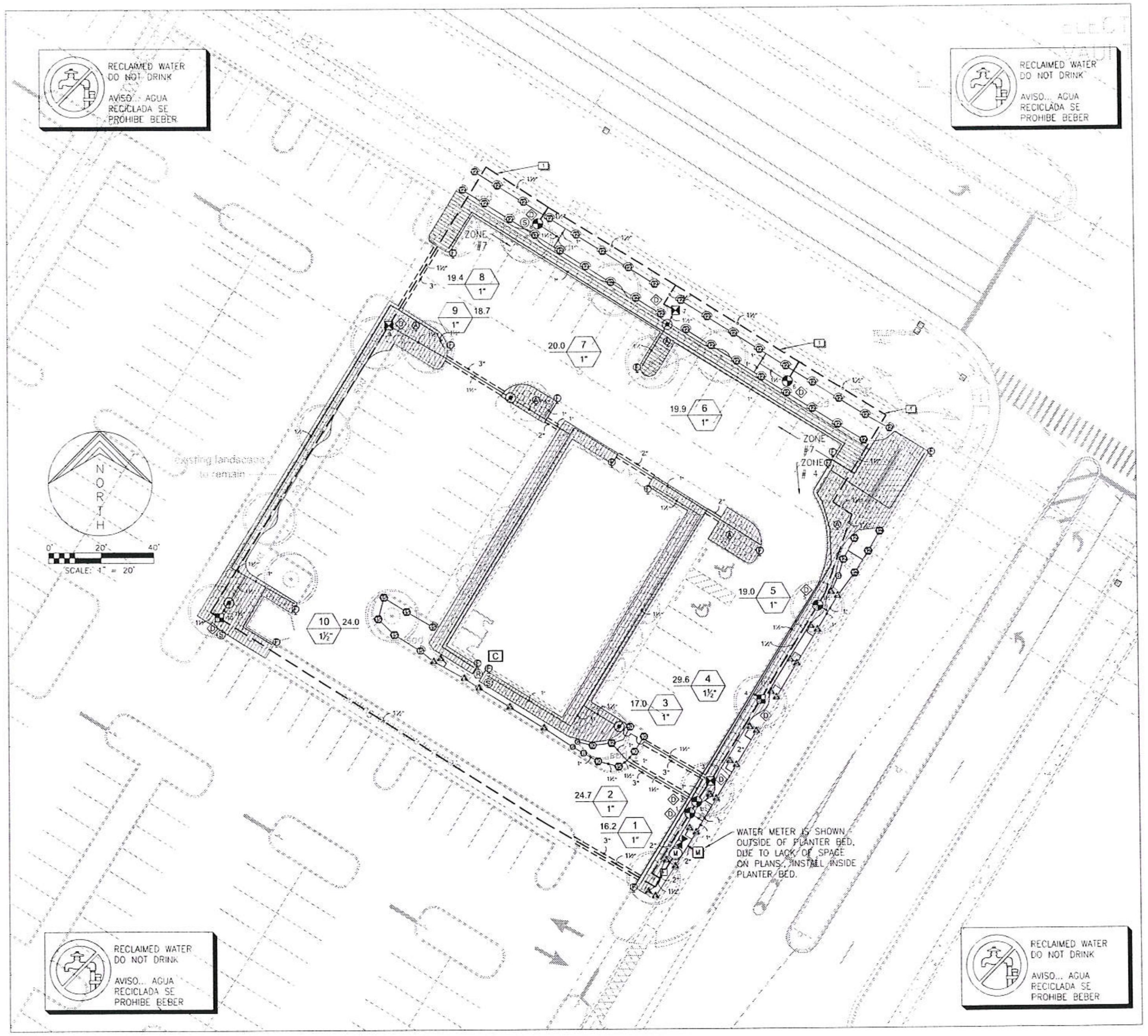
SHEET TITLE
SITE PLAN

APR 1 3 2015
James D. Brown
FL RLA# 1508

RELEASE	
3/26/15	City Comments

PROJECT NO.	2150079
DATE	07-06-2015
DRAWN	JDB
CHECKED	JED

LS-1



SYSTEM CRITERION: THIS IRRIGATION SYSTEM WAS DESIGNED WITH RECLAIMED WATER AS THE PRIMARY WATER SOURCE. THE SYSTEM WAS DESIGNED WITH 54 G.P.M. @ 65 P.S.I. THE IRRIGATION CONTRACTOR WILL VERIFY GPM & PSI PRIOR TO STARTING THE WORK. THE CITY WATER PRESSURE IS UNKNOWN SO A BOOSTER PUMP MAY BE NEEDED ON THIS PROJECT.

CITY WATER PRESSURE WAS NOT VERIFIED. THE IRRIGATION CONTRACTOR WILL VERIFY CITY WATER PRESSURE AND G.P.M. AVAILABLE AT POINT OF CONNECTION. A BOOSTER PUMP MAY BE REQUIRED TO INCREASE CITY WATER PRESSURE. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO CONSIDER IN HIS BID PACKAGE THE COST OF A BOOSTER PUMP(S) IF NEEDED.

NOTE: FOR DRIP SYSTEM INSTALLATION
LATERAL LINE IN PLANTER BEDS IS DIAGRAMMATIC ONLY, IT DOES NOT REFLECT EITHER THE SIZE OF THE RISER FROM THE SUPPLY LINE (LATERAL) TO EACH PLANTER OR THE SUPPLY MANIFOLD TO THE PLANTER BED. EACH PLANTER BED HAS A CALL OUT TO SIZE THE RISER AND MANIFOLD. THERE IS NO ACCEPTABLE EXCUSE FOR THE CONTRACTOR TO UNDERSIZE EITHER THE RISER OR MANIFOLD TO EACH PLANTER. IF UNDERSIZED RISERS OR MANIFOLDS ARE FOUND THE CONTRACTOR WILL BE ORDERED TO REMOVE AND REPLACE THIS EQUIPMENT AT HIS OWN EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER. THE OWNER WILL WITHHOLD PAYMENTS UNTIL OR UNLESS THE CONTRACTOR INSTALLS THE CORRECT SIZES OF THE RISERS AND MANIFOLDS.

RECLAIMED WATER DO NOT DRINK
AVISO... AGUA RECICLADA SE PROHIBE BEBER

UNDERGROUND CABLE LOCATE
Call: TOLL FREE 1-800 432-4770 OR 811
CALL TWO WORKING DAYS BEFORE YOU DIG

NOTE:
THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS PRIOR TO BIDDING THIS PROJECT. CHANGE ORDERS WILL NOT BE AUTHORIZED FOR MATERIALS LEFT OFF THE BID. FAILURE TO READ THIS INFORMATION IS AN UNACCEPTABLE EXCUSE IF YOU UNDERBID THIS JOB.

NOTE:
THE PURPOSE FOR THE HATCH PATTERN SHOWN IN SHRUB BEDS IS TO INDICATE THESE AREAS ARE IRRIGATED BY INLINE DRIP EMITTER TUBING. HATCH PATTERN DOES NOT REFLECT DRIP TUBING LAYOUT. SPACE ALL INLINE DRIP TUBING 12-INCHES ON CENTER AND 12-INCHES BETWEEN ROWS IN ALL AREAS THAT REQUIRE IRRIGATION IN SHRUB AND GROUND COVER PLANTING BEDS.

NOTE:
DUE TO LACK OF SPACE ON PLANS WIRE SLEEVES ARE NOT SHOWN. WIRE SLEEVES WILL BE A MINIMUM OF 3", SCH40 GRAY ELECTRICAL PVC PIPE OR A MINIMUM OF TWICE THE SIZE OF THE WIRE BUNDLE. INSTALL WIRE SLEEVE PARALLEL WITH AND ADJACENT TO THE MAINLINE SLEEVING AT ALL ROAD CROSSINGS AND SIDEWALKS.

NOTE:
IRRIGATION MATERIALS SPECIFIED WILL BE INSTALLED ON THIS PROJECT. PAYMENTS WILL BE WITHHELD BY OWNER IF THE CONTRACTOR ATTEMPTS TO SUBSTITUTE SPECIFIED MATERIALS OR TRIES TO UNDERSIZE PARTS.

NOTE:
CONTRACTOR WILL INSTALL TWO (2) SPARE WIRES IN BOTH DIRECTIONS FROM THE CONTROLLER TO LIMIT OF WORK. SPARE WIRE WILL BE #14 GA, UL/UF 600V, "BLUE", SOLID STRAND IRRIGATION WIRE.

NOTE:
INSTALL PULL BOXES ON BOTH SIDES OF EVERY PAVED CROSSING INSTALL SCH40 GRAY CONDUIT WITH LONG SWEEP ELECTRICAL ELBOWS, CAP RISER.

NOTE:
INSTALL T. CHRISTY'S ELECTRIC WARNING TAPE 2"-4" ABOVE IRRIGATION WIRING CABLE INSTALLED ON THIS PROJECT.

NOTE:
CONTRACTOR WILLL INSTALL SLEEVES 2 x TIMES THE SIZE OF THE DIAMETER OF THE PIPE OF THE ITEM BEING SLEEVED. INSTALL ONLY ONE ITEM PER SLEEVE. DON'T BACKFILL WITHOUT APPROVAL FROM OWNER.

NOTE:
PLANTER BED LATERAL LINES, I.E., (SUPPLY LINE TO PLANTER BEDS FROM ZONE VALVE) ARE SIZED ON DRAWING TO INDICATE LOCATION OF THE SUPPLY AND FLUSH MANIFOLD ONLY AND ARE DIAGRAMMATIC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE PLACEMENT AND SIZES OF THE SUPPLY AND FLUSH MANIFOLDS TO MINIMIZE THE LENGTH OF INLINE DRIP EMITTER TUBING.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
EST CST SST	HIT 906-CKV-PRD-R 15 Strip Series Turf Spray. 6" (15.24cm) Male Pop-Up Sprayhead with Check Valve, Pressure Regulating Device, and Co-Molded Wiper Seal. 9.5" (24.13cm) body. Reclaimed Purple Cap
Q T H TT TQ F	HIT 906-CKV-PRD-R 12 Series Turf Spray. 6" (15.24cm) Male Pop-Up Sprayhead with Check Valve, Pressure Regulating Device, and Co-Molded Wiper Seal. 9.5" (24.13cm) body. Reclaimed Purple Cap
Q T H TT TQ F	HIT 906-CKV-PRD-R 15 Series Turf Spray. 6" (15.24cm) Male Pop-Up Sprayhead with Check Valve, Pressure Regulating Device, and Co-Molded Wiper Seal. 9.5" (24.13cm) body. Reclaimed Purple Cap
4 6 8 10 12 15 17	HIT 906-CKV-PRD-R ADJ Turf Spray. 6" (15.24cm) Male Pop-Up Sprayhead with Check Valve, Pressure Regulating Device, and Co-Molded Wiper Seal. 9.5" (24.13cm) body. Reclaimed Purple Cap

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.
	Rain Bird XCZ-100-PRB-R Medium Plus Flow for Commercial Applications. Purple Cap designates for Reclaimed Water, Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 5-20gpm.
	Pipe Transition Point
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.
	Area to Receive Dripline Rain Bird XFCV-09-12 (12) XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. Great for elevation change.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HIT 510-050 Inlet size 1" electric remote control valve, female thread inlet and outlet with flow control, with Purple Bonnet for Reclaimed Water.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
M	HIT 515-050 1-1/2" Inlet size 1-1/2" electric remote control valve, female thread inlet and outlet with flow control and Purple Bonnet for Reclaimed Water.
C	HIT P2 Two Wire, 16 Station, Outdoor Controller. 6 Independent Programs. P2-D Decoder is used at each Valve.
R	Rain Bird RSD-CEx Rain Sensing Device, conduit mount. With threaded adapter. extension wire.
D	HIT P2-D Programmable Decoder for Pro-Two System Only. Install with DBC-BR for use at decoder and any other splices throughout the 2-wire path.
S	HIT LP-SPD-F Surge protection device for field wiring of 2-wire path. To be installed every 300'-500' along two-wire path. Install with grounding rod (not included). Include DBC-BR Wire Connectors Kit for use at decoder, and any other splices throughout the path. Ground Rod 8'x5/8" Copper Clad, by Paige Electric
F	Rain Bird LCRBY-D 1.5" = LCRBY150D. Disc Filters are 120 mesh and decompress for easy cleaning.
M	Water Meter 1-1/2"
———	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe.
— — —	Irrigation Mainline: PVC Class 200 SDR 21
=======	Pipe Sleeve: PVC Schedule 40 Min. Sleeve Size 3" Unless Noted

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

CRITICAL ANALYSIS

Generated:	2015-02-12 12:52
P.O.C. NUMBER:01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available:	54.38 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	65.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20.00 ft
Pressure Available:	62.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	24.74 gpm
Flow Available at POC:	54.38 gpm
Residual Flow Available:	29.64 gpm
Critical Station:	9
Design Pressure:	30.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	2.82 psi
Fittings Loss:	0.28 psi
Loss through Valve:	22.92 psi
Pressure Req. at Critical Station:	56.02 psi
Loss for Fittings:	0.26 psi
Loss for Main Line:	2.58 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	2.00 psi
Loss for Water Meter:	0.71 psi
Critical Station Pressure at POC:	61.57 psi
Pressure Available:	62.00 psi
Residual Pressure Available:	0.43 psi

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	DUE TO LACK OF SPACE ON PLAN THE MAINLINE OR LATERAL LINE MAY BE SHOWN OUTSIDE OF THE PLANTER BEDS. INSALL ALL MAINLINE/LATERAL LINE INSIDE PLANTER BEDS WHERE POSSIBLE AND SLEEVE ALL OTHER PIPING THAT CAN NOT BE INSTALLED INSIDE THE PLANTER BEDS.		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	HIT 510-050	1"	Turf Spray	31.83	34.46	16.20	2.67 in/h
2	HIT 510-050	1"	Turf Spray	36.49	40.00	24.74	2.32 in/h
3	Rain Bird XCZ-100-PRB-R	1"	Area for Dripline	51.28	54.00	17.03	1.55 in/h
4	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	45.01	49.29	29.58	1.55 in/h
5	HIT 510-050	1"	Turf Spray	32.26	35.72	18.98	2.80 in/h
6	HIT 510-050	1"	Turf Spray	32.36	36.29	19.89	1.51 in/h
7	Rain Bird XCZ-100-PRB-R	1"	Area for Dripline	55.20	59.21	19.99	1.55 in/h
8	HIT 510-050	1"	Turf Spray	32.22	36.03	19.35	1.53 in/h
9	Rain Bird XCZ-100-PRB-R	1"	Area for Dripline	56.02	59.50	18.70	1.55 in/h
10	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	41.96	45.86	23.95	1.55 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	HIT 510-050	Turf Spray	2.67 in/h	12 min		12 min		12 min			1.50	34	550.8	183.6
2	HIT 510-050	Turf Spray	2.32 in/h	13 min		13 min		13 min			1.50	39	964.8	321.6
3	Rain Bird XCZ-100-PRB-R	Area for Dripline	1.55 in/h	5 min	5 min	5 min	5 min	5 min	5 min	5 min	0.75	30	510.8	73.0
4	Rain Bird XCZ-150-PRB-COM	Area for Dripline	1.55 in/h	5 min	5 min	5 min	5 min	5 min	5 min	5 min	0.75	30	887.4	126.8
5	HIT 510-050	Turf Spray	2.80 in/h	11 min		11 min		11 min			1.50	33	626.3	208.8
6	HIT 510-050	Turf Spray	1.51 in/h	20 min		20 min		20 min			1.50	60	1,194	397.8
7	Rain Bird XCZ-100-PRB-R	Area for Dripline	1.55 in/h	5 min	5 min	5 min	5 min	5 min	5 min	5 min	0.75	30	599.7	85.7
8	HIT 510-050	Turf Spray	1.53 in/h	20 min		20 min		20 min			1.50	59	1,142	380.6
9	Rain Bird XCZ-100-PRB-R	Area for Dripline	1.55 in/h	5 min	5 min	5 min	5 min	5 min	5 min	5 min	0.75	30	561.1	80.2
10	Rain Bird XCZ-150-PRB-COM	Area for Dripline	1.55 in/h	5 min	5 min	5 min	5 min	5 min	5 min	5 min	0.75	30	718.6	102.7
		TOTALS:		101	25	101	25	101	25	25		375	7,755	1,961

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com

Cuhaci & Peterson
Architects Engineers Planners
ORLANDO • PHILADELPHIA

CLIENT NAME
SRK Lady Lake XX Associates, L.L.C.
4053 Maple Road
Amherst, NY 14226-1072

PROJECT NAME
Lady Lake Crossing East
@ SR 500 & US 27
Lady Lake, FL
Grey Shelll Building

SHEET TITLE
IRRIGATION PLAN

SPRINKLER CONSULTANT
ASIC
WILLIAM B. CURTIS
Phone: (407) 830-7041
sprinkler-consultant@earthlink.net

RELEASE
APR 13 2015

PROJECT NO. 2130712
DATE 01/02/2015
DRAWN
CHECKED

IRR-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
EST CST SST	HIT 906-CKV-PRD-R 15 Strip Series Turf Spray, 6" (15.24cm) Male Pop-Up Sprayhead with Check Valve, Pressure Regulating Device, and Co-Molded Wiper Seal. 9.5" (24.13cm) body. Reclaimed Purple Cap.
Q T H TT TQ F	HIT 906-CKV-PRD-R 12 Series Turf Spray, 6" (15.24cm) Male Pop-Up Sprayhead with Check Valve, Pressure Regulating Device, and Co-Molded Wiper Seal. 9.5" (24.13cm) body. Reclaimed Purple Cap.
Q T H TT TQ F	HIT 906-CKV-PRD-R 15 Series Turf Spray, 6" (15.24cm) Male Pop-Up Sprayhead with Check Valve, Pressure Regulating Device, and Co-Molded Wiper Seal. 9.5" (24.13cm) body. Reclaimed Purple Cap.
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.
	Rain Bird XCZ-100-PRB-R Medium Plus Flow for Commercial Applications. Purple Cap designates for Reclaimed Water, Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 5-20gpm.
	Pipe Transition Point
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.
	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.
	Area to Receive Dripline Rain Bird XFCV-09-12 (12) XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. Great for elevation change.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HIT 510-050 Inlet size 1" electric remote control valve, female thread inlet and outlet with flow control, with Purple Bonnet for Reclaimed Water.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
M	HIT 515-050 1-1/2" Inlet size 1-1/2" electric remote control valve, female thread inlet and outlet with flow control and Purple Bonnet for Reclaimed Water.
C	HIT P2 Two Wire, 16 Station, Outdoor Controller. 6 Independent Programs. P2-D Decoder is used at each Valve.
R	Rain Bird RSD-CEx Rain Sensing Device, conduit mount. With threaded adapter, extension wire.
D	HIT P2-D Programmable Decoder for Pro-Two System Only. Install with DBC-BR for use at decoder and any other splices throughout the 2-wire path.
S	HIT LP-SPD-F Surge protection device for field wiring of 2-wire path. To be installed every 300'-500' along two-wire path. Install with grounding rod (not included). Include DBC-BR Wire Connectors Kit for use at decoder, and any other splices throughout the path. Ground Rod 8'x5/8" Copper Clad, by Paige Electric.
F	Rain Bird LCRBY-D 1.5" = LCRBY150D. Disc Filters are 120 mesh and decompress for easy cleaning.
M	Water Meter 1-1/2"
———	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe.
— — —	Irrigation Mainline: PVC Class 200 SDR 21
======	Pipe Sleeve: PVC Schedule 40 Min. Sleeve Size 3" Unless Noted

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

CRITICAL ANALYSIS

Generated:	2015-02-12 12:52
P.O.C. NUMBER 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	54.38 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	65.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20.00 ft
Pressure Available:	62.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	24.74 gpm
Flow Available at POC:	54.38 gpm
Residual Flow Available:	29.64 gpm
Critical Station:	9
Design Pressure:	30.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	2.82 psi
Fittings Loss:	0.28 psi
Loss through Valve:	22.92 psi
Pressure Req. at Critical Station:	56.02 psi
Loss for Fittings:	0.26 psi
Loss for Main Line:	2.58 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	2.00 psi
Loss for Water Meter:	0.71 psi
Critical Station Pressure at POC:	61.57 psi
Pressure Available:	62.00 psi
Residual Pressure Available:	0.43 psi

RECLAIMED WATER DO NOT DRINK

AVISO... AGUA RECICLADA SE PROHIBE BEBER

UNDERGROUND CABLE LOCATE

Call: TOLL FREE 1-800 432-4770 OR 811

CALL TWO WORKING DAYS BEFORE YOU DIG

SYSTEM CRITERION: THIS IRRIGATION SYSTEM WAS DESIGNED WITH RECLAIMED WATER AS THE PRIMARY WATER SOURCE. THE SYSTEM WAS DESIGNED WITH 54 G.P.M. @ 65 P.S.I. THE IRRIGATION CONTRACTOR WILL VERIFY GPM & PSI PRIOR TO STARTING THE WORK. THE CITY WATER PRESSURE IS UNKNOWN SO A BOOSTER PUMP MAY BE NEEDED ON THIS PROJECT.

LATERAL LINE — PVC MAINLINE

DUE TO LACK OF SPACE ON THE PLAN "JUMPER'S" ARE NOT USED TO CROSS THE MAINLINE OVER LATERAL LINE.

NOTE:
THE IRRIGATION CONTRACTOR SHALL WIPE ALL EXCESS CEMENT OFF THE PIPE AND FITTINGS IMMEDIATELY AFTER CEMENTING THE PIPE. PIPE AND FITTINGS FOUND WITH EXCESS PVC CEMENT WILL ORDERED TO BE REMOVED AND REPLACED AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.

NOTE:
THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.

VERIFY THE FINAL LOCATION FOR THE SPRINKLER CONTROLLER WITH THE LANDSCAPE ARCHITECT, OWNER PRIOR TO INSTALLATION, EXACT LOCATION MUST BE APPROVED IN WRITING.

NOTE:
POC, WATER METER ASSEMBLY ARE SHOWN IN A GENERAL LOCATION DUE TO LACK OF SPACE ON PLANS, VERIFY FINAL LOCATION WITH OWNER OR LANDSCAPE ARCHITECT.

NOTE:
THE OWNER WILL PROVIDE 120V ELECTRICAL POWER FOR THE CONTROLLER PRIOR TO THE CONTRACTOR STARTING THE WORK.

NOTE:
THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS PRIOR TO BIDDING THIS PROJECT. CHANGE ORDERS WILL NOT BE AUTHORIZED FOR MATERIALS LEFT OFF THE BID. FAILURE TO READ THIS INFORMATION IS AN UNACCEPTABLE EXCUSE IF YOU UNDERBID THIS JOB.

NOTE:
DUE TO LACK OF SPACE ON PLANS MAINLINE, LATERAL LINE'S AND ZONE VALVE (S) MAY BE SHOWN OUTSIDE PLANTER BED. CONTRACTOR WILL INSTALL ALL MAINLINE AND LATERAL LINE INSIDE PLANTER BED WHENEVER POSSIBLE, OTHERWISE SLEEVE ALL PIPE THAT CAN NOT BE INSTALLED INSIDE THE PLANTER BED.

NOTE:
THE OWNER IS RESPONSIBLE FOR THE COST OF BUILDING PERMITS, WATER METER AND ELECTRICAL SERVICE AND THE BACKFLOW PREVENTER.

NOTE:
WIRE SPLICES MADE OUTSIDE OF THE ZONE VALVE BOX ENCLOSURE WILL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

NOTE:
INSTALL PULL BOXES ON BOTH SIDES OF EVERY PAVED CROSSING INSTALL SCH40 GRAY CONDUIT WITH LONG SWEEP ELECTRICAL ELBOWS, CAP RISER.

NOTE:
THE CONTRACTOR WILL COMMENCE WORK AFTER THE PLANS & SITE HAVE BEEN FOUND FREE FROM CONFLICTS AND AFTER RECEIVING APPROVAL FROM THE LANDSCAPE ARCHITECT.

NOTE:
CONTRACTOR WILL VERIFY MATERIAL DIMENSIONS ON CONSTRUCTION DOCUMENTS, IF A CONFLICT IS FOUND DO NOT START THE WORK AND NOTIFY THE LANDSCAPE ARCHITECT & OWNER.

NOTE:
CONTRACTOR WILLL INSTALL SLEEVES 2X TIMES THE SIZE OF THE DIAMETER OF THE PIPE OF THE ITEM BEING SLEEVED. INSTALL ONLY ONE ITEM PER SLEEVE. DON'T BACKFILL WITHOUT APPROVAL FROM OWNER.

NOTE:
SEE DETAILS FOR INFORMATION ABOUT DEPTH OF MAINLINE (18") AND LATERAL (12"). CALL UNDERGROUND SERVICE ALERT BEFORE YOU DIG!

NOTE:
INSTALL ALL SPRINKLER HEADS FLUSH WITH GRADE & PERPENDICULAR WITH FINISHED GRADE. TILTED SPRINKLER'S WILL BE REJECTED.

NOTE:
INSTALL T. CHRISTY'S ELECTRIC WARNING TAPE 2"-4" ABOVE IRRIGATION WIRING CABLE INSTALLED ON THIS PROJECT.

IRRIGATION GENERAL NOTES

1. ALL INSTALLED IRRIGATION PRODUCTS, MATERIALS, AND CONSTRUCTION WILL CONFORM TO LOCAL, CITY AND STATE CODES, GUIDELINES, INDUSTRY STANDARDS AND MANUFACTURERS SPECIFICATIONS FOR IRRIGATION CONSTRUCTION.
2. THE CONTRACTOR WILL PROVIDE A CERTIFICATE OF TRAINING CONFIRMING THE PERSON OR PERSONS PERFORMING SPRINKLER MAINTENANCE FOR THIS PROJECT HAS BEEN PROPERLY TRAINED BY THE IRRIGATION CONTRACTOR PRIOR TO THE FINAL WALK THROUGH SITE INSPECTION.
3. CONTRACTOR WILL STAKE/FLAG NEW HEAD LOCATIONS BY SURVEY AND HAVE LAYOUT APPROVED BY THE IRRIGATION CONSULTANT, LANDSCAPE ARCHITECT OR BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLING THE SPRINKLER HEADS.
4. CONTRACTOR WILL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES WITH THE CITY OR STATE OF FL UNDERGROUND CABLE LOCATES @ 1-800 432-4770.
5. CONTRACTOR WILL BE RESPONSIBLE FOR SITE SAFETY, SECURITY FENCING AND LOCKED STORAGE DURING CONSTRUCTION AND WILL BE BONDED, STATE LICENSED AND INSURED.
6. CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT. THE IRRIGATION CONSULTANT WILL BE PRESENT AT ALL SITE INSPECTIONS. CONTRACTOR WILL CONTACT "SPRINKLER CONSULTANT" @ (407) 830-7041, MR. BILL CURTIS TO REQUEST A SITE INSPECTION (3) DAYS IN ADVANCE. THERE WILL BE ONE (1) PRE-INSTALLATION MEETING, TWO (2) TYPICAL SITE INSPECTIONS AND ONE FINAL WALK-THRU INSPECTION TO CERTIFY THE PROJECT HAS BEEN CORRECTLY INSTALLED.
7. WIRE CONDUIT WILL BE INSTALLED ADJACENT TO MAINLINE SLEEVING UNDER ALL PAVED SURFACES. WATER LINES AND IRRIGATION CONTROL WIRE WILL NOT SHARE SAME SLEEVE. IRRIGATION WIRE WILL BE INSTALLED INSIDE 1 1/2" GRAY PVC SCH40 ELECTRICAL CONDUIT SLEEVE UNDER ALL PAVED ROAD CROSSINGS. INSTALL SCH40 ELECTRICAL LONG SWEEP ELBOWS INTO AND OUT OF ALL PULL BOXES INSTALLED ON THIS PROJECT.
8. THE CONTRACTOR WILL MONITOR AND ADJUST SPRINKLER ARCS AND RADII THROUGHOUT MAINTENANCE PERIOD TO ENSURE HEAD-TO-HEAD COVERAGE IS MAINTAINED AND THAT THE SPRINKLER HEADS DO NOT OVERSPRAY ONTO ADJACENT SURFACES.
9. CONTRACTOR WILL MONITOR AND ADJUST THE WATER SCHEDULE SEASONALLY AND AS NEEDED TO ENSURE THAT PLANT WATER REQUIREMENTS ARE MET AND NOT OVER WATERED.
10. THE IRRIGATION PLAN IS DIAGRAMMATIC/SCHEMATIC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PROPER SPRINKLER HEAD SPACING AND COVERAGE. ROUTINGS ON THIS PLAN ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR ON-SITE CONDITIONS BY THE IRRIGATION CONTRACTOR.
11. IRRIGATION CONTROLLER LOCATION FOR INSTALLATION WILL BE APPROVED BY THE IRRIGATION CONSULTANT AND/OR THE LANDSCAPE ARCHITECT PRIOR TO BEING INSTALLED.
12. IRRIGATION CONTRACTOR WILL COORDINATE POWER SUPPLY AND PERMITTING FOR IRRIGATION CONTROLLER WITH THE OWNER.
13. THE SPECIFIED IRRIGATION CONTROL PACKAGE, I.E., RAIN-PRO SERIES CONTROLLER, IS CAPABLE OF OPERATING TWO (2) ZONES AT A TIME TO REDUCE WATERING TIME. THE IRRIGATION CONTRACTOR MAY SET THE FLOW MANAGER TO USE NO MORE THAN 54 GPM ON THE 1 ½" WATER METER. THE IRRIGATION CONTRACTOR IS ADVISED NOT TO PROGRAM THE CONTROLLER FOR MORE GPM THAN THE WATER METER CAN PROVIDE, AS THIS WILL CAUSE SYSTEM FAILURE.
14. INSTALL UL/UF, SOLID WIRE, UNDER GROUND DIRECT BURIAL WIRE, TO CONNECT ZONES TO THE IRRIGATION CONTROLLER, I.E., CONTROL WIRE WILL BE ONE (1) PR OF #14 GA UL/UF 600V, (RED WIRE). THE IRRIGATION CONTRACTOR WILL INSTALL (2) SPARE BLUE WIRES, #14 GA UL/UF 600V TO LIMIT OF WORK IT BOTH DIRECTIONS FROM THE IRRIGATION CONTROLLER.
15. THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS, DETAILS AND THESE PLANS BEFORE BIDDING THIS PROJECT AS SHOWN ON THESE PLANS. FAILURE TO READ THE PLANS, SPECIFICATION AND DETAILS IS NOT AN ACCEPTABLE EXCUSE FOR LEAVING MATERIAL OFF THE IRRIGATION BID PACKAGE.
16. MATERIAL SUBSTITUTIONS ARE NOT ALLOWED ON THIS PROJECT. THE ONLY EXCEPTION IS, IF A PRODUCT HAS BECOME OBSOLETE. IF MATERIAL SUBSTITUTIONS ARE APPROVED AND THE EXPENSE FOR THE PRODUCTS IS LESS THAN THE ORIGINAL MATERIALS, THAT AMOUNT WILL BE DEDUCTED FROM THE CONTRACT AMOUNT. IF THE COST OF THE MATERIAL SUBSTITUTION IS MORE THE CONTRACT AMOUNT WILL REMAIN UNCHANGED AND WILL NOT BE INCREASED UNDER ANY CIRCUMSTANCES. A REQUEST FOR A CHANGE ORDER FOR MATERIAL SUBSTITUTION MUST BE IN WRITING AND SENT TO THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT FOR APPROVAL.
17. HYDRAULIC DESIGN FOR WATER METER IS BASED UPON 54.0 GPM OPERATING AT 65.0 PSI .
18. PRIOR TO BIDDING THIS PLAN THE IRRIGATION CONTRACTOR WILL VERIFY AND CONFIRM IN WRITING TO THE LANDSCAPE ARCHITECT THERE IS SUFFICIENT WATER PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM TO OPERATE CORRECTLY. BOOSTER PUMP(S) MAY BE NEEDED DUE TO LOW PRESSURE AVAILABLE AT EITHER OR BOTH POC'S. THE CONTRACTOR WILL VERIFY EXISTING P.S.I., PRIOR TO BIDDING THIS CONTRACT AND CONSIDER BOOSTER PUMPS IN BID IF REQUIRED.

EXAMPLE ONLY - OF RUN TIME SCHEDULE			
STATION	ZONE TYPE	VALVES COMBINED	TOTAL COMBINED GPM
1	Dripline Area	A-1 & A-6	73.46 GPM
2	Dripline Area	A-10 & A-14	73.56 GPM
3	Turf Spray	A-4 & A-12	72.03 GPM
4	Dripline Area	A-9 & A-27	69.71 GPM
* SEE CRITICAL ANALYSIS FOR MAX FLOW THRU WATER METER - DO NOT EXCEED .			
* * THIS CHART IS USED AS AN EXAMPLE, IT IS NOT APPLICABLE TO THIS PROJECT.			

GENERAL IRRIGATION CONTROLLER PROGRAMING INSTRUCTIONS:

1. THE RAIN-PRO P-2 IRRIGATION TIMER HAS THE CAPACITY TO OPERATE UP TO TWO (2) ZONE VALVES SIMULTANEOUSLY.
2. THE IRRIGATION CONTRACTOR MAY SELECT THE VALVES THAT WILL OPERATE SIMULTANEOUSLY ON EACH STATION, I.E., (TURF SPRAY), (DRIP AREA) OR (TURF ROTARY) ZONES. HOWEVER, THE CONTRACTOR MUST PROGRAM THE CONTROLLER SO AS NOT TO EXCEED 54 GPM, WHICH IS THE MAXIMUM ALLOWABLE FLOW LIMIT ON THE WATER METER.
3. THE IRRIGATION CONTRACTOR WILL CREATE A FINAL WATERING TABLE OF COMBINED ZONE VALVES, THAT WILL INCLUDE WATERING RUN TIMES AND TOTAL GPM PER EACH STATION, INCLUDING ALL VALVES THAT OPERATE AT THE SAME TIME ON THAT STATION, AS SHOWN IN THE EXAMPLE ABOVE. THE CONTRACTOR WILL TURN THIS DOCUMENT OVER TO THE OWNER AT THE FINAL WALK THRU SITE INSPECTION.

SITE INSPECTIONS AND MATERIAL SUBSTITUTIONS:

1. THIS IRRIGATION INSTALLATION WILL HAVE (4) SITE INSPECTIONS. THE COST FOR (3) SITE INSPECTIONS PLUS THE (1) FINAL WALK-THROUGH SITE INSPECTION WILL BE INCLUDED AS PART OF THIS PROJECT BID PACKAGE. THE COST FOR EACH SITE INSPECTION, BY THE SPRINKLER CONSULTANT, WILL BE $500.00 PLUS MILEAGE AT $ 0.55 PER MILE FROM ORLANDO, FL., TO THE SITE, WHICH IS APPROXIMATELY 50 MILES. THE CONTRACTOR SHALL ADD THE COMBINED AMOUNT OF DAILY FEE'S FOR 4 SITE VISITS PLUS MILEAGE INTO HIS FINAL BID PRICE.
2. THE FIRST SITE VISIT WILL BE A PRE-INSTALLATION MEETING WITH THE IRRIGATION CONTRACTOR AND THE IRRIGATION CONSULTANT. THE IRRIGATION CONTRACTOR WILL CONTACT "SPRINKLER CONSULTANT" TO SCHEDULE SITE MEETINGS/INSPECTIONS, MR. BILL CURTIS @ (407) 830-7041, EMAIL ADDRESS: sprinkler-consultant@earthlink.net.
3. THE IRRIGATION CONTRACTOR WILL SUBMIT IN WRITING TO THE LANDSCAPE ARCHITECT A REQUEST FOR EACH SITE INSPECTION BY THE SPRINKLER CONSULTANT AT LEAST 3 DAYS IN ADVANCE.
4. THE CONTRACTOR WILL HAVE ON-SITE AN UP TO DATE AS-BUILT PLAN READY FOR EACH SITE INSPECTION. IF THE AS-BUILT PLAN IS NOT UP TO DATE OR NOT AVAILABLE ON-SITE FOR THE SITE INSPECTION, "SPRINKLER CONSULTANT" WILL IMMEDIATELY TERMINATE THE INSPECTION, INVOICE THE CONTRACTOR THE FULL AMOUNT FOR THE SITE VISIT; THE CONTRACTOR WILL RESCHEDULE ANOTHER SITE INSPECTION, WHICH ALSO WILL BE INVOICED AND THE IRRIGATION CONTRACTOR WILL PAY FOR.

IRRIGATION MATERIALS:

a. MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED ON THIS PROJECT WITH THE ONLY EXCEPTION OF, I.E., IF THE MANUFACTURER HAS DISCONTINUED A CERTAIN PRODUCT.

b. THE CONTRACTOR WILL SUBMIT HIS BID TO THE OWNER BASED ON ALL THE ITEMS SHOWN IN THE MATERIAL SCHEDULE, THE DETAILS AND SPECIFICATIONS SECTIONS.

c. IF A MATERIAL HAS BEEN DISCONTINUED THE IRRIGATION CONTRACTOR MAY SUBMIT IN WRITING TO THE OWNER A "REQUEST FOR SUBSTITUTION". THE "REQUEST FOR SUBSTITUTION" WILL INCLUDE ANY PRICE DIFFERENCE BETWEEN THE DISCONTINUED PRODUCT AND THE SUBSTITUTED PRODUCT. IF THE PRODUCT BEING SUBSTITUTED IS LESS COSTLY THE CONTRACT AMOUNT WILL BE REDUCED BY THAT AMOUNT, IF THE MATERIAL IS MORE EXPENSIVE THE CONTRACT AMOUNT WILL REMAIN UNCHANGED, AS THE CONTRACTOR WAS INFORMED TO VERIFY SPECIFIED EQUIPMENT BEFORE BIDDING THIS PROJECT AND SHOULD HAVE BEEN AWARE OF ANY DISCONTINUED PRODUCT AND NOTIFIED THE LANDSCAPE ARCHITECT OR IRRIGATION CONSULTANT PRIOR TO BIDDING THE PROJECT.

d. IF MATERIALS ARE FOUND INSTALLED ON SITE, WHICH ARE NOT SPECIFIED ON THESE PLANS, THE OWNER WILL WITHHOLD BOTH PROGRESS AND FINAL PAYMENTS UNLESS OR UNTIL THE UNAUTHORIZED SUBSTITUTED MATERIALS HAVE BEEN REMOVED AND REPLACED WITH THE SPECIFIED MATERIALS, AT THE CONTRACTOR EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

SPRINKLER CONSUTLANT - LIABILITY STATEMENT:

THE PURPOSE OF THIS IRRIGATION PLAN IS TO PROVIDE A PHYSICAL DESIGN OF IRRIGATION EQUIPMENT TO ASSIST THE CONTRACTOR IN ACCURATELY ESTIMATING THE COSTS TO BID THIS SPRINKLER SYSTEM. PRIOR TO BIDDING THIS CONTRACT THE IRRIGATION CONTRACTOR WILL VERIFY ALL IRRIGATION MATERIALS, MODEL NUMBERS, DIMENSIONS, COMPATIBILITY OF COMPONENT ASSEMBLIES FOUND IN THE DETAIL SECTION, MAINLINE AND LATERAL ZONE HYDRAULICS, ELECTRICAL COMPONENTS, WIRING, SLEEVES, WATER SOURCE'S FOR PRESSURE & GPM AVAILABLE, AND ALL APPLICABLE SITE CONDITIONS ON THESE PLANS, WHICH MAY ADVERSELY AFFECT EITHER THE COST OR PERFORMANCE OF THIS SPRINKLER SYSTEM. IF A CONFLICT IS FOUND THE CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND WILL NOT BID THIS SPRINKLER SYSTEM UNTIL THE CONFLICT HAS BEEN RESOLVED. THIS SPRINKLER SYSTEM DESIGN WAS ENGINEERED BASED ON THE MANUFACTURERS HYDRAULIC SPECIFICATIONS FOR EACH PRODUCT. THE CONTRACTOR WILL INSTALL ONLY THE SPECIFIED PRODUCTS AS SHOWN IN THE MATERIAL LEGEND AND IN THE DETAIL SECTION, EQUIPMENT SUBSTITUTIONS ARE NOT PERMITTED ON THIS PROJECT. "IRRIGATION CONSULTANT" WILL BE HELD HARMLESS IF THE SPECIFIED PRODUCTS ARE SUBSTITUTED BY THE CONTRACTOR WITH UNAUTHORIZED MATERIALS. IF THE CONTRACTOR SUBSTITUTES PRODUCTS HE WILL BE HELD LIABLE AND THE OWNER MAY TERMINATE THE CONTRACT FOR JUST CAUSE.

IT IS NEITHER EXPRESSED NOR IMPLIED IN ANY WAY THIS DESIGN IS PERFECT, AS THE IRRIGATION DESIGN MAY VARY FROM THE FINAL ACTUAL SITE CONDITIONS. THE IRRIGATION CONTRACTOR WILL BASE HIS BID FOR THIS WORK ON SUPPLYING ALL SPECIFIED MATERIALS TO COMPLETE THE SPRINKLER SYSTEM IN PERFECT WORKING CONDITION. THESE PLANS NEITHER EXPRESS NOR IMPLY ANY TYPE OF MATERIAL TRADE OR INSTALLATION GUARANTEE. STARTING FROM THE DAY THE IRRIGATION CONTRACTOR SIGNS THIS CONTRACT, CONTINUING IN PERPETUITY, THE CONTRACTOR ACKNOWLEDGES HIS SOLE LIABILITY TO PAY FOR ANY AND ALL DAMAGE, BODILY INJURY AND WARRANTEE CLAIMS FILED AGAINST THE OWNERS PROPERTY OR PROPERTY ADJACENT TO THE OWNERS PROPERTY. THE IRRIGATION CONTRACTOR AGREES TO INDEMNIFY "SPRINKLER CONSULTANT" FOR ANY TYPE OF CIVIL OR CRIMINAL COURT ACTION TAKEN AGAINST THE IRRIGATION CONTRACTOR FOR ANY REASON. THE IRRIGATION CONTRACTOR AGREES TO PAY ALL LEGAL FEES, FINES, SETTLEMENTS AND ALL OTHER COSTS MENTIONED OR NOT MENTIONED HEREIN, WHICH MAY RESULT FROM PROPERTY DAMAGE, PERSONAL BODILY INJURY OR ANY OTHER DAMAGE CAUSED DURING THE INSTALLATION OF OR BY THE OPERATION OF THIS SPRINKLER SYSTEM. "SPRINKLER CONSULTANT" WILL NOT UNDER ANY CONDITIONS OR CIRCUMSTANCES BE HELD LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES, NO MATTER HOW THEY OCCUR.

ANCILLARY IRRIGATION MATERIALS REQUIRED ON PROJECT

		MODEL #	SIZE	MFG.	PHONE #
1.	PVC PIPE CEMENT	RED HOT BLUE	QT. OR GALLON CAN	T. CHRISTY'S	(800) 258-4583
2.	PVC PIPE PRIMER	PURPLE PRIMER	QT. OR GALLON CAN	T. CHRISTY'S	(800) 258-4583
3.	PVC (GLUE-ON FITTINGS)	SCH 40 & SCH 80	3/4" TO 3"	LASCO	(800) 327-6390
4.	WIRE SPLICES GEL FILLED	DBC-DR	18 GA TO 12 GA	RAIN PRO	(800) 468-0071
5.	TEFLON TAPE	TEFLON-075	3/4"x520 INCHES	T. CHRISTY'S	(800) 724-6247
6.	VALVE MARKING I.D. TAGS	ID-STD-Y-2	BOTH SIDES	T. CHRISTY'S	(800) 724-6247
7.	ELECT WARNING TAPE	TA-DT-2-RE	2"x1000'	T. CHRISTY'S	(800) 724-6247
8.	EMPTY QT CEMENT CAN	RH-C32	QUART CAN	T. CHRISTY'S	(800) 724-6247
9.	SOLVENT DAUBBER	RH-D32	QUART CAN	T. CHRISTY'S	(800) 724-6247
10.	SWING JOINT FOR SPRAY SPRINKLER HEADS	SJA2-1205	1/2" MPT ENDS W/12" LAY LENGTH	RAIN PRO	(800) 468-0071
11.	SWING JOINT FOR GEAR ROTOR SPRINKLER	SA-127575	3/4" MPT ENDS W/12" LAY LENGTH	RAIN BIRD	(800) 724-6247
12.	IRRIGATION EQUIPMENT MARKING FLAGS	2 1/2" x 3 1/2"	15-1/2 GA STEEL- MULTI COLORED	BLACKBURN	(800) 942-5816
13.	UNION, PVC SCH80	SEE LASCO	SIZE PER RCV OUTLET	LASCO	(800) 327-6390
14.	VALVE BOX 10" ROUND	VB-10RND	10" ROUND BODY & PURPLE LID	RAIN BIRD	(800) 724-6247
15.	VALVE BOX 12" STANDARD	VB-STD	12" STANDARD BODY & PURPLE LID	RAIN BIRD	(800) 724-6247
16.	VALVE BOX JUMBO (BODY AND LID)	VB-JMBP	JUMBO BODY WITH PURPLE LID	RAIN BIRD	(800) 724-6247
17.	HAND HELD RADIO REMOTE	LIMR	RADIO REMOTE	RAIN BIRD	(800) 724-6247
18.	CONTROL WIRE UL/UF, 600v DIRECT BURIAL	14-1 RED	14-1 UL/UF AWG SOLID WIRE	PAIGE ELECT.	(800) 228-7137
19.	COMMON WIRE, UL/UF, 600 V DIRECT BURIAL	#14 WHITE	12-1 UL/UF AWG SOLID WIRE	PAIGE ELECT.	(800) 228-7137
20.	SPARE WIRE, UL/UF, 600 V DIRECT BURIAL	#14 BLUE	14-1 UL/UF AWG SOLID WIRE	PAIGE ELECT.	(800) 228-7137
21.	DUCTILE IRON, TEE'S, EL'S & JOINT RESTRAINT	SIZE PER PLAN	INSTALL WITH JOINT RESTRAINTS	HARCO	(434) 845-7094

• NOTE: THE CONTRACTOR WILL INSTALL TWO (2) SPARE WIRES, (BLUE) #14 GA, UL/UF 600V, FROM THE IRRIGATION CONTROLLER IN OPPOSITE DIRECTIONS TO LIMIT OF WORK.

DETAIL REPORT

NUMBER	TITLE	DETAIL
01/IRR-3	6" POP-UP SPRINKLER RAIN-PRO 906-CKV-30 PRD-NP	328403.15-170
02/IRR-3	REMOTE CONTROL VALVE, RAIN PRO, 500-R SERIES	328406.50-084
03/IRR-3	MASTER VALVE & FLOW SENSOR INSTALLATION DETAIL	328409.63-15
04/IRR-3	MASTER VALVE, RAIN PRO, 500-R SERIES	328406.50-150
05/IRR-3	NETAFIM 2" DUAL FILTER #25A30-200 MESH	328414-09
06/IRR-3	RAIN BIRD XCZ-PRB-150-COM 1.5" COMMERCIAL VALVE	328413.76-43
07/IRR-3	WIRE SPLICE CONNECTOR RAIN PRO (#DBC-BR)	328410.18-02
08/IRR-3	RAIN SENSOR: RSD-X ROOF CONDUIT	328411-05
09/IRR-3	GROUNDING DETAIL UP TO 64 STATIONS	328480.82-01
10/IRR-3	PULL BOX	328477-14
11/IRR-3	GENERAL TRENCHING	328477-31
12/IRR-3	SLEEVE UNDER PAVEMENT	328477-32
13/IRR-3	ROAD CROSSING INSTALLATION	328477-33
14/IRR-3	ISOLATION GATE VALVE WITH WHEEL HANDLE	328406.33-41
15/IRR-3	RAIN BIRD "XFD-INPVC" INSERT ADAPTER	328413.05-02
16/IRR-3	RAIN BIRD "XFPVCADP" INSERT ADAPTER	328413.05-01
17/IRR-3	ANTELCO ASTA HOLD DOWN STAKE # 43615	328415.21-01
18/IRR-4	RAINBIRD DRIPLINE - 12" O.C. - ROWS 12" O.C.	328413.56-59
19/IRR-4	RAIN BIRD XFD ON-SURFACE DRIPLINE	328413.56-40
20/IRR-4	DISTANCE SPACING OF LATERAL PIPE	328413.05-04
21/IRR-4	DRIPLINE TUBING FOR SHRUBS AND GROUND COVER AREA S	328413.85-05
22/IRR-4	RAIN BIRD DRIPLINE TUBING LENGTH CHART	328413.85-10
23/IRR-4	XFD ON-SURFACE DRIPLINE AT GRADE	328413.85-12
24/IRR-4	RAIN BIRD XF™ SERIES 17MM INSERT FITTINGS	328413.85-15
25/IRR-4	DRIPLINE TO SUPPLY MANIFOLD CONNECTION	328413.59-01
26/IRR-4	ANTELCO - FLUSH VALVE FOR INLINE DRIP TUBING	328413.05-08
27/IRR-5	DRIP MANIFOLD & RISER SIZING FOR VARIOUS GPM FLOW	328413.05-20
28/IRR-5	AIR/VACUUM RELEASE VALVE	328413.53-23
29/IRR-5	RAIN PRO (PRO2, 2-WIRE) 16 STATION (OUTDOOR)	328410.18-11
30/IRR-5	RAIN BIRD DRIPLINE WITH INSERT ADAPTERS	328413.05-06
31/IRR-6	SPECIFICATIONS	328489-16
32/IRR-6	RAIN BIRD LARGE CAPACITY FILTER, 1 1/2" FLOW RATE	P-62
33/IRR-6	CST TEE MOUNT FLOW SENSOR INSTALLATION	328485-05
34/IRR-6	MANIFOLDS TO PLANTERS BEDS	328413.05-32

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PROJECT NAME
Lady Lake Crossing East
@SR 500 & US 27
Lady Lake, FL
Grey Shelll Building

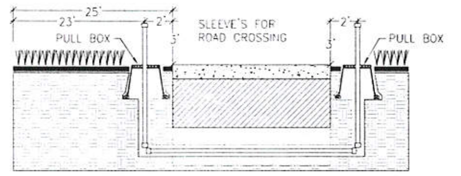
SHEET TITLE
IRRIGATION SCHEDULES

SPRINKLER CONSULTANT
ASIC
WILLIAM B. CURTIS
Phone: (407) 830-7041
sprinkler-consultant@earthlink.net

RELEASE
APR 13 2015

PROJECT NO 2130712
DATE 01/02/2015
DRAWN
CHECKED

IRR-2



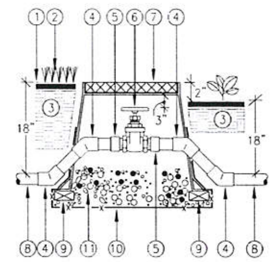
THE SLEEVING CONTRACTOR WILL INSTALL ROAD CROSSING SLEEVES ON BOTH SIDES OF ALL PAVED ROAD CROSSINGS, WITH A 25'-0" CLEARANCE ON ONE SIDE OF PAVING WITH A 36" RISER ABOVE GRADE TO LOCATE THE SLEEVES AT A LATER DATE. FOR FUTURE IDENTIFICATION OF SLEEVES BY THE IRRIGATION CONTRACTOR, THE SLEEVING CONTRACTOR WILL PAINT EACH RISER AND CAP USING THE FOLLOWING COLOR CODES, "MAINLINE-BLACK", "LATERAL LINE-BLUE" AND "CONTROL WIRE-RED". SEE "DETAIL FOR "PULL BOXES". DO NOT GLUE CAPS ONTO SLEEVING.

THE IRRIGATION CONTRACTOR WILL INSTALL (PULL BOX) ON BOTH SIDES OF ALL PAVED ROAD CROSSING. ELEVATED RISER'S WILL BE REPLACED WITH PULL BOXES BY THE IRRIGATION CONTRACTOR WHEN THE WIRING IS INSTALLED. INSTALL A ROPE INSIDE OF SLEEVING TO ALLOW PULLING THE WIRE THROUGH THE WIRE SLEEVE AT THE TIME OF INSTALLATION.

(13) ROAD CROSSING INSTALLATION

N.T.S. 328477-33

BRONZE GATE VALVE – MATCO MODEL #514T08 LINE SIZE (1/2" – 3")

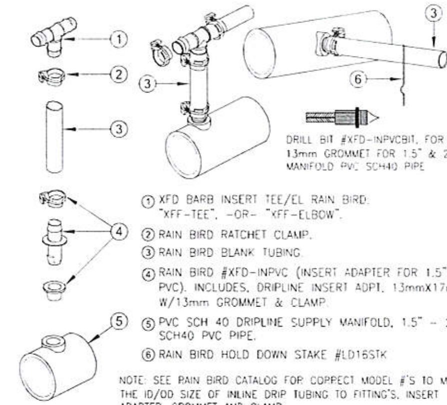


1. FINISH GRADE OR TOP OF MULCH.
2. PLANT MATERIAL, TURF, SHRUB OR GROUND COVER.
3. CLEAN SOIL AMENDED OR NATIVE, FREE OF DEBRIS.
4. ELBOW 45°, SCH40, VALVE INLET SIZE, 4 REQUIRED.
5. MALE ADAPTER, PVC SCH40 SIZE PER VALVE INLET.
6. GATE VALVE. LINE SIZE, SEE PLAN.
7. VALVE BOX, RAINBIRD VB-STD, HEAT STAMPED "G.V."
8. MAINLINE – PVC PIPE, SEE PLAN.
9. BRICK SUPPORTS 1 OF 4.
10. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP ALL SIDES.
11. 3-CUBIC FT OF 3/4" CRUSHED ROCK.

NOTES:
USE ONLY NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS. INSTALL 45° ELBOWS TO ACHIEVE CORRECT DEPTH.

(14) ISOLATION GATE VALVE WITH WHEEL HANDLE

N.T.S. 328406.33-41

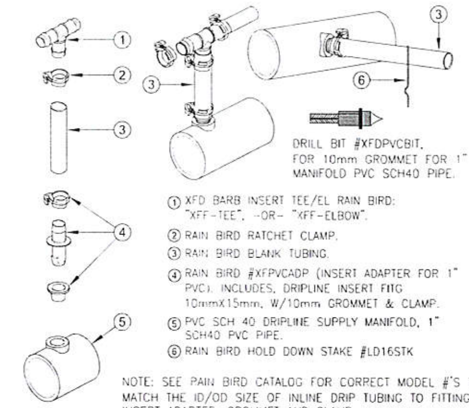


1. XFD BARB INSERT TEE/EL RAIN BIRD: "XFF-TEE", -OR- "XFF-ELBOW".
2. RAIN BIRD RATCHET CLAMP.
3. RAIN BIRD BLANK TUBING.
4. RAIN BIRD #XFD-INPVC (INSERT ADAPTER FOR 1.5" & 2" PVC). INCLUDES, DRIPLINE INSERT ADPT, 13mmX17mm, W/13mm GROMMET & CLAMP.
5. PVC SCH 40 DRIPLINE SUPPLY MANIFOLD, 1.5" – 2" SCH40 PVC PIPE.
6. RAIN BIRD HOLD DOWN STAKE #LD16STK

NOTE: SEE RAIN BIRD CATALOG FOR CORRECT MODEL #'S TO MATCH THE ID/OD SIZE OF INLINE DRIP TUBING TO FITTING'S, INSERT ADAPTER, GROMMET AND CLAMP.

(15) RAIN BIRD "XFD-INPVC" INSERT ADAPTER

N.T.S. 328413.05-02

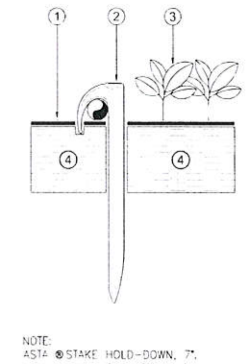


1. XFD BARB INSERT TEE/EL RAIN BIRD: "XFF-TEE", -OR- "XFF-ELBOW".
2. RAIN BIRD RATCHET CLAMP.
3. RAIN BIRD BLANK TUBING.
4. RAIN BIRD #XFPVCADP (INSERT ADAPTER FOR 1" PVC). INCLUDES, DRIPLINE INSERT FITG 10mmX15mm, W/10mm GROMMET & CLAMP.
5. PVC SCH 40 DRIPLINE SUPPLY MANIFOLD, 1" SCH40 PVC PIPE.
6. RAIN BIRD HOLD DOWN STAKE #LD16STK

NOTE: SEE RAIN BIRD CATALOG FOR CORRECT MODEL #'S TO MATCH THE ID/OD SIZE OF INLINE DRIP TUBING TO FITTING'S, INSERT ADAPTER, GROMMET AND CLAMP.

(16) RAIN BIRD "XFPVCADP" INSERT ADAPTER

N.T.S. 328413.05-01



NOTE:
ASTA ® STAKE HOLD-DOWN, 7", FITS TUBING 1/2"-3/4" O.D).

1. FINISH GRADE OR TOP OF MULCH
2. ASTA HOLD DOWN STAKE #43615.
3. PLANT MATERIAL (SHRUB OR GROUND COVER)
4. CLEAN SOIL, AMENDED/NATIVE – FREE OF ROCK AND DEBRIS

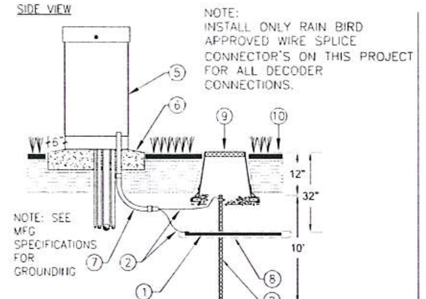
NOTE:
INSTALL HOLD DOWN STAKES ON INLINE DRIP EMITTER TUBING AT"
1. SAND EVERY 3' ON CENTER
2. LOAM EVERY 4' ON CENTER
3. CLAY EVERY 6' ON CENTER

THE IRRIGATION CONTRACTOR WILL INSTALL HOLD DOWN STAKES AS PER ABOVE SCHEDULE. IF STAKES ARE NOT INSTALLED CORRECTLY PAYMENTS WILL BE WITHHELD UNTIL THE DRIP TUBING IS STAKED CORRECTLY.

(17) ANTELCO ASTA HOLD DOWN STAKE # 43615

N.T.S. 328415.21-01

SIDE VIEW



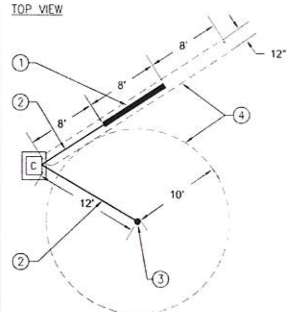
NOTE: SEE MFG SPECIFICATIONS FOR GROUNDING

NOTE:
INSTALL ONLY RAIN BIRD APPROVED WIRE SPLICE CONNECTOR'S ON THIS PROJECT FOR ALL DECODER CONNECTIONS.

INSTALL EARTH CONTACT MATERIAL, 2 BAGS OF "POWER SET" IN COURSE, ROCKY SOILS – OR 2 BAGS OF "POWER FILL" IN ALL OTHER SOILS PER EACH GROUND PLATE. THIS MATERIAL IS AVAILABLE FROM PAIGE ELECTRIC AND WILL BE INSTALLED TO ENSURE GROUNDING IS CORRECTLY INSTALLED.

ALL WIRE CONNECTION WILL CADWELDED TO GROUNDING RODS. GROUND PLATES WILL COME WITH #6 BARE COPPER WIRE ATTACHED.

TOP VIEW



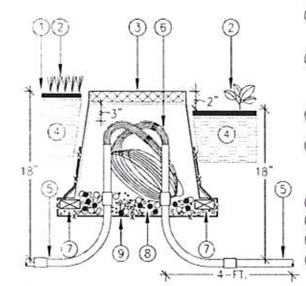
1. COPPER GROUND PLATE 4"x96"X0.0625"
2. #6 AWG SOLID BARE COPPER WIRE.
3. GROUND ROD ⅝"x10' COPPER CLAD, CADWELD.
4. ELECTRODE SPHERE OF INFLUENCE BOUNDARIES.
5. IRRIGATION CONTROLLER.
6. CONCRETE PAD 5" DEEP WITH 6" OVERLAP AROUND PEDESTAL
7. PVC LONG SWEEP ELBOW, 1 ½" OR LARGER.
8. EARTH CONTACT MATERIAL FROM PAIGE ELECTRIC.
9. VALVE BOX WITH COVER: 10-INCH ROUND SIZE.
10. FINISHED GRADE.

NOTES:
SOIL WILL BE FREE OF ROCK AND ALL OTHER DEBRIS.
GROUNDING WILL BE TO 10 OHMS OR LESS.
INSTALL #6 BARE COPPER WIRE 12" MIN BELOW GROUND.

THIS GROUNDING DETAIL IS PROVIDED AND TO BE USED ONLY IF THE EXISTING HUNTER CONTROLLER IS REMOVED AND REPLACED WITH A NEW CONTROLLER.

(09) GROUNDING DETAIL UP TO 64 STATIONS - 16 STATION CONTROLLER FOR NON ROCKY SOILS

N.T.S. 328480.82-01

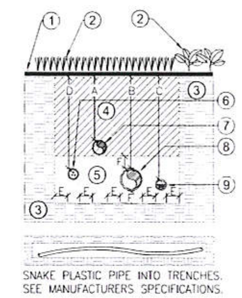


1. FINISH GRADE OR TOP OF MULCH
2. PLANT MATERIAL (TURF, SHRUB OR GROUND COVER)
3. VALVE BOX, 12" STANDARD, COVER, HEAT STAMPED "J.B." RAINBIRD VB-STD WITH HEX BOLT.
4. SOIL NATIVE/AMENDED – FREE OF ROCK & DEBRIS.
5. PVC ELECTRICAL SLEEVE 2" (MIN), GRAY CONDUIT, SCH 40 PVC, WITH "LONG SWEEP ELBOW'S.
6. 36" (MIN) WIRE LOOP.
7. BRICK SUPPORTS 1 OF 4
8. 3/4" CRUSHED ROCK
9. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP ALL SIDES.

NOTES:
INSTALL CONTINUOUS WIRE RUN BETWEEN CONTROLLER & VALVE. INSTALL WIRE SPLICES ONLY IN VALVE BOX, MARK LOCATION ON AS-BUILT PLAN. INSTALL PULL BOX ON BOTH SIDES OF ALL ROAD CROSSING'S WITH PULL ROPE IN SLEEVE FOR FUTURE. INSTALL 90° LONG SWEEP ELBOWS, SLEEVE THE 2-WIRE PATH IN BOTH DIRECTIONS OF VALVE BOX. INSTALL ONLY GEL FILLED WIRE RAIN PRO DBC-BR SPLICES. INSTALL ONLY SCH40 GRAY PVC CONDUIT FOR SLEEVING ELECTRICAL WIRE FOR 2-WIRE PATH.

(10) PULL BOX

N.T.S. 328477-14



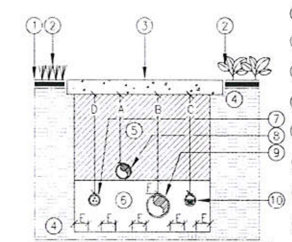
SNAKE PLASTIC PIPE INTO TRENCHES. SEE MANUFACTURERS SPECIFICATIONS.

1. FINISHED GRADE OR TOP OF MULCH.
2. PLANT MATERIAL (TURF, SHRUB OR GROUND COVER).
3. NATIVE CLEAN SOIL, FREE OF ROCK AND DEBRIS.
4. CLEAN COMPACTED BACKFILL FREE OF ROCK AND DEBRIS.
5. WASHED CONCRETE SAND FREE OF ROCK AND DEBRIS.
6. 120 VOLT ELECTRICAL WIRE IN PVC SCH 40 CONDUIT (GRAY).
7. LATERAL, PVC NON-PRESSURE PIPE, IN SCH 40 PVC SLEEVE.
8. MAINLINE, PVC PRESSURE PIPE, IN SCH 40 PVC SLEEVE.
9. CONTROL WIRES, IN SCH 40 PVC CONDUIT (GRAY).

DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	4"	6"
2" TO 2 2 1/2" IN SIZE	12"	24"	24"	30"	4"	6"
3" TO 4" AND LARGER	18"	24"	24"	30"	6"	6"

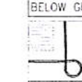
(11) GENERAL TRENCHING

N.T.S. 328477-31



DIMENSION	A	B	C	D	E	F
BELOW GRADE	24"	36"	36"	30"	4"	6"

1. FINISH GRADE OR TOP OF MULCH
2. PLANT MATERIAL (TURF, SHRUB OR GROUND COVER)
3. CONCRETE, ASPHALT OR D.G. PAVED SURFACE
4. NATIVE CLEAN SOIL, FREE OF ROCK AND DEBRIS
5. CLEAN COMPACTED BACKFILL FREE OF ROCK AND DEBRIS
6. WASHED CONCRETE SAND FREE OF ROCK AND DEBRIS
7. 120 VOLT ELECTRICAL WIRE IN PVC SCH 40 CONDUIT (GRAY)
8. LATERAL, PVC NON-PRESSURE PIPE, IN SCH 40 PVC SLEEVE
9. MAINLINE, PVC PRESSURE PIPE, IN SCH 40 PVC SLEEVE
10. CONTROL WIRES, IN SCH 40 PVC CONDUIT (GRAY)



TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30 DEGREES. UNTIE AFTER ALL DIRECTION CHANGES HAVE BEEN MADE.

BUNDLE WIRING AND WRAP WITH ELECTRICAL TAPE AT TEN FOOT INTERVALS. SLEEVE ALL MAINLINE, LATERAL LINES AND CONTROL WIRES BELOW ALL HARDSCAPE PAVEMENT IN SCH40 PVC, 2 DIAMETERS LARGER THEN THE ITEM BEING SLEEVED. ONE ITEM IS LIMITED PER SLEEVE.

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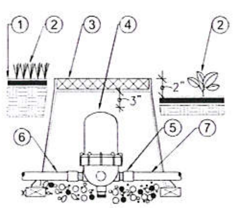
(12) SLEEVE UNDER PAVEMENT

N.T.S. 328477-32



1. FINISH GRADE OR TOP OF MULCH.
2. PLANT MATERIAL (TURF, SHRUB OR GROUND COVER).
3. VALVE BOX, RAINBIRD-JUMBO.
4. NETAFIM 2" DUAL FILTER #25A30-120 MESH
5. COUPLING, PVC SCH40 (FIPTxSLIP) 2 REQUIRED.
6. MAINLINE, PVC SCH 40 FROM PUMP.
7. MAINLINE, PVC SCH 40 TO ZONE VALVES.

NOTES:
INSTALL FILTER FOR DISASSEMBLY & MAINTENANCE ACCESS.

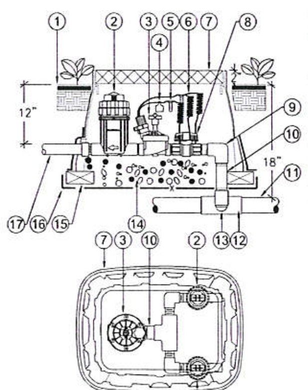
INSTALL FILTER DOWN STREAM OF PUMP AND UPSTREAM FOR ALL REMOTE CONTROL VALVES SEE PLAN.

NOTES:
INSTALL NETAFIM 1 ½" DUAL FILTER FOR 35 GPM AND UNDER. (WITH 120 MESH)

NOTES:
INSTALL 45 DEGREE ELBOWS TO ACHIEVE CORRECT DEPTH. USE A NON- HARDENING TEFLON PIPE SEALANT ALL THREADED CONNECTIONS. INSTALL VALVE BOX (TURF FLUSH TO GRADE), (2" ABOVE GRADE SHRUB/G.C.)

(05) NETAFIM 2" DUAL FILTER #25A30-120 MESH

N.T.S. 328414-09



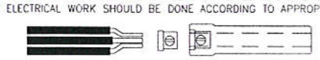
1. FINISH GRADE/TOP OF MULCH
2. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-150-COM KIT)
3. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-150-COM KIT)
4. ID TAG: TCHRISTY'S NUMBERED TAGS SERIES.
5. WATERPROOF WIRE SPLICE, RAINBIRD# SPLICE-1 (1 OF 2).
6. WIRE, COILED, 30-INCH LINEAR LENGTH.
7. JUMBO VALVE BOX WITH PURPLE COVER: RAIN BIRD #VB-JMB
8. 1 1/2-INCH BALL VALVE (PLASTIC).
9. ELBOW, PVC SCH40, FIPTxFIPT, SIZE PER VALVE INLET/OUTLET.
10. NIPPLE PVC SCH80 THREAD BOTH ENDS, SIZE PER VALVE INLET (3 REQUIRED), LENGTH AS NEEDED.
11. PRESSURE MAINLINE, PVC, SEE LEGEND FOR TYPE AND PLAN FOR SIZE.
12. TEE/EL PVC SCH 40, (SLIPxSLIPxFIPT) SIZE PER PLAN & VALVE INLET.
13. STREET ELBOW, PVC SCH40, MIPTxFIPT, SIZE PER VALVE INLET.
14. 3/4" CRUSHED ROCK, 1 CU-FT MIN.
15. BRICK (1 OF 4).
16. FILTER FABRIC, WRAP UP ALL SIDES.
17. LATERAL LINE, PVC – SEE PLAN FOR SIZE.
18. PVC SCH 40 TEE (INCLUDED IN XCZ-PRB-150-COM KIT)

(06) RAIN BIRD XCZ-PRB-150-COM 1.5" COMMERCIAL VALVE

N.T.S. 328413.76-43

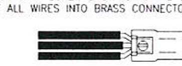
DBC-BR WIRE CONNECTOR INSTALLATION INSTRUCTIONS
WARNING! TURN OFF POWER BEFORE INSTALLING OR REMOVING CONNECTOR.
ALL ELECTRICAL WORK SHOULD BE DONE ACCORDING TO APPROPRIATE ELECTRICAL CODES.

(1)



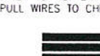
INSERT BRASS CONNECTOR WITH SCREW SHOWING IN THE OPENING IN HANDLE.
INSERT ALL WIRES INTO BRASS CONNECTOR.

(2)



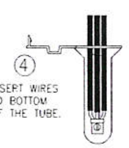
USE SCREWDRIVER TO TIGHTEN SCREW VERY FIRMLY ON WIRES WHILE HOLDING SPLICE IN HANDLE. PULL WIRES TO CHECK FOR INTEGRITY OF CONNECTION. REPEAT PROCESS IF ANY LOOSE WIRES.

(3)

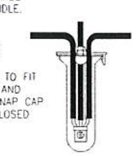


REMOVE WIRES AND BRASS CONNECTOR FROM HANDLE.

(4) INSERT WIRES TO BOTTOM OF THE TUBE.



(5) BEND WIRES TO FIT UNDER CAP AND SECURELY SNAP CAP TO FULLY CLOSED POSITION.



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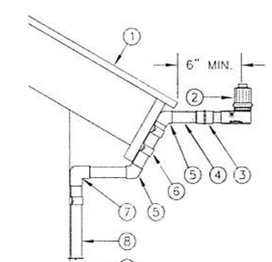
(07) WIRE SPLICE CONNECTOR RAIN PRO (#DBC-BR)

N.T.S. 328410.18-02

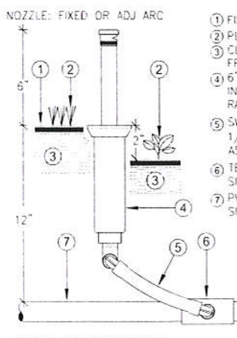


1. EAVE OF BUILDING.
2. RAIN SENSOR: RAINBIRD MODEL #: RSD-CEx.
3. FEMALE ADAPTER- 3/4", SCH40 PVC, (FIPT X FIPT).
4. NIPPLE, SCH80 PVC, 3/4" THREAD ONE END (T.O.E.).
5. ELBOW 45°-3/4", SCH40 PVC, (SLIP X SLIP) (1 OF 2).
6. SECURE WITH APPROVED PIPE ANCHOR (1 OF 3).
7. ELBOW, 90°-3/4", - SCH40 PVC, (SLIP X SLIP).
8. NIPPLE, SCH40 PVC-3/4", BLANK BOTH ENDS. LENGTH AS NEEDED.
9. 24V – 14GA, 600V-UL/UF, PVC JACKET WIRE, TO IRRIGATION CONTROLLER. DO NOT SPLICE WIRE BETWEEN RAIN SENSOR AND CONTROLLER.

(08) RAIN SENSOR: RSD-X ROOF CONDUIT

N.T.S. 328411-05

NOZZLE: FIXED OR ADJ ARC



1. FINISHED GRADE.
2. PLANT MATERIAL.
3. CLEAN SOIL, AMENDED/NATIVE, FREE OF ROCK AND DEBRIS.
4. 6" POP-UP SPRAY SPRINKLER BODY, INSTALL IN TURF OR SHRUB AREAS. RAIN-PRO 906-CKV-30 PRD-NP.
5. SWING JOINT: RAIN-PRO, SJA2-1205, 1/2"x12" LAY ARM, FACTORY ASSEMBLED.
6. TEE/EL, PVC SCH40 LINE SIZE, SIZE PER SPRINKLER INLET.
7. PVC LATERAL (NON-PRESSURE PIPE), SIZE PER PLAN.

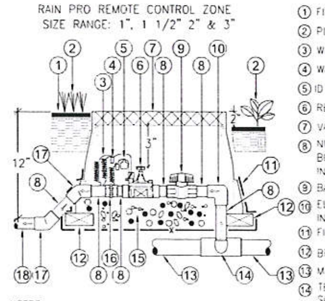
NOTE INSTALL WITH:
a. CKV CHECK VALVE
b. 30 PSI PRD
c. PURPLE CAP (NP)

INSTALL POPUP SPRINKLERS:
1. PLUMB AND FLUSH TO GRADE IN TURF AND 2" ABOVE GRADE FOR SHRUB/GROUND COVER BEDS. INSTALL 4" FROM PAVED EDGE, BUILDINGS & FENCE AREAS, ADJUST COVERAGE TO AVOID OVERSPRAY ONTO PAVED SURFACES, FENCES, BUILDINGS AND PARKING LOTS.
2. INSTALL WITH TEFLON SEALANT ON THREADED CONNECTIONS.

(01) 6" POP-UP SPRINKLER RAIN-PRO 906-CKV-30 PRD-NP

N.T.S. 328403.15-170

RAIN PRO REMOTE CONTROL ZONE SIZE RANGE: 1", 1 1/2" 2" & 3"



1. FINISHED GRADE
2. PLANT MATERIAL, TURF, SHRUB OR GROUND COVER.
3. WIRE, COILED, 30-INCH LINEAR LENGTH.
4. WATEPPROOF WIRE SPLICE, RAIN PRO #DBC-BR (1 OF 2).
5. ID TAG:
6. REMOTE CONTROL VALVE RAIN PRO #500-R SERIES.
7. VALVE BOX, PURPLE COVER, HEAT STAMP WITH R.C.V.
8. NIPPLE PVC SCH80, (BLANK BOTH ENDS), (THREAD BOTH ENDS) OR (THREAD ONE END), SIZE PER VALVE INLET/OUTLET, LENGTH AS NEEDED.
9. BALL VALVE BVT, RAIN PRO, SIZE PER RCV INLET.
10. ELBOW, PVC SCH80, 90°, FIPTxFIPT, SIZE PER VALVE INLET/OUTLET.
11. FILTER FABRIC, WRAP UP ALL SIDES.
12. BRICK (1 OF 4).
13. MAINLINE, SIZE PER PLAN, SEE LEGEND FOR TYPE.
14. TEE/EL, (SLIPxSLIPxFIPT) WITH STREET EL. (MIPTxFIPT), SCH80 PVC, SIZE PER PLAN & VALVE INLET SIZE.
15. CRUSHED ROCK 3/4", 1 CU-FT MIN.
16. UNION, (FIPT) SCH80 PVC, SIZE PER VALVE INLET/OUTLET.
17. ELBOW 45°, SCH80 PVC, (SLIPxSLIP), SIZE PER VALVE OUTLET, (2) REQUIRED.
18. LATERAL PIPE PVC, SIZE PER PLAN, SEE LEGEND FOR TYPE.

NOTES:
INSTALL 45° ELBOWS TO ACHIEVE CORRECT DEPTH.

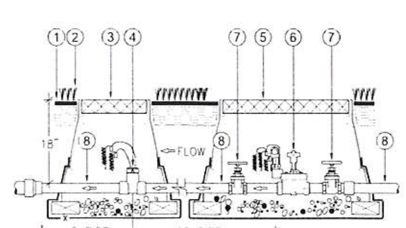
FOR THREADED CONNECTIONS INSTALL ONLY NON-HARDENING TEFLON PIPE SEALANT.

INSTALL VALVE BOX, FLUSH TO GRADE IN TURF AND 2" ABOVE GRADE IN SHRUB & GROUND COVER AREAS.

WIPE OFF ALL EXCESS PVC CEMENT FROM PIPE.

(02) REMOTE CONTROL VALVE, RAIN PRO, 500-R SERIES

N.T.S. CONTROL VALVE WITH RAIN PRO BALL VALVE, UNION-SCH80 PVC 328406.50-034



5 PIPE DIAMETERS DOWNSTREAM

10 PIPE DIAMETERS UPSTREAM

TO POINT OF CONNECTION AND/OR BACK FLOW PREVENTER IF USED ON THIS PROJECT.

NO VALVES, REDUCERS OR ELBOWS IN THIS AREA. REDUCE MAINLINE PIPE SIZE TO THE INLET/OUTLET SIZE OF THE PLASTIC FLOW SENSOR "TEE" IN THIS AREA IF REQUIRED.

1. FINISH GRADE OR TOP OF MULCH
2. PLANT MATERIAL (TURF, SHRUB OR GROUND COVER).
3. VALVE BOX, COVER (PURPLE) – HEAT BRANDED "F.S." W/SS BOLT NUT & WASHER, 12" STANDARD VALVE BOX.
4. FLOW SENSOR MOUNTED IN SCH80 TEE OR SADDLE. LINE SIZE UNLESS OTHERWISE INDICATED. SEE MATERIAL SCHEDULE FOR BRAND SPECIFIED.
5. VALVE BOX, COVER – HEAT BRANDED "M.V." W/SS BOLT NUT & WASHER, JUMBO VALVE BOX, SEE MATERIAL SCHEDULE FOR LID COLOR, I.E., GREEN OR PURPLE.
6. MASTER VALVE SEE MATERIAL SCHEDULE.
7. GATE VALVE SEE MATERIAL SCHEDULE.
8. PVC MAINLINE OR SCH80 NIPPLES, SIZE PER VALVE INLET/OUTLET.

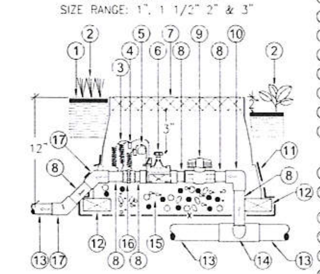
NOTES:
MASTER VALVE WILL BE INSTALLED DOWN STREAM OF THE BACK-FLOW PREVENTOR.

THIS IS NOT THE MASTER VALVE DETAIL. THIS DETAIL SHOWS THE DISTANCE THE PIPE MUST BE UNOBSTRUCTED BETWEEN THE DOWNSTREAM SIDE OF MASTER VALVE AND UPSTREAM SIDE OF THE FLOW SENSOR. SEE MASTER VALVE & FLOW SENSOR DETAILS FOR MORE INSTALLATION INFORMATION.

(03) MASTER VALVE & FLOW SENSOR INSTALLATION DETAIL

N.T.S. 328409.63-15

RAIN PRO MASTER VALVE SIZE RANGE: 1", 1 1/2" 2" & 3"



1. FINISHED GRADE
2. PLANT MATERIAL, TURF, SHRUB OR GROUND COVER.
3. WIRE, COILED, 30-INCH LINEAR LENGTH.
4. WATERPROOF WIRE SPLICE, RAIN PRO #DBC-BR (1 OF 2).
5. ID TAG:
6. MASTER VALVE RAIN PRO #500-R SERIES.
7. VALVE BOX, PURPLE COVER, HEAT STAMP WITH M.C.V.
8. NIPPLE PVC SCH80, (BLANK BOTH ENDS), (THREAD BOTH ENDS) OR (THREAD ONE END), SIZE PER VALVE INLET/OUTLET, LENGTH AS NEEDED.
9. BALL VALVE BVT, RAIN PRO, SIZE PER RCV INLET.
10. ELBOW, PVC SCH80, 90°, FIPTxFIPT, SIZE PER VALVE INLET/OUTLET.
11. FILTER FABRIC, WRAP UP ALL SIDES.
12. BRICK (1 OF 4).
13. MAINLINE, SIZE PER PLAN, SEE LEGEND FOR TYPE.
14. TEE/EL, (SLIPxSLIPxFIPT) WITH STREET EL. (MIPTxFIPT), SCH80 PVC, SIZE PER PLAN & VALVE INLET SIZE.
15. CRUSHED ROCK 3/4", 1 CU-FT MIN.
16. UNION, (FIPT) SCH80 PVC, SIZE PER VALVE INLET/OUTLET.
17. ELBOW 45°, SCH80 PVC, (SLIPxSLIP), SIZE PER VALVE OUTLET, (2) REQUIRED.

NOTES:
INSTALL 45° ELBOWS TO ACHIEVE CORRECT DEPTH.

FOR THREADED CONNECTIONS INSTALL ONLY NON-HARDENING TEFLON PIPE SEALANT.

INSTALL VALVE BOX, FLUSH TO GRADE IN TURF AND 2" ABOVE GRADE IN SHRUB & GROUND COVER AREAS.

WIPE OFF ALL EXCESS PVC CEMENT FROM PIPE

(04) MASTER VALVE, RAIN PRO, 500-R SERIES

N.T.S. CONTROL VALVE WITH RAIN PRO BALL VALVE, UNION-SCH80 PVC 328406.50-150

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F (407) 661-9101
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CLIENT NAME
SRK Lady Lake XX Associates, L.L.C.
4053 Maple Road
Amherst, NY 14226-1072

PROJECT NAME
Lady Lake Crossing East
@ SR 500 & US 27
Lady Lake, FL
Grey Shell Building

SHEET TITLE
IRRIGATION DETAILS

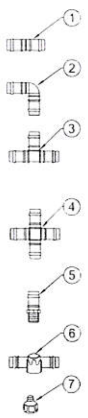
SPRINKLER CONSULTANT
A.S.I.C.
WILLIAM B. CURTIS
Phone: (407) 830-7041
sprinkler-consultant@earthlink.net

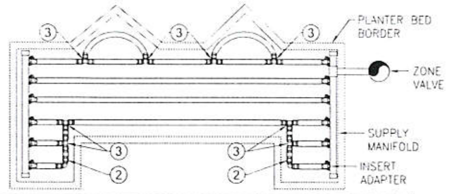
APR 1 3 2015

RELEASE

PROJECT NO 2130712
DATE 01/02/2015
DRAWN
CHECKED

IRR-3

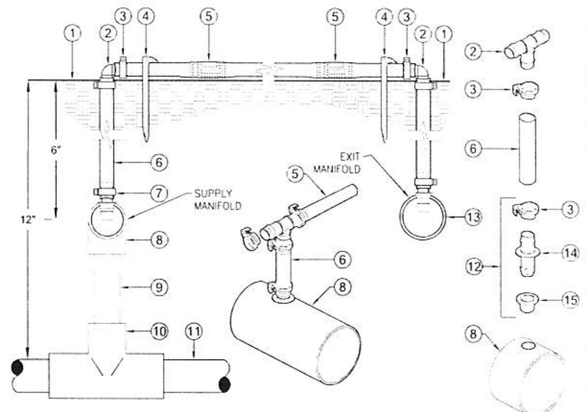




	RAIN BIRD INSERT FITTINGS	
	DESCRIPTION:	MODEL #
1	XFF COUPLING 17 X 17 MM	XFF-COUP
2	XFF ELBOW BARBED 17 X 17 MM	XFF-ELBOW
3	XFF TEE BARB TEE 17 X 17 X 17MM	XFF-TEE
4	XFF CROSS 17MM X 17MM X 17MM X 17MM	XFD-CROSS
5	XFF MALE BARB ADAPTER 17MM X 1/2" MPT	XFF-MA-050
6	XXF BARB TEE FEMALE ADAPTER 17 MM	XFD-TFA-075
7	XFF BARB TEE FEMALE ADAPTER	XFD-TFA-075

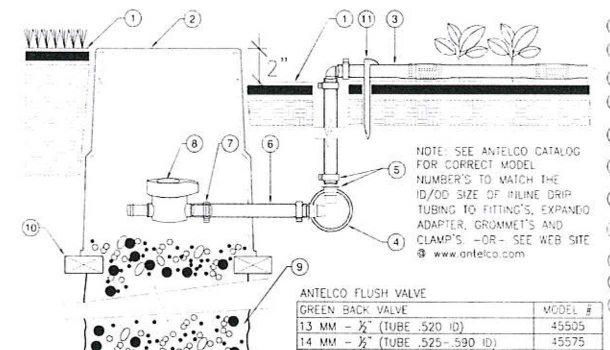
NOTES: RAIN BRID XFF INSERT FITTINGS
THE CONTRACTOR WILL INSTALL RAIN BIRD "XFF" INSERT FITTINGS FOR THE INLINE DRIP TUBING AS NEEDED.

(24) RAIN BIRD XF™ SERIES 17MM INSERT FITTINGS
N.T.S. 328413.85-15



1. FINISHED GRADE
2. ANTELCO OR RAIN BIRD BARBED INSERT TEE OR ELBOW
3. ANTELCO RATCHET CLAMP NO. 44345 AT ALL BARBED CONNECTIONS.
4. HOLD DOWN STAKE AT ALL TEES, ELLS, AND AT 5' O.C. IN CLAY, 4' O.C. IN LOAM, OR 3' O.C. IN SAND.
5. INLINE DRIP EMITTER TUBING AS SPECIFIED
6. BLANK INLINE DRIP TUBING
7. ANTELCO TYPICAL "XPANDO" ADAPTER AT DRILLED HOLE IN PVC MANIFOLD, WITH RATCHET CLAMP, AS PER DETAIL.
8. TEE (FOR DRIP SUPPLY MANIFOLD), SCH40 PVC, SIZE PER PLANTER BED FLOW REQUIREMENT
9. RISER, SCH80 PVC, SIZE PER PLANTER BED FLOW REQUIREMENT
10. TEE, SCH40 PVC FOR LATERAL LINE OR SUB-MAIN BETWEEN PLANTER BEDS
11. LATERAL LINE OR SUB-MAIN, PVC - SEE PLAN FOR SIZE AND TYPE, CONNECTS PLANTER BEDS THE THE ZONE VALVE
12. ANTELCO INSERT ADAPTER KIT, OR RAIN BIRD INSERT ADAPTER KIT -1" "XFD-INPVC" OR 1 1/2" "XFPVCDP"
13. TEE (FOR DRIP EXIT MANIFOLD), SCH40 PVC, SIZE PER PLANTER BED FLOW REQUIREMENT
14. INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM, PART NO. 45595.
15. ANTELCO "CAPO" RUBBER GROMMET, 13MM, PART NO. 45735.

(25) TYPICAL DRIPLINE TO SUPPLY MANIFOLD CONNECTION
N.T.S. 328413.59-01



NOTE:
FLUSH VALVES MAY NOT BE SHOWN ON PLAN. INSTALL A FLUSH VALVE AT THE END OF ALL PLANTER BEDS.

ANTELCO FLUSH VALVE

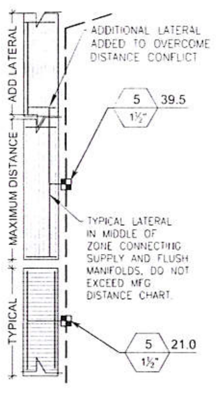
GREEN BACK VALVE	MODEL #
13 MM - ½" (TUBE .520 ID)	45505
14 MM - ½" (TUBE .525-.590 ID)	45575
15 MM - ½" (TUBE .580-.590 ID)	45555
16 MM - ⅝" (TUBE .570-.620 ID)	45515
18 MM - (TUBE .660-.720 ID)	45565
20 MM - ¾" (TUBE .810-.820 ID)	45535
25 MM - 1" (TUBE 1.050 ID)	45545

1. FINISH GRADE OR TOP OF MULCH
2. VALVE BOX, 6" ROUND, WITH PURPLE COVER. RAIN PRO PART # VB-6R (FOR FLUSH VALVE).
3. INLINE DRIP TUBING, SEE PLAN FOR TYPE.
4. SCH 40 PVC FLUSH MANIFOLD, SEE DRIP LINE DETAIL.
5. ANTELCO "XPANDO ADAPTER, CAPO GROMMET AND RATCHET CLAMP ASSEMBLY. SIZE PER PLAN.
6. BANK DRIPLINE TUBING, CONNECTS TO FLUSH VALVE, LENGTH AS REQUIRED. SIZE PER PLAN.
7. RATCHET CLAMP AT ALL BARBED CONNECTIONS, ANTELCO. SIZE PER DRIPLINE SEE PLAN.
8. ANTELCO GREEN BACK FOR CITY OR PURPLE BACK BALL VALVE, FOR RECLAIMED WATER.
9. 3/4" WASHED GRAVEL, SUMP (1 CUBIC FOOT).
10. BRICK SUPPORTS: 1 OF 4.
11. ANTELCO ASTA HOLD DOWN STAKE #43615.

ANTELCO FLUSH VALVE, NON-POTABLE WATER

PURPLE BACK VALVE	MODEL #
13 MM - ½" (TUBE .520 ID)	46505
16 MM - ⅝" (TUBE .570-.620 ID)	46515
20 MM - ¾" (TUBE .810-.820 ID)	46535
25 MM - 1" (TUBE 1.050 ID)	46545

(26) ANTELCO - FLUSH VALVE FOR INLINE DRIP TUBING
N.T.S. 328413.05-08



DRIP ZONE NOTES:

DRIP ZONE VALVES ARE PLACED IN THE MIDDLE OF A PLANTER BED, SPACED NOT TO EXCEED THE RECOMMENDED DISTANCE TO RUN INLINE DRIP TUBING. THE CONTRACTOR WILL MANIFOLD PLANTER BEDS AND INSTALL DRIP TUBING RUNNING IN BOTH DIRECTIONS AND WILL VERIFY THE MANIFOLD HEADER IS LARGE ENOUGH TO FLOW THE VOLUME REQUIRED.

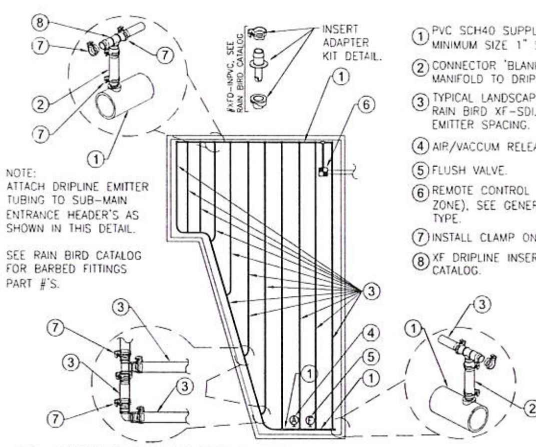
IN THE EVENT THE DRIPLINE LENGTH EXCEEDS MFG SPECIFICATION AN ADDITIONAL LATERAL LINE MUST BE INSTALLED TO THAT AREA TO PREVENT A DISTANCE CONFLICT (SEE TOP EXAMPLE)

DRIP TUBING HATCH SHOWN ON PLANS ONLY INDICATES THIS AREA WILL RECEIVE INLINE EMITTER DRIP TUBING. THE HATCH PATTERN SHOWN DOES NOT REPRESENT THE ACTUAL SPACING FOR THE INLINE DRIP EMITTER TUBING.

(20) DISTANCE SPACING OF LATERAL PIPE
N.T.S. 328413.05-04

NOTE:
ATTACH DRIPLINE EMITTER TUBING TO SUB-MAIN ENTRANCE HEADER'S AS SHOWN IN THIS DETAIL.

SEE RAIN BIRD CATALOG FOR BARBED FITTINGS PART #'S.



1. PVC SCH40 SUPPLY MANIFOLD FOR DRIPLINE, MINIMUM SIZE 1" SCH40 PVC.
2. CONNECTOR 'BLANK TUBING' FROM SUPPLY MANIFOLD TO DRIPLINE TUBING.
3. TYPICAL LANDSCAPE DRIPLINE TUBING: RAIN BIRD XF-SDI, SEE LEGEND FOR TYPE AND EMITTER SPACING.
4. AIR/VACCUM RELEASE VALVE.
5. FLUSH VALVE.
6. REMOTE CONTROL ZONE - (LOW VOLUME DRIP ZONE), SEE GENERAL LEGEND FOR SIZE AND TYPE.
7. INSTALL CLAMP ON ALL BARBED FITTINGS.
8. XF DRIPLINE INSERT FITTINGS SEE RAIN BIRD CATALOG.

NOTE:
SUPPLY MANIFOLD PIPE WILL BE A MINIMUM OF 12" BELOW GRADE.

INSTALL RATCHET CLAMP ON ALL SIDES OF ALL INSERT FITTING'S.

(2) ATTACH FLUSH VALVE TO EXIT HEADER & AIR RELIEF VALVE AT HIGH POINT.

(21) DRIPLINE TUBING FOR SHRUBS AND GROUND COVER AREA'S
N.T.S. 328413.85-05

IN-LINE DRIP EMITTER TUBING DISTANCE SCHEDULE

MAXIMUM LATERAL LENGTH (FEET)	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.60	0.90	0.60	0.90	0.60	0.90
10	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

NOTE:
DO NOT EXCEED THE MANUFACTURERS RECOMMENDED LENGTH OF RUN FOR INLINE DRIP EMITTER TUBING. IF THE MAXIMUM RECOMMENDED LENGTH IS EXCEEDED THE DROP IN PRESSURE WILL CAUSE THE DRIPLINE NOT TO WORK CORRECTLY.

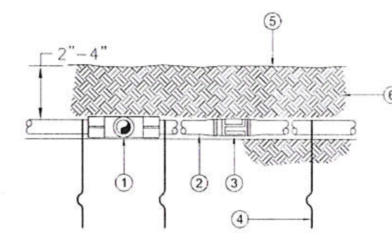
GRID PRECIPITATION RATES (IN/HR)		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

XFD On-Surface Drip Line Flow (per 100' Tubing)		
EMITTER SPACING	0.60 gph EMITTER	0.90 gph EMITTER
12"	61.0 gph 1.01 gpm	92.0 gph 1.53 gpm
18"	41.0 gph 0.68 gpm	61.0 gph 1.02 gpm
24"	31.0 gph 0.51 gpm	46.0 gph 0.77 gpm

MAXIMUM FLOW PER ZONE	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

NOTE:
PRIOR TO INSTALLATION THE CONTRACTOR WILL VERIFY THE DISTANCES IN THESE CHARTS BY REVIEWING THE RAIN BIRD CATALOGUE TO ENSURE ACCURACY.

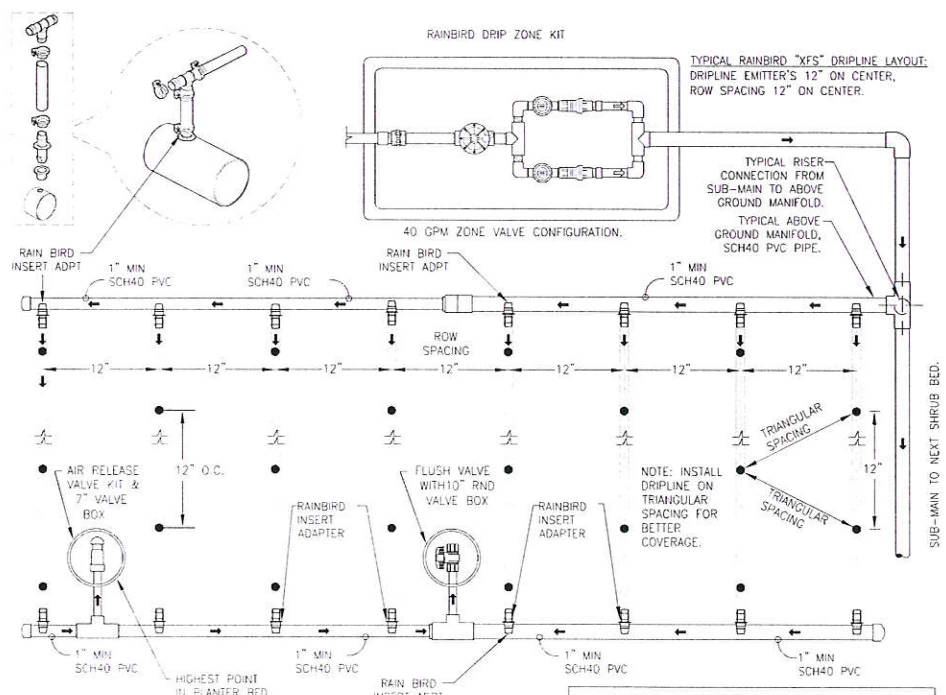
(22) RAIN BIRD DRIPLINE TUBING LENGTH CHART
N.T.S. 328413.85-10



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XFS SERIES DRIPLINE SEE MATERIAL SCHEDULE FOR EMITTER SPACING.
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: ASTA HOLD DOWN STAKE #43615.
5. FINISHED GRADE.
6. SOIL, NATIVE OR AMENDED.

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE (3) FEET IN SAND, FOUR (4) FEET IN LOAM, AND FIVE (5) FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

(23) RAIN BIRD XFS SUB-SURFACE DRIPLINE
N.T.S. 328413.85-12



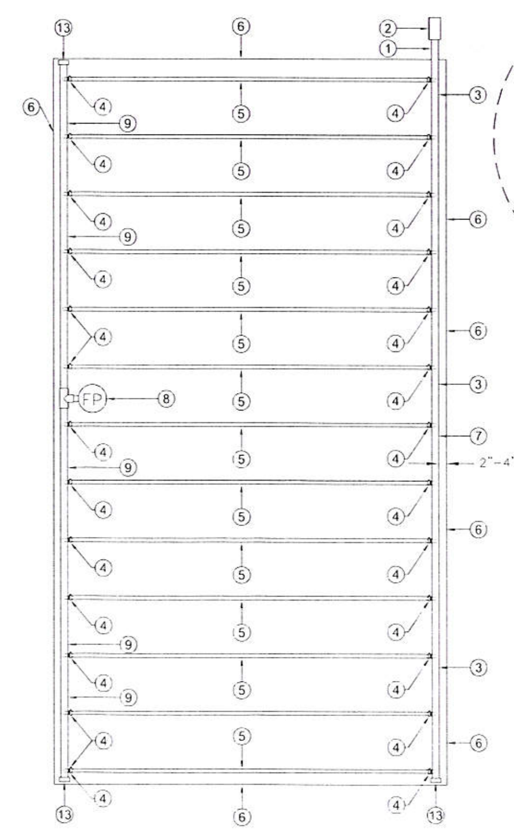
NOTES: OPTIONS FOR CONNECTING DRIPLINE TO SCH40 PVC HEADER MANIFOLD

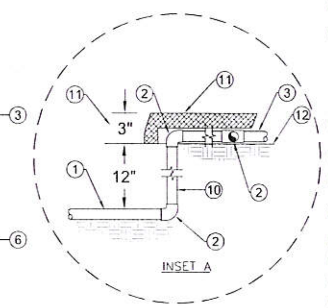
1. SEE THE RAIN BIRD CATALOGUE FOR THE DRILL BIT SIZE FOR DRILLING HOLES INTO 1", 1 1/2" & 2" MANIFOLD HEADER'S FOR THE INSERT ADAPTERS.
2. PVC MANIFOLD WILL BE A MINIMUM OF SCH40 1" AND MAXIMUM OF 2". DO NOT INSTALL BARB INSERT ADAPTER ON PVC PIPE LESS THAN 1" IN DIAMETER OR OVER 2" IN DIAMETER.
3. USE ONLY TEFLON TAPE OR SEALANT ON ALL THREADED CONNECTIONS. DO NOT USE PIPE DOPE!
4. DO NOT EXCEED 20 GPM ON 1" VALVE KIT ASSEMBLY AND 40 GPM PER 1 1/2" ZONE VALVE KIT ASSEMBLY.

MAX FLOW THRU SCH40 PIPE DIAMETER "DRIP MANIFOLD"			
RISER DIAMETER SIZE	MAXIMUM FLOW	VELOCITY	PSI LOSS/100'
1/2"	1-3 GPM	4.50	6.55
3/4"	4-6 GPM	4.42	4.52
1"	7-10 GPM	4.62	3.69
1 1/2"	11-20 GPM	3.23	1.14
2"	21-40	4.46	1.68

SPECIAL NOTES: (PAY ATTENTION)
IF UNDERSIZED RISERS FROM THE SUPPLY LINE TO THE DRIP MANIFOLD - OR UNDERSIZED DRIP MANIFOLD'S ARE INSTALLED, THE OWNER WILL WITHHOLD ALL PAYMENTS UNTIL OR UNLESS THE CONTRACTOR REMOVES AND REPLACES THIS EQUIPMENT WITH THE CORRECT PARTS AT THE CONTRACTORS EXPENSE AND NO ADDITIONAL COTS TO OWNER. NO EXCEPTIONS WILL BE MADE.

(18) RAINBIRD DRIPLINE - 12" O.C. - ROWS 12" O.C.
N.T.S. 328413.56-59





1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PVC SCH 40 TEE OR ELBOW (TYPICAL)
3. PVC SUPPLY MANIFOLD SCH40 PVC, EITHER 1 ½" OR 1" SEE PLAN FOR SIZE.
4. RAIN BIRD INSERT ADAPTER, FOR 1" MANIFOLD MODEL # IN-PVC AND FOR 1 1/2" & 2" MANIFOLD, MODEL # XFPVCADP, INCLUDES GROMMET AND RATCHET CLAMP.
5. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) SEE MATERIAL SCHEDULE FOR GPM TYPE AND SPACING.
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. FLUSH POINT: SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION
9. PVC SCH40 FLUSH OR EXIT MANIFOLD
10. PVC SCH40 RISER PIPE
11. 2" - 3" DEPTH OF MULCH
12. FINISH GRADE
13. END CAP, PVC SCH40, SIZE PER MANIFOLD.

NOTES:
1. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO INSTALL A "RISER", ITEM 10", FOR EACH PLANTER BED, WHICH IS LARGE ENOUGH TO PROVIDE SUFFICIENT VOLUME OF WATER TO THE "SUPPLY MANIFOLD" TO IRRIGATE THE AREA.
2. LENGTH OF LONGEST DRIPLINE LATERAL WILL NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE. REVIEW THE RAIN BIRD DRIP SPECIFICATIONS. FOR SLOPES LESS THAN 3% (3' OF 100' / 0.9M OF 30.5M) DO NOT REQUIRE ANY SPECIAL DESIGN CONSIDERATION.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND SIX FEET IN CLAY. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, INSTALL TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION AND SECURE PIPE WITH CLAMP.

ABOVE GROUND MANIFOLD SIZING FOR RAIN BIRD DRIPLINE.			
GPM	SIZE OF MANIFOLD	TYPE OF PIPE	RAIN BIRD INSERT ADAPTER
0-16	1.0 INCH	PVC SCH 40	# IN-PVC
16-34	1.5 INCH	PVC SCH 40	# XFPVCADP
35+	2 INCH	PVC SCH 40	# XFPVCADP

XFD Dripline Maximum Lateral Lengths (Feet)	12" Spacing		18" Spacing		24" Spacing	
PSI	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	512

WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 30PSI, THE IRRIGATION CONTRACTOR WILL INSTALL EITHER A STAINLESS STEEL CLAMP OR AN ANTELCO RATCHET CLAMP ON EACH FITTING.

(19) RAIN BIRD XFD ON-SURFACE DRIPLINE
N.T.S. 328413.56-40

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com

Cuhaci & Peterson
Architects Engineers Planners
ORLANDO • PHILADELPHIA

CLIENT NAME
SRK Lady Lake XX Associates, L.L.C.
4053 Maple Road
Amherst, NY 14226-1072

PROJECT NAME
Lady Lake Crossing East
@ SR 500 & US 27
Lady Lake, FL
Grey Shelll Building

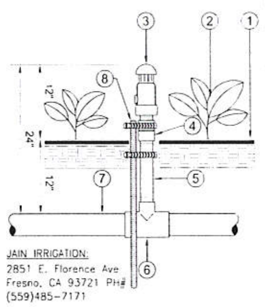
SHEET TITLE
IRRIGATION DETAILS

SPRINKLER CONSULTANT
ASIC
WILLIAM B. CURTIS
Phone: (407) 830-7041
sprinkler-consultant@earthlink.net

RELEASE
APR 1 3 201

PROJECT NO. 213071Z
DATE 01/02/2015
DRAWN
CHECKED

IRR-4

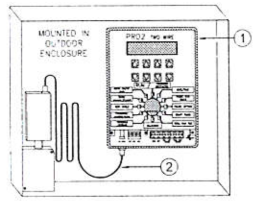


1. FINISH GRADE OR TOP OF MULCH.
2. PLANT MATERIAL (SHRUB OR GROUND COVER).
3. AIR/VACUUM RELIEF VALVE KIT JAIN IRRIGATION A/R VALVE KIT, MODEL # VBK-3/4", PART # 12090033, 3/4" MPT.
4. COUPLING, SCH40 PVC, SIZE 3/4", (MIPTxMIPT).
5. RISER, SCH80 PVC, THREAD BOTH ENDS (MIPTxMIPT), 24" LENGTH MINIMUM.
6. TEE, SCH40 PVC, (SxSxFIPT), SIZE PER LATERAL LINE, 1/2" FIPT.
7. LATERAL LINE, SCH40 PVC, SIZE PER PLAN.
8. REBAR 5/8" ROD, MINIMUM 24" IN LENGTH WITH (2) TWO STAINLESS STEEL GEAR CLAMPS.

JAIN IRRIGATION:
2851 E. Florence Ave
Fresno, CA 93721 PH#
(559)485-7171

NOTES:
1. THE AIR/VACUUM RELIEF VALVE KIT WILL BE INSTALLED ABOVE GRADE AS SHOWN, AS THE AVR WILL FAIL IF INSTALLED BELOW GRADE.
2. THE HEIGHT ABOVE GRADE IS 12" TO 24" MAXIMUM, DEPENDING ON GROUND COVER OR SHRUB HEIGHT.

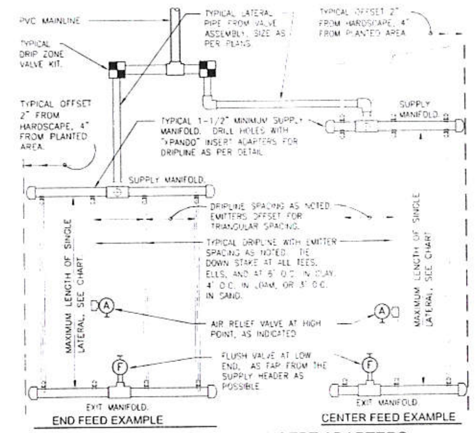
(28) AIR/VACUUM RELEASE VALVE
N.T.S. 328413.53-23



1. RAIN PRO, 2-WIPE PATH OUTDOOP MOUNT CONTROLLER, PART # P2
2. INCOMING 24V POWER FROM TRANSFORMER

NOTES:
1. THE CONTRACTOR WILL INSTALL (1) ONE DECODER FOR EACH ZONE VALVE REQUIRED, PART #P2-D.
2. GROUND IRRIGATION CONTROLLER WITH A PAIGE ELECT., 5/8"x10' COPPER CLAD GROUND ROD.
3. THE IRRIGATION CONTRACTOR MAY INSTALL ONE (1) PAIR OF 16 GA, SINGLE SOLID, AWWA, UL/UF (RED COLOR) WIRE FOR THE 2-WIRE PATH CONTROLLER.

(29) RAIN PRO (PRO2, 2-WIRE) 16 STATION (OUTDOOR)
N.T.S. 32 8410.18-11

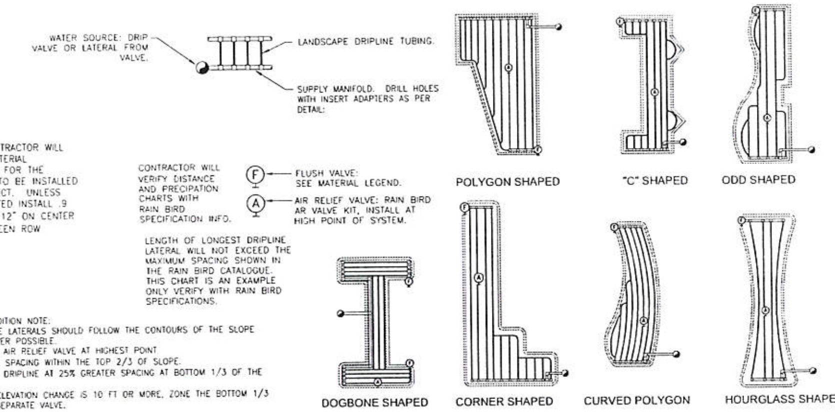


IRRIGATION CONTRACTOR WILL VERIFY THE MATERIAL SPECIFICATIONS FOR THE DRIPLINE GPH TO BE INSTALLED ON THIS PROJECT. UNLESS OTHERWISE NOTED INSTALL .9 GPH EMITTERS 12" ON CENTER AND 12" BETWEEN ROW SPACING.

CONTRACTOR WILL VERIFY DISTANCE AND PRECIPATION CHARTS WITH RAIN BIRD SPECIFICATION INFO.

LENGTH OF LONGEST DRIPLINE LATERAL WILL NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE RAIN BIRD CATALOGUE. THIS CHART IS AN EXAMPLE ONLY VERIFY WITH RAIN BIRD SPECIFICATIONS.

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



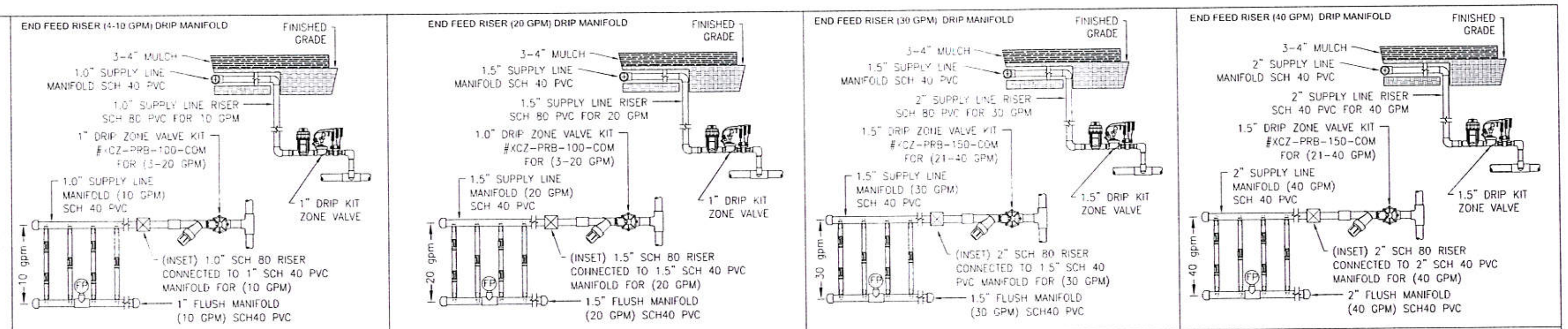
(30) RAIN BIRD DRIPLINE WITH INSERT ADAPTERS
N.T.S. 328413.05-06

EXAMPLES FOR DRIP ZONES. THE IRRIGATION CONTRACTOR WILL SELECT THE APPROPRIATE SIZE RISER AND DRIPLINE MANIFOLD - SEE CHART BELOW FOR CORRECT SIZING.

END FEED RISER (3 GPM MAX)

NOTES: TO INSTALL
1. 1/2" BLANK TUBING
2. MAX FLOW 3 GPM
3. SUPPLY LINE SIZE SEE PLAN
4. CLAMP ALL DRIPLINE AND BLANK TUBING FITTINGS
5. INSTALL RAIN BIRD INSERT ADAPTER KITS
   a. 1 1/2" XFD-INPVC
   b. 1" XFP-VCADP

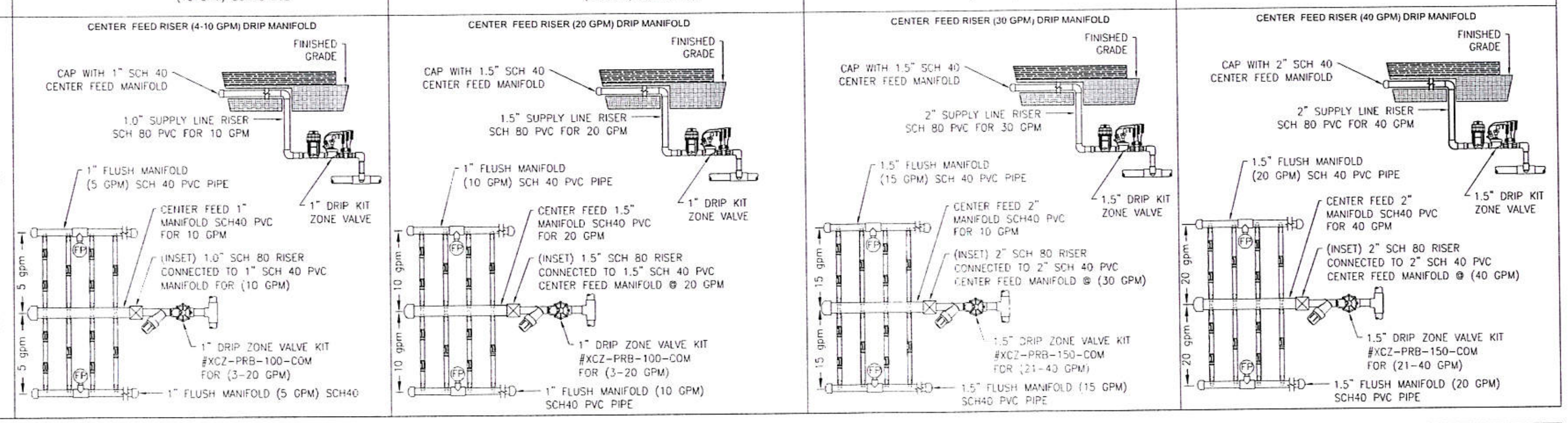
NOTE:
DO NOT PUT MORE THAN 3 GPM ON INLINE DRIP EMITTER TUBING WITH 1/2" BLANK TUBING RISER FROM THE SUPPLY LINE! FAILURE TO COMPLY WITH THIS SPECIFICATION WILL GIVE THE OWNER "JUST CAUSE" TO IMMEDIATELY TERMINATE THE CONTRACT AND/OR WITHHOLD PROGRESS & FINAL PAYMENTS AS THIS WILL CAUSE THE DRIP SYSTEM TO FAIL!



CENTER FEED RISER (3 GPM MAX)

NOTES: TO INSTALL
1. 1/2" BLANK TUBING
2. MAX FLOW 3 GPM
3. SUPPLY LINE SIZE SEE PLAN
4. CLAMP ALL DRIPLINE AND BLANK TUBING FITTINGS
5. INSTALL RAIN BIRD INSERT ADAPTER KITS
   a. 1 1/2" XFD-INPVC
   b. 1" XFP-VCADP

NOTE:
DO NOT PUT MORE THAN 3 GPM ON INLINE DRIP EMITTER TUBING WITH 1/2" BLANK TUBING RISER FROM THE SUPPLY LINE. FAILURE TO COMPLY WITH THIS SPECIFICATION WILL GIVE THE OWNER "JUST CAUSE" TO IMMEDIATELY TERMINATE THE CONTRACT AND/OR WITHHOLD PROGRESS & FINAL PAYMENTS AS THIS WILL CAUSE THE DRIP SYSTEM TO FAIL!



END FEED MANIFOLD	
GPM IN PLANTER	1-6 GPM
RISER SIZE/TYPE	3/4" PVC SCH80
SUPPLY MANIFOLD	1" SCH40 PVC
ZONE VALVE SIZE	1"
FLUSH MANIFOLD	1" SCH40 PVC

END FEED MANIFOLD	
GPM IN PLANTER	7-10 GPM
RISER SIZE/TYPE	1" PVC SCH80
SUPPLY MANIFOLD	1" SCH40 PVC
ZONE VALVE SIZE	1"
FLUSH MANIFOLD	1" SCH40 PVC

END FEED MANIFOLD	
GPM IN PLANTER	11-26 GPM
RISER SIZE/TYPE	1 1/2" PVC SCH80
SUPPLY MANIFOLD	1 1/2" SCH40 PVC
ZONE VALVE SIZE	1" - 1 1/2"
MANIFOLD FLUSH	1 1/2" SCH40 PVC

END FEED MANIFOLD	
GPM IN PLANTER	27-40 GPM
RISER SIZE/TYPE	2" PVC SCH80
SUPPLY MANIFOLD	2" SCH40 PVC
ZONE VALVE SIZE	1 1/2"
MANIFOLD FLUSH	2" SCH40 PVC

CENTER FEED MANIFOLD	
GPM IN PLANTER	1-6 GPM
RISER SIZE/TYPE	3/4" PVC SCH80
SUPPLY MANIFOLD	1" SCH40 PVC
ZONE VALVE SIZE	1"
FLUSH MANIFOLD	1" SCH40 PVC

CENTER FEED MANIFOLD	
GPM IN PLANTER	7-10 GPM
RISER SIZE/TYPE	1" PVC SCH80
SUPPLY MANIFOLD	1" SCH40 PVC
ZONE VALVE SIZE	1"
FLUSH MANIFOLD	1" SCH40 PVC

CENTER FEED MANIFOLD	
GPM IN PLANTER	11-26 GPM
RISER SIZE/TYPE	1 1/2" PVC SCH80
SUPPLY MANIFOLD	1" SCH40 PVC
ZONE VALVE SIZE	1" - 1 1/2"
MANIFOLD FLUSH	1" SCH40 PVC

CENTER FEED MANIFOLD	
GPM IN PLANTER	27-40 GPM
RISER SIZE/TYPE	2" PVC SCH80
SUPPLY MANIFOLD	2" SCH40 PVC
ZONE VALVE SIZE	1 1/2"
MANIFOLD FLUSH	1 1/2" SCH40 PVC

NOTES:
1. THE CONTRACTOR WILL INSTALL A 1" DRIP ZONE VALVE KIT IN PLANTER BEDS NOT TO EXCEED 20 GPM.
2. THE CONTRACTOR WILL INSTALL A 1 1 /2" DRIP ZONE VALVE KIT IN PLANTER BEDS BETWEEN 21-40 GPM.
3. WHEN MORE FLOW IS REQUIRED THAN 40 GPM IN A PLANTER BED THE CONTRACTOR WILL DIVIDE THE PLANTER BED INTO 2 OR MORE SECTIONS AND INSTALL THE APPROPRIATELY SIZED DRIP ZONE VALVE KIT THAT WILL NOT EXCEED THE MAXIMUM FLOW LIMITS.
4. WHEN FLOW EXCEEDS 20 GPM, I.E., 20.9 GPM, THE CONTRACTOR WILL INSTALL THE NEXT LARGER SIZE DRIP ZONE VALVE KIT, FOR EXAMPLE INSTALL A 40 GPM VALVE KIT, OTHERWISE THE SYSTEM MAY FAIL.
5. IF THE SYSTEM IS UNDERSIZED BY THE CONTRACTOR THE OWNER WILL ORDER IN WRITING THE UNDERSIZED EQUIPMENT BE REMOVED AND REPLACED WITH THE CORRECT SIZE, AT THE EXPENSE OF THE IRRIGATION CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER.
6. INSTALLING UNDERSIZED EQUIPMENT IS JUSTIFICATION TO STOP THE WORK, REMOVE THE CONTRACTOR FROM THE PROJECT AND CANCEL THE JOB FOR BREACH OF CONTRACT.

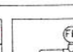
NOTES: TO INSTALL DRIPLINE "RISERS & MANIFOLDS" AND DRIPLINE ZONE VALVES.
1. CONTRACTOR WILL FIRST DETERMINE THE FLOW REQUIRED FOR EACH PLANTER BED THEN SELECT THE RISER AND DRIPLINE SUPPLY & FLUSH MANIFOLD NEEDED. (SEE CHART).
2. ALL POSSIBLE COMBINATION OF RISER & DRIPLINE MANIFOLDS ARE SHOWN IN THE ABOVE CHARTS.
3. THE CONTRACTOR WILL INSTALL A DRIPLINE MINIMUM FOR EVERY PLANTER BED. DRIPLINE MANIFOLD'S WILL BE SCH40 PVC ONLY AS THE INSERT ADAPTER FITTING IS DESIGNED TO BE INSTALLED ON EITHER 1" OR 1 ½" SCH40 PVC PIPE.
4. SIZE DRIPLINE MANIFOLD THE MINIMUM OF 1" PVC SCH40 PVC PIPE; THE LARGEST DRIPLINE MANIFOLD WILL BE 2" SCH40 PVC PIPE.
5. DO NOT INSTALL ANY MANIFOLD WITH LESS THAN 1" PVC SCH40 PIPE - OR - NO GREATER THEN 2" PVC SCH 40 PIPE.
6. THE CONTRACTOR WILL INSTALL A MINIMUM SIZE OF 1" RAIN BIRD DRIP KIT ZONE VALVE FOR PLANTER BEDS WITH A FLOW REQUIREMENT NOT TO EXCEED 20 GPM.
7. THE CONTRACTOR WILL INSTALL A RAIN BIRD 1 1/2" DRIP KIT ZONE VALVE WHEN THE PLANTER BED FLOW REQUIREMENT IS BETWEEN 20 & 40 GPM. DO NOT INSTALL MORE THAN 40 GPM ON ANY 1 1/2" DRIP ZONE VALVE OR THIS MAY CAUSE THE DRIP SYSTEM TO FAIL.
8. THE CONTRACTOR WILL INSTALL THE DRIP KIT ZONE VALVES SIZED FOR 20 & 40 GPM AND RISER/MANIFOLD COMBO BASED ON THESE DETAILS AND SPECIFICATIONS. IF THE CONTRACTOR FAILS TO INSTALL THE DRIP SYSTEM ACCORDING TO THESE DETAILS AND SPECIFICATIONS THE OWNER WILL HAVE "JUST CAUSE" TO IMMEDIATELY TERMINATE THE CONTRACT AND/OR WITHHOLD ALL PROGRESS & FINAL PAYMENTS UNLESS OR UNTIL THE CONTRACTOR INSTALLS THE EQUIPMENT CORRECTLY.

MAX FLOW THRU SCH80 PIPE DIAMETER FOR "RISER"

RISER DIAMETER SIZE	MAXIMUM FLOW	VELOCITY	PSI LOSS/100'
3/4"	1-6 GPM	4.70	5.74
1"	7-10 GPM	4.67	4.20
1 1/2"	11-26 GPM	4.87	2.67
2"	27-40	4.46	1.68

MAX FLOW THRU SCH40 PIPE DIAMETER " DRIP MANIFOLD"

MANIFOLD SIZE	MAXIMUM FLOW	VELOCITY	PSI LOSS/100'
1"	1-12 GPM	4.62	3.69
1 1/2"	13-30 GPM	4.84	2.42
2"	31-40	3.89	1.21



NOTE: SYMBOL REPRESENTS THE FLUSH VALVE - SEE DETAILS.

1. NOTES: INSTALL RISERS FROM SUPPLY LINE (LATERAL PVC PIPE) TO THE SUPPLY MANIFOLD FOR PLANTER BEDS WITH A MINIMUM SIZE OF A 3/4" SCH80 RISER AND A MAXIMUM SIZE OF A 2" SCH80 RISER. SEE CHART ABOVE AND SIZE RISER AND MANIFOLDS SIZES BASED ON THE FLOW REQUIRED IN EACH PLANTER BED. DO NOT EXCEED 40 GPM ON A DRIP ZONE VALVE KIT AS THE DRIP SYSTEM WILL FAIL. THIS SPECIFICATION TAKES PRECEDENCE OVER ALL OTHER SPECIFICATIONS CONCERNING SIZING RISERS AND MANIFOLDS FOR DRIP SYSTEMS.

(27) DRIP MANIFOLD & RISER SIZING FOR VARIOUS GPM FLOW
N.T.S. 328413.05-20

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
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Cuhaci & Peterson
Architects Engineers Planners
ORLANDO • PHILADELPHIA

CLIENT NAME
SRK Lady Lake XX Associates, L.L.C.
4053 Maple Road
Amherst, NY 14226-1072

PROJECT NAME
Lady Lake Crossing East
@ SR 500 & US 27
Lady Lake, FL
Grey Shell Building

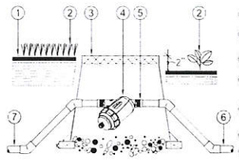
SHEET TITLE
IRRIGATION DETAILS

SPRINKLER CONSULTANT
ASIC
WILLIAM B. CURTIS
Phone: (407) 830-7041
sprinkler-consultant@earthlink.net

APR 13 2015

RELEASE
PROJECT NO. 213612
DATE 01/28/2015
DRAWN
CHECKED

IRR-5

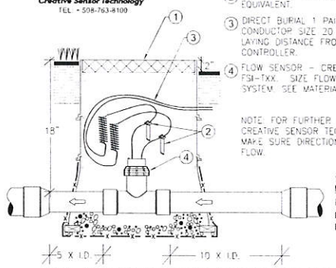


1. FINISH GRADE OR TOP OF MULCH.
2. PLANT MATERIAL (TURF, SHRUB OR GROUND COVER).
3. VALVE BOX, RAINBIRD VB-RND.
4. RAIN BIRD 1 1/2" SCREEN FILTER 120 MESH, WILL FILTER UP TO 88 GPM.
5. COUPLING, PVC SCH40 (FIPT×SLIP) 2 REQUIRED, SIZE PER FILTER INLET/OUTLET.
6. MAINLINE, PVC CL 200 FROM PUMP.
7. MAINLINE, PVC CL 200 TO ZONE VALVES.

NOTES.
1. INSTALL FILTER FOR DISASSEMBLY & MAINTENANCE ACCESS.
2. INSTALL FILTER DOWN STREAM OF ALL REMOTE CONTROL VALVES SEE PLAN.
3. INSTALL 45 DEGREE ELBOWS TO ACHIEVE CORRECT DEPTH.
4. USE A NON-HARDENING TEFLON PIPE SEALANT ALL THREADED CONNECTIONS.
5. INSTALL VALVE BOX (TURF FLUSH TO GRADE), (2" ABOVE GRADE SHRUB/G.C.)

32 RAIN BIRD LARGE CAPACITY FILTER, 1 1/2" FLOW RATE
N.T.S. P-62

CST
Creative Sensor Technology
TEL - 508-763-8100



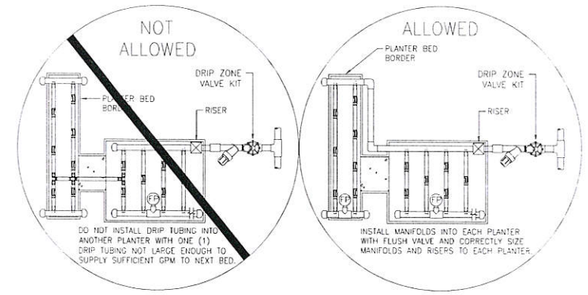
1. PLASTIC VALVE BOX TO PROVIDE ACCESS.
2. WATERPROOF WIRE SPLICE, 3M SCOTCHPACK OR EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER.
4. FLOW SENSOR - CREATIVE SENSOR TECHNOLOGY SERIES FSI-TXX. SIZE FLOW SENSOR FOR GPM REQUIREMENTS OF SYSTEM. SEE MATERIAL LEGEND FOR SIZE SPECIFIED.

NOTE: FOR FURTHER INSTALLATION INSTRUCTIONS REVIEW CREATIVE SENSOR TECHNOLOGY INSTALLATION LITERATURE. MAKE SURE DIRECTION ARROW POINTS IN DIRECTION OF FLOW.

SIZING CHART: MODEL#	SIZE	OPERATING RANGE-GPM
FSI-110	1"	0.8 - 50
FSI-110	1 1/2"	1.8 -108
FSI-110	2"	2.8 -170

INSTALL TEE ON PIPE WITH AT LEAST 10 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM AND 5 PIPE DIAMETERS OF STRAIGHT PIPE DOWNSTREAM OF THE SENSOR

33 CST TEE MOUNT FLOW SENSOR INSTALLATION
N.T.S. 328485-85



34 MANIFOLDS TO PLANTER BEDS
N.T.S. 32 8413.05-32

SECTION 02810 - IRRIGATION PIPING AND ACCESSORIES

PART 1 GENERAL

1.1 SUMMARY
1. DESIGN, DOCUMENT, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM, INCLUDING ALL DESIGN ENGINEERING, LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO PROVIDE A COMPLETE AND FULLY OPERATING SYSTEM, AS SPECIFIED HEREIN AND AS DIAGRAMMED IN THE DRAWINGS AND DETAILS. THE DRAWINGS, SPECIFICATIONS AND DETAILS MUST BE INTERPRETED AS ONE AS THE SAME AND ARE INTENDED TO COMPLEMENT EACH OTHER.
2. THE CONTRACTOR WILL FURNISH AND INSTALL ALL PARTS, WHICH MAY BE REQUIRED BY THE DRAWINGS AND DETAILS BUT OMITTED BY THE SPECIFICATIONS, OR VICE VERSA, JUST AS THOUGH REQUIRED BY ALL THREE. SHOULD THERE APPEAR TO BE DISCREPANCIES OR QUESTION OF INTENT, THE CONTRACTOR SHALL REFER THE MATTER TO THE IRRIGATION DESIGNER FOR DECISION, AND HIS INTERPRETATION SHALL BE FINAL, CONCLUSIVE AND BINDING.
3. TRENCH EXCAVATION, BACK FILLING AND BEDDING MATERIALS, TOGETHER WITH THE TESTING OF THE COMPLETED INSTALLATION SHALL BE INCLUDED IN THIS WORK.

1.2 DESCRIPTION OF WORK
1. EXTENT OF IRRIGATION WORK IS SHOWN ON DRAWINGS, DETAILS AND MATERIAL SCHEDULES. IRRIGATION PLANS, DETAILS, SCHEDULES AND SPECIFICATIONS HOLD EQUAL PRECEDENCE.
2. INSTALL UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED.
3. THE AUTOMATIC IRRIGATION SYSTEM WILL INCLUDE, BUT IS NOT LIMITED TO:
   a. PIPING, FITTINGS, SPRINKLER HEADS, BUBBLERS, INLINE DRIP EMITTER TUBING WHERE SPECIFIED ON PLANS, AND ALL ACCESSORIES NECESSARY FOR FULL AND ADEQUATE WATER COVERAGE FOR ALL LANDSCAPE MATERIALS AS SHOWN ON THESE PLANS.
   b. CONTROLLERS, CONTROL WIRE, SURGE PROTECTION, GROUNDING AND SLEEVING. REMOTE CONTROL ZONE VALVES AND MAINLINE ISOLATION VALVES, FITTINGS AND ACCESSORIES.
   c. EXCAVATING AND BACKFILLING IRRIGATION TRENCHES FOR PIPE, WIRE AND FOR ALL REQUIRED SLEEVING.
   d. SYSTEM TESTING, A MINIMUM OF 2 SITE INSPECTIONS TO VERIFY THE EQUIPMENT HAS BEEN CORRECTLY INSTALLED.
   e. REMOVAL OF ALL TRASH FROM THE SITE WHEN THE WORK HAS BEEN FINISHED.
4. ONCE THE WORK HAS BEEN COMPLETED THE IRRIGATION CONTRACTOR WILL REQUEST IN WRITING, TO THE LANDSCAPE ARCHITECT, 5 DAYS IN ADVANCE A FINAL WALK THROUGH SITE INSPECTION TO OBTAIN ACCEPTANCE OF THIS WORK BY THE OWNER.
5. THE WORK UNDER THIS SECTION SHALL COMPLY WITH ALL CITY, STATE AND FEDERAL ORDINANCES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
6. THE IRRIGATION CONTRACTOR WILL FULLY INFORM HIMSELF OF EXISTING SITE CONDITIONS BEFORE SUBMITTING HIS BID. REGARDLESS OF THE SITE CONDITIONS ENCOUNTERED IN THE ACTUAL WORK NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ACTUAL CONDITIONS INCONSISTENT WITH THOSE ASSUMED.

1.3 SCHEDULING:
1. THE IRRIGATION INSTALLATION WILL BE COORDINATED WITH ALL OTHER TRADES WORKING ON SITE.

1.4 SUBMITTALS
1. CATALOG SHEETS: PRIOR TO COMMENCEMENT OF WORK THE IRRIGATION CONTRACTOR WILL SUBMIT CATALOG SHEETS TO THE LANDSCAPE ARCHITECT, OR COPIES THEREOF, FOR ALL EQUIPMENT SHOWN ON THESE PLANS, IN THE MATERIAL SCHEDULE, IN THE DETAIL SECTION, AND IN THE SPECIFICATIONS SECTION.
2. THE CONTRACTOR WILL NOT START THE WORK UNTIL HE HAS RECEIVED IN WRITING, ACCEPTANCE FROM THE LANDSCAPE ARCHITECT, THAT ALL MATERIAL SUBMITTED HAVE BEEN REVIEWED AND APPROVED.
3. RECORD IRRIGATION DRAWINGS: THE CONTRACTOR WILL FURNISH RECORD DRAWINGS OF THE COMPLETE IRRIGATION SYSTEM IN ACCORDANCE WITH THE GENERAL AND SPECIAL CONDITIONS.
4. CONSTRUCTION DRAWINGS WILL BE ON THE CONSTRUCTION SITE AT ALL TIMES WHILE THE IRRIGATION SYSTEM IS BEING INSTALLED. CONTRACTOR WILL MAKE A DAILY RECORD OF ALL WORK INSTALLED DURING EACH DAY. ACTUAL LOCATION OF VALVES, CONTROLLERS, QUICK COUPLERS AND ALL IRRIGATION PIPING AND/OR DRAINAGE PIPING WILL BE SHOWN ON THE PLANS BY DIMENSIONS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDINGS, CURBS, FENCES, WALKS OR PROPERTY LINES. SITE INSPECTIONS WILL BE CANCELED AND THE CONTRACTOR CHARGED FOR THE SITE INSPECTION IF THE DRAWINGS ARE NOT AVAILABLE ON SITE AT THE TIME OF THE SITE VISIT. THE DRAWINGS WILL BE TO SCALE AND ALL INDICATIONS WILL BE RECORDED IN A NEAT, ORDERLY AND LEGIBLE WAY. THE RECORD SEPIA WILL BE TURNED OVER TO THE OWNER BEFORE THE FINAL ACCEPTANCE OF THE PROJECT.
5. SITE INSPECTIONS: (3) SITE INSPECTIONS ARE REQUIRED PLUS A FINAL WALK-THRU INSPECTION.
6. SUBMIT A WRITTEN REQUEST TO THE LANDSCAPE ARCHITECT 3 DAYS PRIOR TO SITE INSPECTION BEING REQUESTED BY THE IRRIGATION CONTRACTOR.
7. THE IRRIGATION CONTRACTOR WILL PROVIDE THE OWNER WITH WRITTEN RECOMMENDATIONS, OPERATING INSTRUCTIONS AND MAINTENANCE SCHEDULES FOR THE SYSTEM INCLUDING WATER APPLICATION RATES AND TIME SCHEDULE'S TO APPLY GIVEN PRECIPITATION RATES OF WATER APPLICATION FOR EACH ZONE THAT WILL NOTE WHICH ZONE COVERS EACH AREA.
8. TESTING AND INSPECTION CERTIFICATIONS WILL BE TURNED OVER TO THE OWNER (3) THREE DAYS PRIOR TO FINAL WALK-THROUGH SITE INSPECTION.
9. SUBMIT MANUFACTURER'S OPERATING INSTRUCTIONS TO OWNER (3) THREE DAYS PRIOR TO COMPLETION OF THE WORK, TO INCLUDE ALL EQUIPMENT INSTALLED.

1.5 GUARANTEE:
1. CONTRACTOR WILL TAKE FULL RESPONSIBILITY FOR THE PROPER INSTALLATION OF THE SPRINKLER SYSTEM AND FULL COVERAGE. IRRIGATION SYSTEM COMPONENTS SPECIFIED WILL BE INSTALLED ONLY WITHIN THE CAPABILITIES AND LIMITATIONS STATED BY THE MANUFACTURER, BY THESE STANDARDS, AND ANY APPLICABLE LOCAL CODES.
2. MATERIAL SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE IRRIGATION CONSULTANT.

PART 2 - PRODUCTS:

2.1 MATERIALS:
1. SEE MATERIAL SCHEDULE AND DETAIL SECTION FOR SPRINKLER PRODUCTS THAT ARE SPECIFIED AND WILL BE INSTALLED ON THIS PROJECT.
2. ALL MATERIALS IN THIS SYSTEM WILL BE NEW AND WITHOUT FLAWS OR DEFECTS AND OF THE QUALITY AND PERFORMANCE AS SPECIFIED.
3. ALL MATERIAL OVERAGES AT COMPLETION OF THIS WORK ARE THE PROPERTY OF THE OWNER AND WILL NOT BE REMOVED FROM THE SITE, SEE OWNER FOR LOCATION TO STORE ALL UNUSED OR MATERIALS NOT INSTALLED.
4. ALL PVC PIPE WILL BEAR THE FOLLOWING MARKINGS: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, SCHEDULE OR CLASS, PRESSURE RATING IN PSI, AND DATE OF EXTRUSION.
5. UNLESS NOTED ON MATERIAL SCHEDULE, PVC PIPE 2 1/2" AND SMALLER, INSTALLED ON PRESSURE SIDE OF VALVES, I.E., MAINLINE PIPE, WILL BE, CLASS 200, TYPE 1120, CONFORMING TO ASTM D-2241, SDR-21 PVC, SOLVENT WELD, PRESSURE PIPE.
6. UNLESS NOTED ON MATERIAL SCHEDULE, ALL PVC PIPE IN SIZES 3" AND LARGER WILL BE CLASS 200, TYPE 1120, CONFORMING TO ASTM D-2241, SDR-21, GASKET BELL PRESSURE PIPE.
7. UNLESS NOTED ON MATERIAL SCHEDULE, ALL LATERAL PIPE 4" AND BELOW WILL BE, CLASS 200, TYPE 1120, SDR-21 SOLVENT-WELD PVC, CONFORMING TO ASTM D-2241.
8. WHEN APPLICABLE AND AS NOTED ON DESIGN IN THE MATERIAL SCHEDULE, INSTALL POLYETHYLENE PIPE 1 1/2" AND BELOW, SDR-15, CLASS 100 PSI, TYPE III, GRADE 3, CLASS C, CONFORMING TO ASTM D2239 WITH A MINIMUM OF 100 PSI RATING AND N.S.F. APPROVED.
9. POLYETHYLENE IRRIGATION FITTINGS.
   a. FITTINGS FOR POLYETHYLENE PIPE WILL BE INSERT PVC FITTINGS. FITTINGS WILL CONFORM TO NSF STANDARDS, ASTM D2609, AND WILL BE ATTACHED WITH TWO (2) DOG-EARED STAINLESS STEEL CLAMPS PER PIPE TO FITTING CONNECTION. STAINLESS STEEL CLAMPS WILL BE MANUFACTURED BY DETIKER.
8. POLYETHYLENE INLINE DRIP EMITTER TUBING FOR DRIP APPLICATIONS WHEN APPLICABLE AND SHOWN ON PLANS:
9. INSTALL RAIN BIRD XF BLANK TUBING FOR DRIP APPLICATIONS THAT REQUIRE BLANK PIPE BETWEEN DRIPLINE IN PLANTER BEDS.
10. WHEN APPLICABLE INSTALL RAIN BIRD XFS SUB-SURFACE INLINE DRIP EMITTER TUBING WHEN SPECIFIED ON PLANS.
11. SEE MATERIAL SCHEDULE FOR EMITTER GPH OUTPUT AND SPACING.
12. DRIP TREE RINGS FOR TREES AND SHRUBS, WHEN APPLICABLE, WILL BE RAIN BIRD INLINE DRIP EMITTER TUBING, SEE MATERIAL SCHEDULE FOR TYPE AND DETAILS
13. ALL DRIP IRRIGATION FITTINGS WILL BE RAIN BIRD XFT, XFD OR MDCF SERIES, SEE MATERIAL SCHEDULE AND RAIN BIRD CATALOGUE.
14. SOLVENT-WELD FITTINGS
   a. PVC PIPE FITTINGS, WILL BE SCHEDULE 40, ASTM D2466, SOLVENT WF

31 SPECIFICATIONS
N.T.S.

CONTINUED...

PART 3 - EXECUTION:

3.1 PRE-INSTALLATION:
1. OBTAIN LOCATION OF EXISTING UTILITIES FROM MUNICIPAL AND PRIVATE UTILITIES AND FROM OWNER. OBTAIN ALL NECESSARY PERMITS. INSPECT THE SITE FOR EXISTING CONDITIONS THAT MAY AFFECT THE IRRIGATION SYSTEM DESIGN OR INSTALLATION, AND DEVELOP A STRATEGY TO MINIMIZE DISTURBANCE OF EXISTING STRUCTURES AND LANDSCAPE.
2. EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK INCLUDING UNDERGROUND CABLES AND PIPES. ANY PAVEMENT CUT, BROKEN OR UNDERMINED DURING INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE FULLY REPLACED WITH IDENTICAL MATERIALS SO THAT THERE IS NO VISIBLE INDICATION OF PATCHING OR REPAIRING.
3. DAMAGED UTILITY: SHOULD THE CONTRACTOR DAMAGE ANY UTILITY THE CONTRACTOR WILL NOTIFY THE RESPECTIVE UTILITY COMPANY AND SHALL BEAR THE FULL COST ACCRUED BY THE UTILITY COMPANY (LABOR AND MATERIAL PLUS DAMAGES IF APPLICABLE) FOR ITS REPAIR.
4. ANY OBJECTIONABLE MATERIALS SUCH AS OLD CONCRETE, BRICKS, OR OTHER DEBRIS ENCOUNTERED DURING THE INSTALLATION OPERATIONS SHALL BE REMOVED FROM THE SITE.

3.2 INSTALLATION:
1. PIPE INSTALLATION: FLAG THE LOCATION OF ALL SPRINKLERS, VALVES, CONTROLLERS, SOURCE OF WATER AND ELECTRICAL COMPONENTS IN THE FIELD PRIOR TO INSTALLATION. CONDUCT ALL NECESSARY EXCAVATION FOR THE PROPER INSTALLATION OF PIPELINES AND ACCESSORIES, SEE TRENCHING DETAILS. AFTER INSTALLATION, BACKFILL AND COMPACT THE EXCAVATED SOIL TO MINIMIZE POST-CONSTRUCTION SETTLEMENT IN THE PIPE TRENCH. DEWATER, SHORE AND BRACE AS NEEDED TO COMPLETELY INSTALL THE PIPE.
2. PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARDS SUCH AS VEHICULAR TRAFFIC. DEPTHS OF COVER SHALL CONFORM TO SCS CODE 430-DD, WATER CONVEYANCE, AS FOLLOWS:
3. VEHICLE TRAFFIC AREAS:
   A. PIPE SIZE IN INCHES, DEPTH OF COVER IN INCHES
      a. 1/2-2 1/2" 18"
      b. 3-4" 24"
      c. 6" & LARGER 36"

   NON-TRAFFIC AND NON-CULTIVATED AREAS:
4. PIPE SIZE IN INCHES, DEPTH OF COVER IN INCHES
      a. 1/2-1 1/2" 12"
      b. 2-3" 18"
      c. 4-6" 18"
      d. 6" & LARGER 24"
5. SLEEVING: PROVIDE SEPARATE SLEEVES FOR PIPING AND ELECTRICAL WIRING. INSTALL SLEEVE PIPE WITH A WALL THICKNESS A MINIMUM EQUAL TO THE THICKNESS OF SCHEDULE 40. JACK AND BORE PIPING UNDER TRAFFIC AREAS AND AVOID PLACEMENT OF JOINTS UNDER PAVEMENT. PROPER BACKFILL AND COMPACTION PROCEDURES SHOULD BE FOLLOWED. INSTALL ONLY TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS. ALL SLEEVES WILL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BEING SLEEVED.
6. DUCTILE IRON FITTINGS WITH JOINT RESTRAINT: FOR IRRIGATION SYSTEMS WITH PRESSURE GREATER THAN 70 PSI AT THE P.O.C., ALL FITTINGS 2 1/2" AND ABOVE INSTALLED ON PVC BELL END GASKET MAINLINE WILL BE MADE BY INSTALLING "HARCO" DUCTILE IRON FITTINGS WITH JOINT RESTRAINT'S AT ALL MAINLINE CHANGE IN DIRECTION. IT IS UNNECESSARY TO THRUST BLOCK DUCTILE IRON FITTING INSTALLED WITH JOINT RESTRAINTS.
7. THRUST BLOCKS: ALL LATERAL PIPE 2 1/2" AND LARGER PIPING WILL BE THRUST BLOCKING AT ALL CHANGES IN DIRECTION. THE SIZE OF THE THRUST BLOCK IS DETERMINED BY THE WORKING PRESSURE, THE SIZE AND TYPE OF FITTING, AND THE SOIL CONDITIONS AT THE JOB SITE. SEE PIPE MANUFACTURER SPECIFICATIONS FOR THRUST BLOCKING ALL PIPE.
8. ALL TRENCHES THAT ARE TO BE OPENED DURING ANY PARTICULAR DAY WILL BE CLOSED AND BACKFILLED THE SAME DAY OR WILL BE ADEQUATELY BARRICADED AND MARKED TO ENSURE PROTECTION AND SAFETY. BACKFILL SHALL BE THOROUGHLY COMPACTED AND EVENED OFF WITH ADJACENT SOIL LEVEL. DO ALL NECESSARY EXCAVATIONS, BACKFILLING AND COMPACTION REQUIRED FOR COMPLETE INSTALLATION OF THE SYSTEM. COMPACTION WILL BE MADE TO THE DENSITY OF THE ADJACENT NATIVE SOIL.
9. CONTROL VALVE INSTALLATION: VALVE INSTALLATION SHALL ALLOW ENOUGH CLEARANCE FOR PROPER OPERATION AND MAINTENANCE. AUTOMATIC CONTROL VALVES INSTALLED UNDERGROUND WILL BE INSTALLED IN A (MINIMUM) OF A 12" STANDARD SIZE VALVE BOX, MASTER VALVE AND FLOW METER WILL BE INSTALLED IN A JUMBO VALVE BOX ENCLOSURE.
10. SPRINKLER INSTALLATION: ON FLAT LANDSCAPED AREAS, INSTALL SPRINKLER PLUMB, IN AREAS WHERE SPRINKLERS ARE INSTALLED ON SLOPES, SPRINKLERS MAY BE TILTED TO PREVENT EROSION. INSTALL ALL SPRINKLERS ON SWING JOINTS AS SHOWN IN THE DETAILS. SPRINKLERS WILL BE ADJUSTED TO AVOID OVERSPRAY ONTO PAVEMENTS AND STRUCTURES. ADJUST SPRINKLERS SO THEY DON'T SPRAY WATER ON ROADS, SIDEWALKS, PAVEMENT, BUILDINGS AND OTHER VERTICAL STRUCTURES. PIPING MUST BE THOROUGHLY FLUSHED BEFORE INSTALLING SPRINKLER HEADS. ALLOW A MINIMUM SEPARATION OF 4" BETWEEN SPRINKLERS AND PAVED ROADS & SIDEWALKS.
11. LOW VOLTAGE WIRE INSTALLATION: INSTALL LOW VOLTAGE WIRE (30 VOLTS OR LESS) WITH A MINIMUM DEPTH OF COVER OF 18 INCHES. INSTALL ONLY WIRE CONNECTORS THAT ARE APPROVED FOR DIRECT BURIAL. ALL WIRE CONNECTIONS WILL BE MADE WITH MOISTURE PROOF WIRE CONNECTOR, I.E., 3M DBY OR DBR-6 SPLICE OR RAIN BIRD DB-SPLICE OR RAIN PRO DBC-BR WIRE SPLICES. PROVIDE A MINIMUM OF 36-INCHES COIL OF WIRE AT EACH CONNECTION OR CHANGE IN DIRECTION IN WIRE RUN TO ALLOW FOR EXPANSION/SHRINKAGE. ALL ABOVE GROUND WIRE RUNS AND WIRE ENTRIES INTO BUILDINGS AND PEDESTAL MOUNT IRRIGATION CONTROLLERS WILL BE MADE IN SCH40 PVC (GRAY) ELECTRICAL CONDUIT WITH LONG SWEEP ELBOWS. WIRE SPLICES WILL ONLY BE MADE INSIDE OF AN APPROVED VALVE BOX ENCLOSURE. WIRE SPLICES FOUND MADE OUTSIDE A VALVE BOX ENCLOSURE WILL BE REJECTED AND THE IRRIGATION CONTRACTOR WILL HAVE TO REMOVE AND REPLACE ANY SUCH SPLICES AT HIS OWN EXPENSE. ALL WIRE SPLICES LOCATIONS MUST BE RECORDED ON AS-BUILT PLAN.

3.3 TESTING AND INSPECTIONS:
1. AFTER ALL PVC CEMENTED JOINTS HAVE CURED AT LEAST 24 HOURS, FLUSH OUT LINES AND HYDROSTATICALLY TEST ALL PVC PIPE AT A PRESSURE OF 120 PSI.
2. PRESSURE WILL BE MAINTAINED ON PIPE FOR NOT LESS THAN 24 HOURS. SHOULD ANY LEAKS BE FOUND, THE LINE WILL BE REPAIRED AND RETESTED UNTIL SATISFACTORY.
3. FINAL INSPECTION: DEMONSTRATE THE ENTIRE SYSTEM PROVING ALL VALVES ARE PROPERLY BALANCED, ALL HEADS ARE PROPERLY ADJUSTED FOR RADIUS AND ARC OF COVERAGE.

3.4 MAINTENANCE
1. MAINTENANCE RESPONSIBILITY SHALL INCLUDE FULL OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM THROUGHOUT MAINTENANCE PERIOD.
2. PROVIDE SUFFICIENT FULL TIME PERSONNEL WHO ARE FULLY TRAINED IN IRRIGATION OPERATION AND MAINTENANCE PROCEDURES.
3. OPERATION AND MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   a. CLEANING AND REPAIRING ALL EQUIPMENT, VALVES, SPRAY HEADS, PIPE AUTOMATIC IRRIGATION CONTROLLER.
4. MAKE ALL NECESSARY REPAIRS FOR PROPER OPERATION AND FUNCTIONING OF THE SYSTEM. MAINTAIN ALL SPRAY & ROTOR/ROTARY SPRINKLER HEADS AND INLINE DRIP EMITTER SYSTEMS TO ASSURE PROPER EMISSION OF DESIGNED WATER QUANTITIES. REPLACE ALL BROKEN, STOLEN OR MALFUNCTIONING EQUIPMENT WITH NEW EQUIPMENT.
5. THE IRRIGATION CONTRACTOR WILL PROVIDE 8 HOURS OF TRAINING TO THE OWNERS MAINTENANCE STAFF. TRAINING WILL INCLUDE, BUT IS NOT LIMITED TO, SPRINKLER HEAD AND VALVE REPAIR, BROKEN PIPE REPAIR AND PROGRAMMING VARIOUS SEASONAL WATERING SCHEDULES FOR THE AUTOMATIC IRRIGATION TIMER.
6. PRIOR TO COMPLETION OF THE WORK THE CONTRACTOR WILL TURN OVER THE LIST OF NAMES TO THE OWNER WHO HAVE BEEN TRAINED BY THE CONTRACTOR AND ARE FULLY KNOWLEDGEABLE OF MAINTENANCE.
7. PRIOR TO COMPLETION THE IRRIGATION CONTRACTOR WILL PROVIDE THE OWNER WITH THE NAMES, ADDRESSES AND PHONE NUMBERS OF THREE (3) LOCAL IRRIGATION WHOLESALE SUPPLY DISTRIBUTORS.

3.5 GUARANTEE:
1. THE CONTRACTOR SHALL OBTAIN IN OWNERS NAME THE STANDARD WRITTEN MANUFACTURER'S GUARANTEE OF ALL MATERIALS FURNISHED UNDER THIS SECTION WHERE SUCH GUARANTEES ARE OFFERED IN THE MANUFACTURER'S PUBLISHED PRODUCT DATA. THESE GUARANTEES SHALL BE IN ADDITION TO, AND NOT IN LIEU OF, OTHER LIABILITIES THAT THE CONTRACTOR MAY HAVE BY LAW.
2. IN ADDITION TO THE MANUFACTURERS GUARANTEES THE CONTRACTOR SHALL WARRANTY THE ENTIRE IRRIGATION SYSTEM, BOTH PARTS LABOR AND MAINTENANCE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. AS PART OF THE ONE-YEAR WARRANTY THE CONTRACTOR SHALL PERFORM THE FIRST YEAR MAINTENANCE FOR THE IRRIGATION SYSTEM. SHOULD ANY PROBLEMS DEVELOP WITHIN THE WARRANTY PERIOD BECAUSE OF INFERIOR OR FAULTY MATERIALS OR WORKMANSHIP, THEY SHALL BE CORRECTED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER. A WRITTEN WARRANTY SHOWING DATE OF COMPLETION AND PERIOD OF WARRANTY SHALL BE SUPPLIED UPON COMPLETION OF THIS PROJECT.

3.6 CLEAN UP
1. UPON COMPLETION OF THE WORK THE IRRIGATION CONTRACTOR WILL REMOVE ALL LEFTOVER MATERIALS AND EQUIPMENT FROM THE SITE IN A SAFE AND LEGAL MANNER. THE CONTRACTOR WILL REMOVE ALL DEBRIS RESULTING FROM FROM WORK OF THIS SECTION.

3.7 QUALITY ASSURANCE:
1. THE IRRIGATION CONTRACTOR WILL TURN OVER TO THE OWNER (3) DAYS PRIOR TO COMPLETION OF THE WORK ALL ORIGINAL INVOICES OF THE MATERIALS INSTALLED ON THIS PROJECT. THIS IS REQUIRED TO ASSIST THE OWNER WITH DATES TO QUALIFY FOR THE MATERIAL WARRANTEE TIME PERIODS EXTENDED BY THE MANUFACTURER'S OF THE PRODUCTS INSTALLED.

END OF SECTION

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
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Cubacci & Peterson
Architects · Engineers · Planners
ORLANDO · PHILADELPHIA

CLIENT NAME
SRK Lady Lake XX Associates, L.L.C.
4250 Lindon Road
Avondale, AZ 85392-1072

PROJECT NAME
Lady Lake Crossing East
SR 441 Lady Lake
Grey Shade Building

SHEET TITLE
IRRIGATION SPECIFICATIONS

SPRINKLER CONSULTANT
WILLIAM B. CURTIS
Phone: (407) 830-7241
sprinkler-consultant@earthlink.net

RELEASE
APR 1 3 2005

PROJECT NO. 214072
DATE 14/03/05
DRAWN
CHECKED

IRR-6

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Use for parking lots, streets and surrounding areas.

CONSTRUCTION — [illegible]

OPTICS — [illegible]

ELECTRICAL — [illegible]

INSTALLATION — [illegible]

LISTINGS — [illegible]

Square Area Lighting

KVF2

METAL HALIDE: 175-1000W
HIGH PRESSURE SODIUM: 250-1000W
20' to 40' Mounting

Specifications

Square: 21-1/2 (54.6)
Flat lens height: 14 (35.5)
Drop lens height: 17 (43.2)

Arm mount
EPA: 2.8 ft² (0.25 m²) incl. arm
*Weight: 53 lbs (24 kg)
*Weight as configured in example below.

Post top
EPA: 2.8 ft² (0.25 m²)
Weight: +2 lbs to *
Overall Height: 22-3/4 (57.8)

All dimensions are in inches (centimeters) unless otherwise specified.

ORDERING INFORMATION For shortest lead times, configure products using bolded options.

Example: KVF2 400M SYMDL TB SCWA SP09 LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting
KVF2	Metal halide: 175M, 200M, 250M, 320M, 350M, **400M**, 450M, 750M, 775M, 875M, **1000M** High pressure sodium: 250S, 400S, 750S, 1000S	Vertical lamp: SYM Symmetric square; ASY Asymmetric; VFA Vertical forward throw automotive Horizontal lamp: R2 Type II; R3 Type III High performance horizontal lamp: SR2FL Type II roadway; SR3FL Type III asymmetric; SR4SCFL Type IV forward throw, sharp cutoff; SR4WFL Type IV forward throw, wide	120, 208, 240, 277, 347, 480, TB, 23050HZ	(blank) Magnetic ballast; CWI Constant wattage isolated; Pulse Start: SCWA Super CWA ballast. Note: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	Type: SP Square pole; RP Round pole; WB Wall bracket; WW Wood pole or wall bracket; PT Post top; opentop pole Size: 06 6" arm; 09 9" arm; 12 12" arm; 4 4"OD; 4.5 4.5"OD; 5 5"OD; 6 6"OD

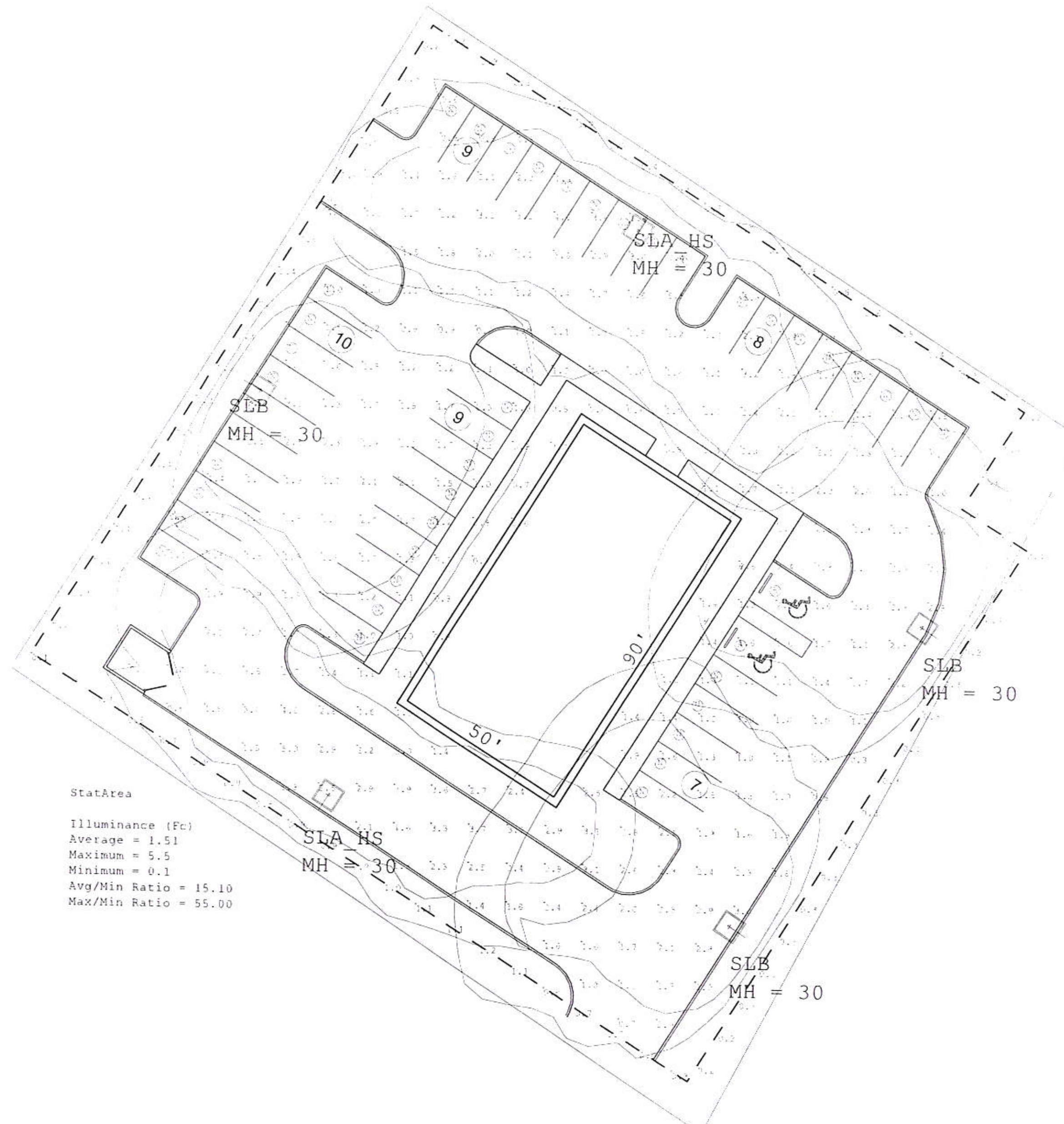
Options			Finish	Lamp (required)
Shipped installed in fixture: SF Single fuse 120, 277, 347V; DF Double fuse 208, 240, 480V; KW1 KiloWatch 120V control relay; KW4 KiloWatch 277V control relay; PER NEMA twist-lock receptacle only (photocontrol not included); QRS Quartz restrike system; QRSTD QRS time delay; EA Embossed accent	EHS External houseside shield (matches fixture finish); EHSB External houseside shield black (painted black to maximize light control); CSA Listed and labeled to comply with Canadian Standards; NOM NOM certified; INTL Available for 175M probe start shipping outside the U.S.; REGC1 California Title 20 effective 1/1/2010	Shipped separately: VG Vandal guard; PE1 NEMA twist-lock PE (120, 208, 240V); PE3 NEMA twist-lock PE (347V); PE4 NEMA twist-lock PE (480V); PE7 NEMA twist-lock PE (277V); SC Shorting cap	(blank) Dark bronze; DBL Black; DGC Charcoal gray; DMB Medium bronze; DNA Natural aluminum; DWH White; CR Corrosion resistant	LPI Lamp included; L/LP Less lamp

Accessories: Tenon Mounting Slipfitter
Order as separate catalog number.

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8 (6.0)	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8 (7.3)	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4 (10.2)	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

Notes
[illegible]

OUTDOOR   KVF2-M-S



StatArea

Illuminance (Fc)
Average = 1.51
Maximum = 5.5
Minimum = 0.1
Avg/Min Ratio = 15.10
Max/Min Ratio = 55.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊡	2	SLA_HS	SINGLE	38000	0.750	KVF2 400M SR3FL TB SCWA SPD09 HS LPI; POLE MOUNTED @ 30' AFG
⊡	3	SLB	SINGLE	38000	0.750	KVF2 400M SR4SCFL TB SCWA SPD09 LPI; POLE MOUNTED @ 30' AFG

1 Photometric
SCALE: 1/16" = 1'-0"

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com

CLIENT NAME
SRK Lady Lake 43 Associates L.L.C.
4053 Maple Road
Amherst, NY 14226-1072

PROJECT NAME
Verizon - Lady Lake Crossing
@ S.R. 500 & US 27
Lady Lake, FL

SHEET TITLE
Site Photometric

EUGENIO E. DE ALBA, LICENSE No 64611, STATE OF FLORIDA, PROFESSIONAL ENGINEER
02/06/2015

Revision Schedule

No.	Description	Date

PROJECT NO 2150079
DATE February 09, 2015
DRAWN JOT
CHECKED JOT

E002

J-14

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: **MJM 03/15-002 - Auto Zone Store Major Modification - A development construction of a 6,815-Square-foot Automotive Parts Retail Building proposed at 213 West Hermosa Street -formerly the Northcott Center Site- (Alternate Key 2580348).**

DEPARTMENT: **GROWTH MANAGEMENT**

RECOMMENDED MOTIONS:

Staff recommends approval of Major Site Plan 03/15-002 as presented; granting the request for a waiver to Chapter 10, Section 10-3).b).B).2).; meeting all other site specifications as required per Town of Lady Lake Land Development Regulations and the Comprehensive Plan.

SUMMARY:

Wade Davis with AutoZone Stores, Inc. submitted a site plan application for a 1.97 +/- acre parcel located at 213 West Hermosa Street. The parcel originally received Major Site Plan approval on July 7, 2008, by the Town Commission for the construction of 11,880 square feet of medical and professional offices under the project name of Northcott Center. At this time, the new applicant proposes the construction of a 6,815-Square-foot Automotive Parts Retail Building. The property is zoned HC, which is Heavy Commercial, and permits retail sales and services on this site. The Future Land Use Map designation for the site is RET – General Commercial Retail Sales & Services. The use is consistent with directives of the Comprehensive Plan.

Under the Northcott Center development, the applicant was granted site plan approval with landscaping buffers along the East Elevation for the site due to a retaining wall and overhead power utility lines.

The traffic impacts of this proposed development has been documented through a Tier 1 Traffic Analysis which was submitted to the Metropolitan Planning Organization (MPO). The MPO reviewed the traffic analysis and indicated that all necessary information to support the project has been provided and that no further analysis is required. The proposed Automotive Parts Retail Building is expected to generate 422 daily trips, with 41 pm peak hour trips (20 entering and 21 exiting).

Attached are following reviews contained in the packet:

a. Town Engineer comments for the site plan dated April 27, 2015 (Satisfied).
~~b. Fire Review comments dated April 15, 2015 (Satisfied).~~
c. Waste Management comments dated April 2, 2015 (Satisfied).
d. Lady Lake Building Official comments dated March 16, 2015 (Satisfied).
e. Lake-Sumter MPO comments dated April 10, 2015 (Satisfied)
f. FDOT comments dated April 2, 2015.
g. Lady Lake Public Works comments dated April 7, 2015 (Satisfied).

It's anticipated that the applicant will receive the St. John's River Water Management District Individual Environmental Resource permit in the next coming days; however, in accordance with Florida Statute 166.033. Paragraph 4, this permit may not be a requirement for development approval. The applicant, however, shall provide all required state permits prior to commencing construction.

Commercial Design Standards

In accordance with the Land Development Regulations, **Chapter 20, Section 20-3C).3).A)**., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

- The applicant is proposing a mix of styles combining modern style with some Mediterranean style elements. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects along this corridor in the past (i.e. McDonalds, Mattress Firm, etc.); exterior building elevation compatibility in accordance with **Chapter 20, section 20-3C).3).B).** has been reviewed and met.

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 315.2 tree caliper inches based on its 1.97-acre area (160"x 1.97). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	222 tree caliper inches
Proposed Canopy & Understory Trees	130 tree caliper inches
Total tree caliper inches	352 tree caliper inches

The applicant is providing more than the required on-site tree caliper inches.

Notes:

- No historic trees will be removed for this development.

The applicant is pursuing the following ***landscaping waiver:***

- In accordance to **Chapter 10, Section 10-3. b).B).2).**, the East Elevation Buffer requires twenty (20) feet minimum width with four (4) canopy trees, three (3) understory trees and a continuous hedge or an approved fence or wall.

The applicant is required to provide 17 canopy trees and 13 understory trees.

The applicant is requesting a waiver of 16 canopy trees and 13 understory trees.

Justification: Due to a retaining wall and overhead power utility lines along the elevation facing N Hwy 27/441, this buffer cannot be accommodated.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Thursday, April 2, 2015, and provided outstanding comments regarding the Site Plan application.

The **Special Town Commission Conceptual Workshop** took place on Monday, April 20, 2015, and it was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Auto Zone Store Major Modification MJM 03/15-002, to be located at 213 West Hermosa Street (formerly the Northcott Center Site), to include the waivers requested as presented.

The **Parks, Recreation and Tree Advisory Committee** will be reviewing the application at their regular meeting on Wednesday, May 13, 2015, and the recommendation will be made available during the Town Commission meeting; at the time of packet distribution this information is not available.

FISCAL IMPACT: **$0**

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: **[ ] Ordinance** **[ ] Resolution** **[ ] Budget**

[X] Other – Site Plan

[ ] Support Documents/Contracts Available for Review in Manager's Office

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5-11-15

DEPARTMENT HEAD **Submitted** 5/11/15 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 5/15/15 **Date** 5/11/15

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

RECEIVED
MAR 12 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

1. Applicant's Name: Wade Davis, AutoZone Stores, Inc.

   Telephone/Email: wade.davis@autozone.com

   Applicant is: Owner ___ Developer ___ Lessee ___ Agent ___ Optionee ___

2. Owner's Name: Smallwood Marvin O & Gary J Tutor

   Address: 615 Lake Shore Dr, Leesburg, FL 34748

   Telephone/Email: N/A

3. Engineer's Name: Kinney Engineering, LLC

   Address: 2573 34th Ave. N., St. Petersburg, FL 33713

   Telephone/Email: jason@kinney-engineering.com

   Reg. Number: FL # 62547

4. Architect's Name: TBD

   Address:

   Telephone/Email:

   Registration Number:

5. Landscape Architect: Placemaker Design Studio

   Address: 3000 Gulf to Bay Blvd, Suite 301, Clearwater, FL 33759

   Telephone/Email: chris@placemakerdesignstudio.com

   Registration Number: FL # LA 6667068

6. Project Name: AutoZone - 6341

   Physical Location/Address: NWC Hermosa St. & US Highway 27

11. The property is located in the vicinity of the following streets:

    Northwest corner Hermosa St. & US Highway 27

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW
Page 2

8. Area of property 85,464 Square Feet 1,962 Acres

9. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:

   See attached

10. The property is currently zoned: HC Heavy Commercial

11. Briefly describe the proposed project: Construct 6,815 Auto Parts Retail Store

    If for storage, what type of material will be stored? N/A

12. Have any development reviews and/or approvals been granted to this property?
    Yes X No ____ If yes, list the type, date and result:

    Previous Site Plan Approval # XXXXX

13. Has any Variance been granted concerning this property? Yes ____ No X
    If yes, list the Case Number and briefly describe the nature of the Variance.

14. The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:

    General Information

    ____ a. Name of project.

    ____ b. General statement of intended use of site.

    ____ c. Legal description of the property and size of parcel in acres or square feet.

    ____ d. Name and address of owner.

____ e. Name, address and phone number of owner's agent.

____ f. Name, address, signature and registration of the professionals preparing the plans.

____ g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.

____ h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than one inch equals five thousand two hundred eighty feet (1" = 5,280' or 1" = Mile).

____ i. Linear dimensions of the site.

____ j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.

____ k. Finished grading elevations.

____ l. Zoning of the site and of all adjacent parcels.

____ m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).

____ n. Percent of open space of site.

____ o. Location of proposed signs.

Building and Structure

____ a. Existing and proposed structures.

____ b. Intended use.

____ c. Number of stories.

____ d. Height of building(s).

____ e. Number of dwelling units and density.

____ f. Projected number of employees, if applicable.

____ g. If restaurant, show number of seats and occupancy load.

____ h. Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.

____ i. Photograph or sketch of proposed sign with dimensions and material type.

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

____ a. Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary.

____ b. All parking spaces delineated.

____ c. Number of parking spaces.

____ d. Number and location of handicapped spaces.

____ e. Number of square feet of paved parking and driveway area.

____ f. Surface materials and cross-section of proposed paved areas.

____ g. Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter.

____ h. Description/location of proposed driveway(s) and median cut(s).

____ i. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary.

____ j. Location of traffic-control signs and signalization devices, if required.

____ k. Number and location of required loading spaces.

____ i. Number and location of required bicycle spaces.

Drainage and Stormwater

____ a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.

____ b. Size, material and location of stormwater structures and pipes.

____ c. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.

Proposed Water, Sewer and Solid Waste Facilities

____ a. Size, material, specifications and location of water mains, valves, services and fire hydrants.

____ b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.

____ c. Size and location of septic tank and drainfield, if applicable.

____ d. Grease separation system, if applicable: Size, location and materials.

____ e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

____ a. Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.

____ b. Irrigation system plan.

Environmental Protection

____ a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.

____ b. Conservation easements per the requirements.

____ c. Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

ADDITIONAL INFORMATION TO BE PROVIDED

____ a. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations.

____ b. Drainage calculations as required in the Stormwater Management chapter.

____ c. Fire flow calculations, if applicable.

____ d. Lift station calculations, where required.

____ e. Copy of HRS permit, where required.

____ f. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.

____ g. Environmental assessment per the requirements, if applicable.

____ h. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.

Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH DEVELOPMENT DEPARTMENT ACCOMPANIED BY EIGHT (8) COPIES OF THE SITE PLAN AND FOUR (4) 11 X 17 (SIGNED AND SEALED IF REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994.

Office Use:
Date Application Received: 03-12-15 Received by: Wathan

Fees Paid:
Site Development Plan - Minor
Site Development Plan - Major up to 100,000 sq. ft. $2,495 - Major Modification to Site Plan
Site Development Plan - Major 100,001 sq. ft. and up

Property Record Card

General Information

Alternate Key:	2580348	**Parcel:**	17-18-24-000400003000
Owner Name:	SMALLWOOD MARVIN O &	**Millage:**	00LL (Lady Lake) : 17.6629
Owner Address:	GARY J TUTOR 615 LAKE SHORE DR LEESBURG, FL 34748	**Property Location:**	LADY LAKE FL 32159
Legal Description:	BEG 25 FT N OF SE COR OF NW 1/4 OF SE 1/4, RUN E TO HWY, | N'LY ALONG HWY TO PT 431 FT N OF S LINE OF NW 1/4 OF SE 1/4,| W TO PT 210 FT W OF E LINE OF NW 1/4 OF SE 1/4, S 210 FT, W | TO RR, S ALONG RR TO PT W OF POB, E TO POB--LESS FROM NE COR| OF SEC 20-18-24 RUN N 89-55-43 W ALONG N LINE OF SEC 20 A | DIST OF 499.35 FT TO A POINT LYING ON CENTERLINE OF SR 500, | N 25-44-24 W ALONG SAID CENTERLINE 1379.57 FT TO THE POINT | OF CURVATURE OF A CURVE CONCAVE TO THE NE, SAID CURVE HAVING| A CENTRAL ANGLE OF 03-04-02 & A RADIUS OF 1910.08 FT, THENCE| RUN NW'LY ALONG SAID CENTERLINE OF SR 500 & ARC OF SAID | CURVE A DIST OF 102.25 FT, THENCE RUN N 89-35-41 W 81.03 FT | TO THE INTERSECTION OF W'LY R/W LINE OF SR 500 & N'LY R/W | LINE OF HERMOSA ST FOR POB, CONT N 89-35-41 W ALONG SAID | N'LY R/W LINE OF HERMOSA ST A DIST OF 44.99 FT, N 56-57-46 E| 40.72 FT TO A POINT LYING W'LY R/W LINE OF SR 500, S | 25-44-24 E ALONG SAID W'LY R/W LINE 25 FT FOR RD R/W-- | ORB 2950 PG 766 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	VACANT COMMERCIAL (1000)	0	0		82259	SF	$0.00	$468,876.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	67724	SF	2010	$92,159.00
0002	PAVING (PAV)	210	SF	2010	$494.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price

1726 / 1460	6/17/1999	GD	U	V	$0.00
1831 / 2113	6/13/2000	GD	U	V	$0.00
2950 / 766	9/15/2005	WD	Q	V	$1,000,000.00

Value

Total Just Value:		$561,529.00
Assessed Value:	=	$561,529.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$561,529.00
Millage Rate: ?	x	0.0176629
Base Ad-Valorem Tax:	=	$9,918.23
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$9,918.23

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

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CFN 2005145383
Bk 02950 Pgs 0766 - 768; (3pgs)
DATE: 09/16/2005 10:34:12 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 27.00
DEED DOC 7,000.00

Prepared by and return to:

J. ROBERT DUGGAN, P.A.
1029 West Magnolia Street
Leesburg, FL 34748
352-787-1440
File Number: 05-209
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of September, 2005 between DOUGLAS A. HILL, SR. as Personal Representative of the Estate of EUGENE P. HILL, deceased, and individually, VERNON SIMPKINS, as Personal Representative(s) of the Estate of EDWARD S. HILL, also known as EDWARD SIMUEL HILL, deceased, MADELINE O. HOLTZ, and HARVEY HILL whose post office address is 2904 Register Road, Fruitland Park, FL 34731, grantor, and MARVIN O. SMALLWOOD, a married person and GARY J. TUTOR, a married person whose post office address is 615 Lake Shore Drive, Leesburg, FL 34748, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

A portion of the S.E. 1/4 of Section 17, Township 18 South, Range 24 East, Lake County, Florida, being described as follows:

Begin 25.00 feet North of the S.E. corner of the N.W. 1/4 of the S.E. 1/4; thence run East to Highway; thence Northerly along Highway to a point 431.00 feet North of the South line of the N.W. 1/4 of the S.E. 1/4; thence West to a point 210.00 feet West of the East line of the N.W. 1/4 of the S.E. 1/4; thence South 210.00 feet; thence West to railroad right of way; thence Southerly along railroad right of way to a point West of P.O.B.; thence East to the point of beginning.

Parcel Identification Number: 1718240004-000-03000

Grantor warrants that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

The purpose of this warranty deed instrument is to convey to the Grantee any and all interest of the Grantors, in their representative capacities of the estates for which they serve as personal representative, and individually, and as otherwise provided by law.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all

encumbrances, except taxes accruing subsequent to **December 31, 2004.** Notwithstanding the foregoing, there is no warranty as to the title as it pertains to Douglas A. Hill, Sr., as Personal Representative of the Estate of Eugene P. Hill and Vernon Simpkins, as Personal Representative of the Estate of Edward S. Hill, also known as Edward Simuel Hill, deceased, nor do the Grantors warrant any matters contained within Attorneys' Title Insurance Fund, Inc. binder number CF-1537988 effective June 29, 2005, or the terms and conditions of the lease referenced therein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: NITIN KHIRBAT

Witness Name: J. Robert Duggan

DOUGLAS A. HILL, SR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EUGENE P. HILL, DECEASED, AND INDIVIDUALLY
2904 Register Road
Fruitland Park, Florida 34731

Witness Name: NITIN KHIRBAT

Witness Name: J. Robert Duggan

VERNON SIMPKINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD S. HILL, ALSO KNOWN AS EDWARD SIMUEL HILL
Post Office Box 709
Tavares, Florida 32778

Witness Name: NITIN KHIRBAT

Witness Name: J. Robert Duggan

(Seal)
MADELINE O. HOLTZ
700 West Pope Road
St. Augustine, Florida 32084

Witness Name: NITIN KHIRBAT

Witness Name: J. Robert Duggan

(Seal)
HARVEY HILL
4451 King Cole Boulevard
Orlando, Florida 32811

DoubleTimes

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of September, 2005 by DOUGLAS A. HILL, SR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EUGENE P. HILL, DECEASED, AND INDIVIDUALLY, VERNON SIMPKINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD S. HILL, ALSO KNOWN AS EDWARD SIMUEL HILL, DECEASED, MADELINE O. HOLTZ AND HARVEY HILL, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Kay Lasky
Notary Public

Kay Lasky
My Commission DD271468
Expires December 30, 2007

Printed Name: KAY LASKY

My Commission Expires:

DoubleTime®

APPLICANT'S AFFIDAVIT

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF ~~LAKE~~ Shelby

Before me, the undersigned authority, personally appeared James C. Griffith, who being by me first duly sworn on oath, deposes and says:

(1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for:

AutoZone 4999

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 24th day of September, 2014, by James C. Griffith, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Laura Sharpe
Notary Public

LAURA SHARPE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Gary Tutor, who being by me first duly sworn on oath, deposes and says:

(1) That he/she is the fee-simple owner of the property legally described on page one of this application.

(2) That he/she desires approval for:

AutoZone 4999

(3) That he/she has appointed AutoZone Stores Inc and Kinney Engineering LLC to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

Gary Tutor
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 24th day of September, 2014, by Gary Tutor, who is ~~personally~~ known to me or who has produced N/A as identification and who did (did not) take an oath.

Tammie Sue Ballentine
Notary Public

TAMMIE SUE BALLENTINE
MY COMMISSION #FF112793
EXPIRES April 15, 2018
(407) 398-0153 FloridaNotaryService.com

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN 25.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN EAST TO HIGHWAY; THENCE NORTHERLY ALONG HIGHWAY TO A POINT 431.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST TO A POINT 210.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 210.00 FEET; THENCE WEST TO RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG RAILROAD RIGHT OF WAY TO A POINT WEST OF POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART TAKEN IN OFFICIAL RECORDS BOOK 3899, PAGE 825, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINS 85,464 SQUARE FEET OR 1.962 ACRES MORE OR LESS.

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. **Purpose for Concurrency Determination: (check one)**

____Comprehensive Plan Land Use Amendment
____Preliminary/Final Subdivision Approval
____Rezoning
X Site Plan Approval
____Other

2. **Applicant:** AutoZone Stores, Inc., Wade Davis
Address: 123 S. Front Street, Floor 3, Memphis, TN 38103
Telephone: (901) 495-8701 **E-Mail:** wade.davis@autozone.com

3. **Owner:** Marvin O. Smallwood & Gary J. Tutor
Address: 615 Lake Shore Dr., Leesburg, FL 34748
Telephone: N/A **E-Mail:** N/A

4. **Property Address:** NWC W. Hermosa and US Highway 27

5. **Alt. Key #:** 2580348 6. **Total Acreage:** 1.96

7. **Existing Zoning:** HC 8. **Proposed Zoning:** HC

9. **Existing Land Use:** Vacant 10. **Proposed Land Use:** Auto Parts Retail

11. **Residential Lots/Units:** 0 12. **Non-Resident, Gross Sq. Ft.:** 6,815

13. **Method of Wastewater Treatment:**
a. **Septic Tank:** _____ b. **Central Sewer:** X c. **Other:** _____
County Permit: _____ **County #:** _____

14. **Wastewater Flow Rates:***
ERU Determination Per Chapter 14, Appendix A-A: _____ **ERUS x 250 =** 682 **GPD**

15. **Water Usage:***
ERU Determination Per Chapter 14, Appendix A-A: _____ **ERUS x 250 =** 614 **GPD**

16. **Solid Waste: (3.39 pounds per capita, per day):** 150 **Pounds**

17. **Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):**
See Traffic Analysis

18. **Population (residential only) 1.86 persons per household:** N/A **Persons**

19. **Recreation (residential only) 4 acres per 1,000 residents:** N/A **Acres**

Signature of Engineer: _____ **Date:** 11/7/14

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

April 27, 2015

Mrs. Wendy Then
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: NEW SITE PLAN – AUTOZONE – ENGINEERING REVIEW NO. 2

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the development plans submitted by Kinney Engineering, LLC received by the Town, for the above referenced project. Our efforts in reviewing the development documents focused on General plan details, Buildings & Structures, Traffic/Transportation, Drainage and Stormwater, Water and Wastewater, Landscaping and Environmental protection based on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our review of the updated plans provided by your office, NSI has found the development plans satisfactory and in compliance with the Lady Lake LDRs. If you have questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Steven R. Cockerham, P.E.
Senior Project Manager

2301 Lucien Way, Suite 300 • Maitland, FL 32751 • 407-647-6623 fax: 407-539-0575

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-l5122@peoplepc.com

Plan Review #: 15-025A
Project: Site Plan (Auto Zone)
Location: Lady Lake
Address of Job: Hermosa & Hwy 27/441
Pages: 18

Review For: Kinney Engineering
Email: jason@kinney-engineering.com
Telephone: 727-804-6922
Contact: Jason Kinney

April 15, 2015

I have received and reviewed the revised plans for the site build-out for a retail space (Auto Zone) designated as a mercantile occupancy for compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. Comments associated with this review are noted in bold. At this time, plans are allowed to move forward. Should anyone feel comments are not enforceable, he or she shall contact this authority to resolve prior to permit.

1. The project may require a fire flow based on NFPA 1: Table 18.4.5.1.2 as much as 2500 gpms at 20 psi for 2 hours. Provide type of construction for the building so the minimum fire flow may be determine. Fire flow test shall be completed from the closest hydrant to the project and documentation shall be submitted to this authority showing compliance. **It has been advised that the type of construction is Type IIB. Based on type of construction, 1750 gpm's will be required at 20 psi for 2 hours. Flow test shall be provided to Town once complete. Contact utilities when flow test is to be conducted, as they will want to be present. Comment satisfied.**
2. Based on Lady Lake LDC, Chapter 14.9 (D), a 1000 gpm maximum credit is given per hydrant. Based on that requirement, an additional hydrant will be required. If a hydrant is located within 500 feet of the building (not site), show location on site plan for qualification. If there is no existing hydrant within 500 feet, an additional hydrant will need to be installed. **An additional hydrant is being installed along Hermosa Street. At time of tap, utilities will want to be present. Engineer further advised a hydrant is located at Hermosa and Hwy 27/441, however, no distance for that hydrant had been noted in plans or advised by engineer. This authority conducted a site visit to ensure additional hydrant is within 500 ft. Hydrant was within distance. Comment satisfied.**
3. The plans currently show the fire hydrant to be on a 6" line. Per Lady Lake LDC, Chapter 14.9 (B), hydrant shall be on an 8" line. A 20' stub out of 6" line is allowed for connection into the hydrant. The line shown on the plans is longer than 20'. **The line feeding the hydrant has been changed from a 6" line to an 8" line. Comment satisfied.**
4. Asphalt shall be striped, and signage shall be in place indicating "NO PARKING – FIRE LANE" for designated fire lane locations and hydrant location(s). Provide details on plans. See Chapter 18 of NFPA 1 Handbook for examples. **No fire lane marking is required due to location of hydrant. Comment satisfied.**
5. Fire hydrants shall be color coded based on the flow tests obtained. Blue roadway reflectors shall also be installed indicating hydrant location. **Note was indicated on plans about painting hydrant with regards to the flow, however, nothing was noted or indicated by engineer about the roadway reflectors for the hydrant. Roadway reflectors shall be installed. Comment satisfied.**

Inspections Required:

1. Pressure test on new water main.
2. Flush on water main
3. Site Final

Kerry Barnett

KERRY BARNETT, Fire Safety Inspector & Plans Examiner

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

Wendy Then

From: Dallas Foss <dfoss@usanova.com>
Sent: Monday, March 16, 2015 12:56 PM
To: Wendy Then
Subject: Auto zone Site Plan

Wendy

I gave reviewed the proposed site plan and have no comments at this time. Plan is in compliance with ADA requirements.

Dallas Foss
Building Official
Town of Lady Lake
Nova Engineering & Environmental

Sent from my Verizon Wireless 4G LTE smartphone

Wendy Then

From: Marcondes, Olga <omarcondes@lakecountyfl.gov>
Sent: Friday, April 10, 2015 3:03 PM
To: Wendy Then
Cc: Thad Carroll; Franco, Francis
Subject: RE: Auto Zone Auto Parts Major Mod @ 213 West Hermosa St.
Attachments: Lake Lady -AutoZone Store (LOS Inquiry).pdf

Good Afternoon Wendy;

The MPO has reviewed the Request for Exemption from submitting a full Traffic Impact Study submitted by Kinney Engineering dated 3/10/15. A methodology letter was submitted and reviewed on 8/5/14. The traffic analysis is in support of the proposed AutoZone Store and I offer the following comments:

1. The project is a proposed 6,815 SF automotive parts retail store located in the northeast corner of the intersection of US 27 & Hermosa Street. Access to the proposed development is located on Hermosa Street. Build out of the project is anticipated to be completed by 2015.

2. Trip generation was determined using the ITE Land Use Code 843 – Automobile Parts Sales from the ITE Trip Generation, 9th Edition. The project is estimated to generate 422 daily trips, with 41 pm peak hour trips (20 entering and 21 exiting).

3. The applicant should have used the ITE Trip Generation Handbook, 2nd Edition to estimate pass-by trips. The percentages of new trips for this land use is estimated to be 57%. With the pass-by trips reduction of 43%, the net trip generation for this project is 240 new daily trips with 23 pm peak hour trips (11 entering and 12 exiting). Trip distribution, which was estimated using a manual method, was reviewed and found to be reasonable.

4. A segment analysis was conducted and available capacity on each impacted roadway segment was verified. **I have enclosed a copy of the capacity analysis for your files.**

The applicant has provided all necessary information to support the project and no further analysis is required. If you have any questions regarding my comments, please do not hesitate to contact me. **Please let us know if or when this project is approved so that we can record it and update the TMS database.**

Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO
1616 South 14th Street
Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

Project Name: AutoZone Store **Jurisdiction: Town of Lady Lake**

LEVEL OF SERVICE (LOS) - PROJECT CAPACITY INQUIRY																		
Segment ID	Roadway	Segment		Adopted LOS	Adopted Capacity	Existing + Committed PM Peak Hour/Peak Direction								V/C Ratio	Available Capacity	Project Trip Distr (%)	Project Impact (%)
		From	To			NB/EB	Project	Total	LOS	SB/WB	Project	Total	LOS				
1030	C.R. 466	ROLLING ACRES ROAD	US 27	D	2,000	788	2	790	C	757	2	759	C	0.40	1,210	18%	0.10%
1040	C.R. 466 / LAKE GRIFFIN ROAD	US 27/ US 441	GRAYS AIRPORT ROAD	D	572	199	0	199	C	105	1	106	C	0.35	373	5%	0.17%
3690	US 27/US441	ALT US 441 / ALT US 27	CR 466	D	2,000	1,257	4	1,261	C	1,371	4	1,375	C	0.69	625	34%	0.20%
3700	US 27/US441	CR 466	LAKE ELLA ROAD	D	2,000	1,111	5	1,116	C	1,812	5	1,817	C	0.91	183	43%	0.25%

Note: Existing + Committed Volumes are based on the Lake County TMS Report dated April 3, 2015.

Wendy Then

From: Peggy Smith <psmith@LadyLakePW.org>
Sent: Tuesday, April 07, 2015 3:05 PM
To: Becky Hewett; Brenda Brock; Butch Goodman; C.T. Eagle; Christie Gosneigh; Kathy Learn; Peggy Smith; Rebecca Schneider; Wendy Then
Cc: jason@kinney-engineering.com
Subject: AutoZone Commercial Bldg quote and Reuse quote signed
Attachments: AutoZone 4999 Commercial Bldg quote signed 4-7-2015 $9867.00.pdf; AutoZone 4999 ReUse quote signed 4-7-2015 $859.00.pdf

Please see the attached approved/signed quotes for AutoZone Commercial Bldg. and Reuse.

If you have any questions, please let me know.

Thank you,

Peggy Smith

Note: New hours of operation: Mon-Thurs, 7 am - 6 pm
Town of Lady Lake
Public Works Admin. Assistant
136 Skyline Drive
Lady Lake, Florida
(352) 751-1526
psmith@ladylakepw.org

Please note: Under Florida law (Fla.Stat. 668.6076 - effec. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Utility reserves the right to do site inspections and audits of said Water Facilities, Sewer Facilities, and Reuse Facilities at any given time without due notice to the Developer to determine if water, sewer, and reuse ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.

UTILITY QUOTE Residential ____ Commercial _X_ Irrigation ____ Reuse ____

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Auto Zone 4999 Legal Street Address: NWC W. Hermosa and US Highway 27
Applicants Name: Jason Kinney, P.E. Kenney Engineering, LLC Phone Number: 727-804-6922
Notes: Commercial Building 6815 Sq. Ft. = 2 ERU's Per LDR's.

*Residential and Commercial Properties are required to meet standard specifications set by the Town. Commercial Properties are required to purchase and install a RPZ or a dual check backflow device depending on field inspection. Commercial Properties are required to complete water & sewer taps and install meters. Commercial Properties are required to purchase and install a Neptune Radio Read Meter with a meter box and curb stops.

TOTAL NUMBER OF ERU's 2

					REV. CODE
IS MUNICIPAL WATER AVAILABLE?		X Yes	____ No		
IS MUNICIPAL SEWER AVAILABLE?		X Yes	____ No		
IS MUNICIPAL REUSE AVAILABLE?		X Yes	____ No		
WATER IMPACT FEES	2 ERU's	1,499.00 each			
		Commercial		$ 2,998.00	WI
		Residential		$ ____	WR
WATER TAP IN FEE	____ TAP w/5/8" meter	505.00 each		$ ____	WT
WATER DEPOSIT:					
Commercial Owner	2 ERU's	100.00 each		$ 200.00	PD
Contractor	____ ERU's	150.00 each		$ ____	PD
Residential Owner	____ ERU's	75.00 each		$ ____	PD
METER INSTALLATION	____ TBD	325.00 each		$ ____	WM
WATER TURN ON FEE	1 FEE	25.00 each		$ 25.00	WC
WATER INSPECTION FEE	1 FEE	50.00 each		$ 50.00	WF
JACK AND BORE:					
Cost Plus Overhead	____	350.00 *estimate*		$ ____	JB
SEWER IMPACT FEES	2 ERU's	3,172.00 each			
		Commercial		$ 6,344.00	SI
		Residential		$ ____	SR
SEWER TAP IN FEE: Cost Plus Overhead		500.00 minimum		$ ____	ST
SEWER DEPOSIT:					
Commercial Owner	2 ERU's	100.00 each		$ 200.00	PD
Contractor	____ ERU'S	150.00 each		$ ____	PD
Residential Owner	____ ERU's	75.00 each		$ ____	PD
SEWER INSPECTION	1 FEE	50.00 each		$ 50.00	4G
REUSE IMPACT FEES	____ ERU's	292.00 each			
		Commercial		$ ____	R7
		Residential		$ ____	R8
REUSE DEPOSIT:					
Commercial Owner	____ ERU's	100.00 each		$ ____	PD
Contractor	____ ERU's	150.00 each		$ ____	PD
Residential Owner	____ ERU's	75.00 each		$ ____	PD
METER INSTALLATION	____ TBD	325.00 each		$ ____	WM
REUSE CONNECTION FEE	____ FEE	25.00 each		$ ____	R9
REUSE INSPECTION FEE	____ FEE	50.00 each		$ ____	4R
JACK AND BORE:					
Cost Plus Overhead	____	350.00 *estimate*		$ ____	JB
		TOTAL BALANCE DUE		$ 9,867.00	

Quote expires 180 days
Quote by: Thomas Beach 4-7-15 Date: 4/7/15
Verified by: [signature]

Utility reserves the right to do site inspections and audits of said Water Facilities, Sewer Facilities, and Reuse Facilities at any given time without due notice to the Developer to determine if water, sewer, and reuse ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.

UTILITY QUOTE Residential ____ Commercial X Irrigation ____ Reuse X

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Auto Zone 4999 Legal Street Address: NWC W. Hermosa and US Highway 27
Applicants Name: Jason Kinney, PE Kenney Engineering, LLC Phone Number: 727-804-6922
Notes: 4536 GPD ÷ 274 GPD Per LDR's = 1.65 = 2 ERU's Rounded Up.

*Residential and Commercial Properties are required to meet standard specifications set by the Town. Commercial Properties are required to purchase and install a RPZ or a dual check backflow device depending on field inspection. Commercial Properties are required to complete water & sewer taps and install meters. Commercial Properties are required to purchase and install a Neptune Radio Read Meter with a meter box and curb stops.

TOTAL NUMBER OF ERU's 2

				REV. CODE
IS MUNICIPAL WATER AVAILABLE?	X Yes	____ No		
IS MUNICIPAL SEWER AVAILABLE?	X Yes	____ No		
IS MUNICIPAL REUSE AVAILABLE ?	X Yes	____ No		
WATER IMPACT FEES	____ ERU's	1,499.00 each		
		Commercial	$ ____	WI
		Residential	$ ____	WR
WATER TAP IN FEE	____ TAP w/5/8" meter	505.00 each	$ ____	WT
WATER DEPOSIT:				
Commercial Owner	____ ERU's	100.00 each	$ ____	PD
Contractor	____ ERU's	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
METER INSTALLATION	____ TBD	325.00 each	$ ____	WM
WATER TURN ON FEE	____ FEE	25.00 each	$ ____	WC
WATER INSPECTION FEE	____ FEE	50.00 each	$ ____	WF
JACK AND BORE:				
Cost Plus Overhead	____	350.00 *estimate*	$ ____	JB
SEWER IMPACT FEES	____ ERU's	3,172.00 each		
		Commercial	$ ____	SI
		Residential	$ ____	SR
SEWER TAP IN FEE: Cost Plus Overhead		500.00 minimum	$ ____	ST
SEWER DEPOSIT:				
Commercial Owner	____ ERU's	100.00 each	$ ____	PD
Contractor	____ ERU'S	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
SEWER INSPECTION	____ FEE	50.00 each	$ ____	4G
REUSE IMPACT FEES	2 ERU's	292.00 each		
		Commercial	$ 584.00	R7
		Residential	$ ____	R8
REUSE DEPOSIT:				
Commercial Owner	2 ERU's	100.00 each	$ 200.00	PD
Contractor	____ ERU's	150.00 each	$ ____	PD
Residential Owner	____ ERU's	75.00 each	$ ____	PD
METER INSTALLATION	n/a TBD	325.00 each	$ ____	WM
REUSE CONNECTION FEE	1 FEE	25.00 each	$ 25.00	R9
REUSE INSPECTION FEE	1 FEE	50.00 each	$ 50.00	4R
JACK AND BORE:				
Cost Plus Overhead	____	350.00 *estimate*	$ ____	JB
		TOTAL BALANCE DUE	$ 859.00	

Quote expires 180 days
Quote by: Ethan Boehm 4-7-15 Date: 4/13/15
Verified by: [illegible]

S:\QUOTES\QUOTES 2011-12 FY\UTILITY QUOTE FORM After June 24 2009 revised 11-2011.doc

APPLICATION FOR UTILITY QUOTE

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: AutoZone 4999 **Alias/FKA (if applicable):** _____

Project Location Address: NWC W. Hermosa and US Highway 27 **Alternate Key #:** 2580348

Project Point of Contact*: Jason Kinney, P.E. **Company:** Kinney Engineering, LLC

Phone Number: (727) 804-6922 **E-Mail Address:** jason@kinney-engineering.com

Name of Individual Completing this Application: Jason Kinney **Date:** 10/10/2014

All correspondence and questions from Town Staff will be directed solely to this individual

Property Owners Name: AutoZone Stores, Inc.

Address: 123 S. Front Street, Floor 3 **City/State/Zip** Memphis, TN 38103

Fax #: _____ **Phone Number:** (901) 495-8701 **E-Mail Address:** wade.davis@autozone.com

Tenants Name (if applicable): N/A

Legal Street Address: _____ **City/State/Zip** _____

Fax #: _____ **Phone Number:** _____ **E-Mail Address:** _____

Type of Project: **Residential** ____ **Commercial** X **Irrigation** ____ **Square Footage/Units:** _____

Occupant Information: **Owner Occupied** X **Leased/Rented** _____

Utility Account will be Established and Billed in the name of the Following:

Name: AutoZone Stores, Inc. **Phone:** (901) 495-8701

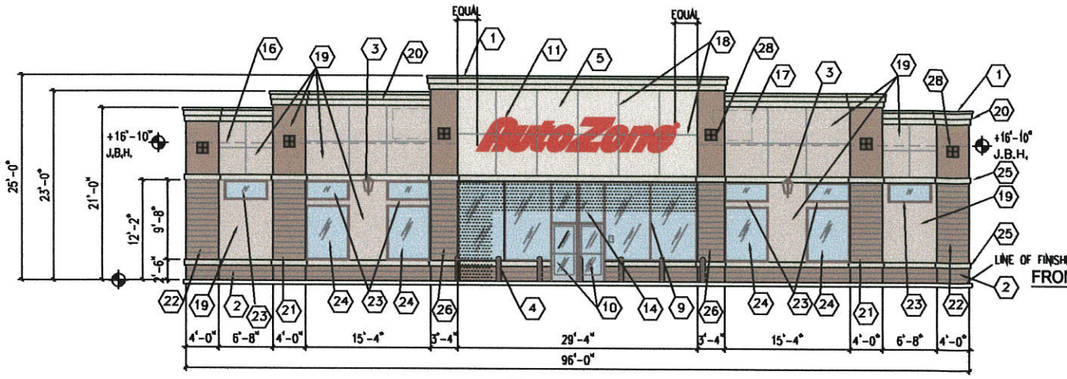
Address: 123 S. Front Street, Floor 3 **City/State/Zip** Memphis, TN 38103

Estimated Consumption* (ERUs): **Water (Potable)** 2.7 **Sewer** 2.5 **Reuse** 2.0

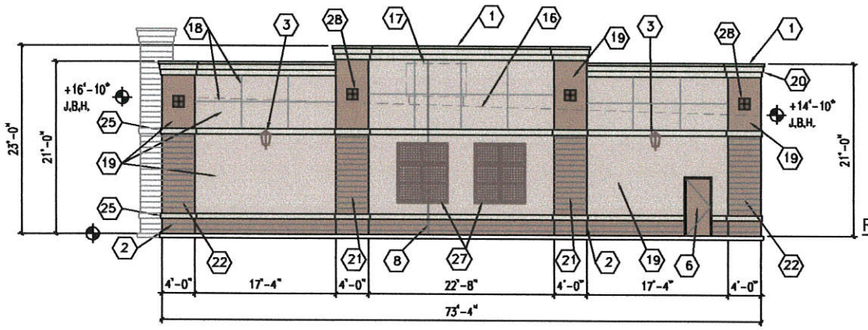
**Calculations shall be based upon the Specifications of the Land Development Regulations, Chapter 14, Appendix A. If consumption amounts being proposed differ from calculations resulting from the figures as supplied by the ERU matrices, please attach a justification letter from a professional engineer as to why lesser quantities, or greater quantities, are being sought for the project.*

Growth Management Personnel Verification of Completed Form: Name: _____ Date: _____

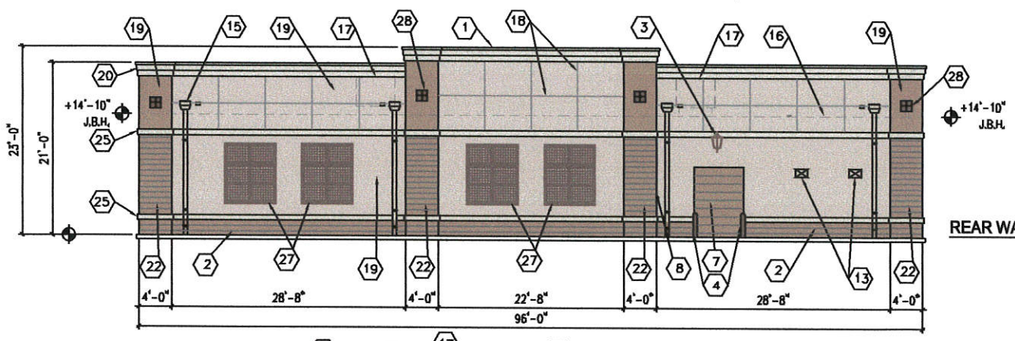
© COPYRIGHT 2007



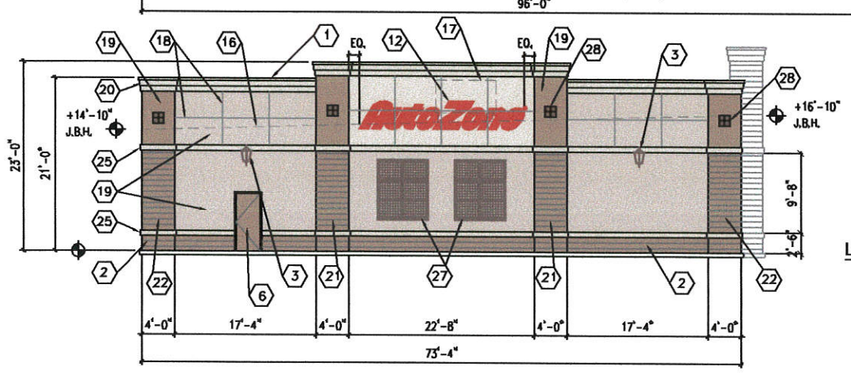
FRONT WALL (East View)



RIGHT SIDE WALL (North View)



REAR WALL (West View)



LEFT SIDE WALL (South View)

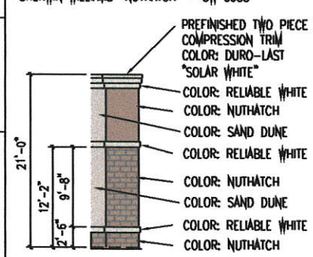
1/8" = 1'-0"

1 EXTERIOR ELEVATIONS

1. PREFINISHED TWO PIECE COMPRESSION TRIM COLOR: DURO-LAST "SOLAR WHITE"
2. SPLIT FACE CONCRETE MASONRY UNITS SEE PAINT DETAIL SCHEME THIS SHEET
3. DECORATIVE WALL LIGHT FIXTURE - BRONZE FINISH
4. PIPE GUARD WITH ARCHITECTURAL BROWN SLEEVE
5. MFG. EXTERIOR INSULATED FINISH SYSTEM COLOR: SW 6091 "RELIABLE WHITE"
6. PAINT MAN DOOR COLOR: SW 6088 "NUTHATCH", PAINT METAL FRAMES COLOR: SW "ANTIQUE BRONZE"
7. PAINT OVERHEAD DOOR COLOR: SW 6088 "NUTHATCH" PAINT ANGLE COLOR: SW "ANTIQUE BRONZE"
8. EXPANSION JOINT
9. ALUMINUM STOREFRONT - BRONZE FINISH TINTED GLASS WINDOWS "VISIBLE LIGHT TRANSMITTANCE=30%"
10. GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
11. FRONT WALL SIGN - 48" HIGH CHANNEL LETTERS
12. SIDE WALL SIGN - 40" HIGH CHANNEL LETTERS
13. TOILET WALL VENTS PAINT TO MATCH WALL
14. STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
15. SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR, ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER, FLOWLINE 2" ABOVE ROOF.
16. BOND BEAM AT ROOF LINE
17. HVAC UNITS SCREENED BEHIND PARAPET WALL
18. 1" WIDE SCORED JOINT (TYP.)
19. CMU BLOCK W/ STUCCO FINISH - SEE PAINT SCHEME DETAIL THIS SHEET
20. DECORATIVE FOAM CORNICE COLOR: RELIABLE WHITE
21. SPLIT FACE CMU PILASTER (1'-4" PROJECTION)
22. SPLIT FACE CMU PILASTER (8" PROJECTION)
23. ALUMINUM STOREFRONT - BRONZE FINISH TINTED CLERESTORY GLASS WINDOWS VISBLE LIGHT TRANSMITTANCE=30%"
24. ALUMINUM STOREFRONT - BRONZE FINISH TINTED OPAGUE GLASS WINDOWS VISBLE LIGHT TRANSMITTANCE=30%"
25. 8" HIGH X 2" DEPTH FOAM BOARD TRIM WITH E.F.S.
26. SPLIT FACE CMU PILASTER (3'-4" PROJECTION)
27. METAL TRELLIS COLOR: COLOR: SHERWIN WILLIAMS "ANTIQUE BRONZE"
28. (4) 8" X 8" GLAZED CERMIC TILE RECESSED ½" COLOR: DARK BRONZE

2 ELEVATION KEYNOTES

COLORS:
SHERWIN WILLIAMS "RELIABLE WHITE" - SW 6091
SHERWIN WILLIAMS "SAND DUNE" - SW 6086
SHERWIN WILLIAMS "NUTHATCH" - SW 6088



3 EXTERIOR WALL COLOR SCHEME

J.B.H. = JOIST BEARING HEIGHT

GENERAL NOTES:

1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 GENERAL NOTES

SIGNAGE NOTES:

1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

5 SIGNAGE NOTES - BUILDING

REVISIONS	
1	
2	
3	
4	
5	
6	

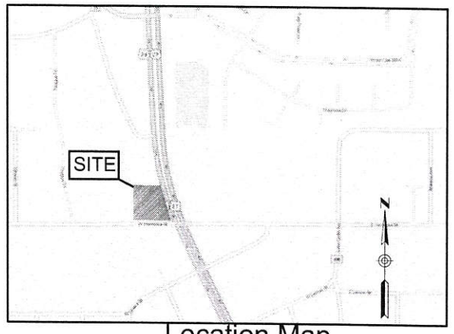
AutoZone Store No. 4999
US HIGHWAY 27/441
LADY LAKE FL
EXTERIOR ELEVATIONS AND NOTES

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

03/09/15

65W2-L

CE1



Location Map

SCALE: 1"=500'

AutoZone

Site Development Plans
Approval Application

Proposed

AutoZone Store #4999
NWC US Hwy 27 and Hermosa Street
Lady Lake, Florida

Applicant / Developer:

AutoZone, Inc.
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103

Architect:

AutoZone, Inc.
c/o: Wade Davis
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103

Civil Engineer:

Kinney Engineering, LLC
Jason D. Kinney, P.E.
2573 34th Avenue N.
St. Petersburg, Florida 33713
727-527-1526

CONTENTS

C0.0 COVER SHEET
1 EXISTING SURVEY
D1.0 DEMOLITION PLAN
C0.1 GENERAL NOTES
C0.2 GENERAL NOTES
C1.0 SITE PLAN
C1.1 GRADING & DRAINAGE PLAN
C1.2 UTILITY PLAN
C1.3 SEDIMENT & EROSION CONTROL PLAN
L1 LANDSCAPE PLAN
L2 LANDSCAPE DETAILS
L3 LANDSCAPE NOTES
IR1 IRRIGATION PLAN
LP.1 LIGHTING PHOTOMETRICS PLAN
C1.A SITE DETAILS
C1.B SITE DETAILS
C1.C SITE DETAILS
C1.D SITE DETAILS

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, Fl. 33713
727-527-1656
FL COA #30311

AutoZone Store Development
4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

Prepared for:
Store No.

JASON D. KINNEY
LICENSE
No. 62547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Seal

REVISIONS
1. 04/07/15
2.
3.
4.
5.
6.
7.

ARCHITECT: N/A
DRAWN BY: JK
CHECKED BY: SK
DATE 10/6/14
PROTOTYPE SIZE 65w2

COVER SHEET

C0.0

ALTA / ACSM LAND TITLE SURVEY

SCHEDULE B-2 - EXCEPTIONS

9. UTILITY EASEMENT IN FAVOR OF THE TOWN OF LADY LAKE, IN LAKE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNEES, RECORDED JANUARY 10, 1991 IN BOOK 1061, PAGE 7. (DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT LIES WEST OF THE SUBJECT PROPERTY AS SHOWN HEREON.)

10. UTILITY EASEMENT IN FAVOR OF TOWN OF LADY LAKE, IN LAKE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNEES, RECORDED MARCH 20, 1991 IN BOOK 1099, PAGE 2276. (DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT LIES WEST OF THE SUBJECT PROPERTY AS SHOWN HEREON.)

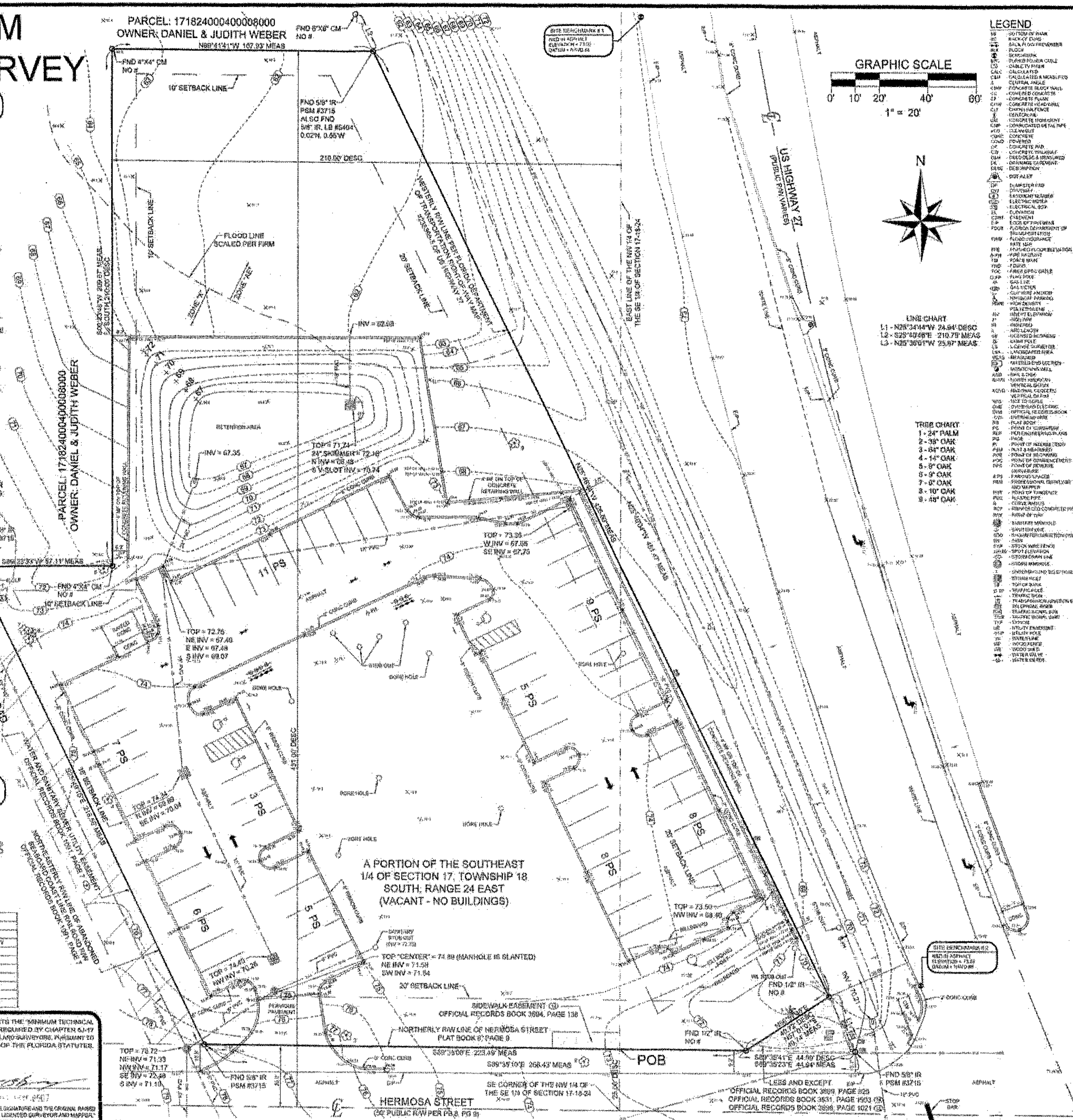
11. RESOLUTION 96-100 ALLOWING A VARIANCE WITHIN 1,000 FEET RADIAL DISTANCE AND 2,000 FEET LINEAR DISTANCE TO ANOTHER BILLBOARD SIGN, RECORDED JUNE 25, 1999 IN BOOK 1820, PAGE 2306. (SUBJECT TO THE TERMS AND CONDITIONS SET FORTH - NOT PLOTTABLE.)

12. MEMORANDUM OF LEASE (AND ADDENDUM) EXECUTED BY DOUGLAS A. HILL, SR., AS GUARDIAN OF THE PERSON AND PROPERTY OF EUGENE P. HILL, LESSOR, AND ELLER MEDIA COMPANY, LESSEE, RECORDED JUNE 18, 1999 IN BOOK 1720, PAGE 1458. (SUBJECT TO THE TERMS AND CONDITIONS SET FORTH - NOT PLOTTABLE.)

13. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION RECORDED AUGUST 12, 2005 IN BOOK 2917, PAGE 1040. (DOES NOT AFFECT SUBJECT PROPERTY.)

14. SIDEWALK EASEMENT BY AND BETWEEN BY AND BETWEEN MARVIN O. SMALLWOOD, A MARRIED PERSON AND GARY J. TUTOR, A MARRIED PERSON; AND THE TOWN OF LADY LAKE, FLORIDA, RECORDED OCTOBER 27, 2008 IN BOOK 3694, PAGE 138, TOGETHER WITH SUBSCRIPTION AGREEMENT BY AND BETWEEN THE TOWN OF LADY LAKE, FLORIDA, AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED OCTOBER 20, 2009 IN BOOK 3831, PAGE 1903. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

15. SUBORDINATION OF UTILITY INTERESTS BY AND BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION, RECORDED NOVEMBER 3, 2009 IN BOOK 3896, PAGE 1021. (AFFECTS SUBJECT PROPERTY - THE SUBORDINATED AREA IS SHOWN HEREON. SAID DOCUMENT SUBORDINATES A PORTION OF THE BLANKET TYPE EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 93, PAGE 1521.)



PARCEL: 1718240004000006800
OWNER: FERRELL & CAROLYN YOUNG

ZONING DATA
DISTRICT: HEAVY COMMERCIAL (HC) AUTHORITY: TOWN OF LADY LAKE
BUILDING SETBACKS: THE MINIMUM FRONT YARD SETBACK AND SETBACKS FOR SIDE AND REAR YARDS ADJACENT TO A ROADWAY SHALL BE TWENTY (20) FEET FROM THE EDGE OF THE PROPERTY LINE. MINIMUM SETBACKS FOR SIDE AND REAR YARDS ADJACENT TO ANOTHER LOT SHALL BE TEN (10) FEET FROM THE EDGE OF THE PROPERTY LINE.
MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET UNLESS ADEQUATE FIRE PROTECTION MEASURES ARE PROVIDED.

SURVEYOR'S CERTIFICATE

TO: AUTOZONE STORES, INC., A NEVADA CORPORATION; EXCEL TITLE, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10(A), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/06/14.

DATE: 5/6/14

UTILITY LISTING

SERVICE AREA NAME	CONTACT	PHONE NUMBERS	UTILITY TYPE
CITY OF LEESBURG FIBER	[illegible]	[illegible]	FIBER
PROGRESS ENERGY OCALA	UNS DISPATCH	[illegible]	ELECTRIC
[illegible] COMMUNICATIONS	[illegible]	[illegible]	FIBER, PHONE, CATV
COMCAST COMMUNICATIONS	[illegible]	[illegible]	UNKNOWN
SUMTER ELECTRIC INC	TRACEY COTTRELL	[illegible]	ELECTRIC
TOWN OF LADY LAKE	LOCATE	[illegible]	SEWER & WATER
CENTURYLINK OCALA	DISPATCH	[illegible]	PHONE & FIBER
VILLAGE CENTER COMMUNITY DISTRICT	[illegible]	[illegible]	SEWER & WATER
TECO PEOPLES GAS OCALA	[illegible]	[illegible]	GAS
WATER OAK UTILITY	[illegible]	[illegible]	SEWER & WATER

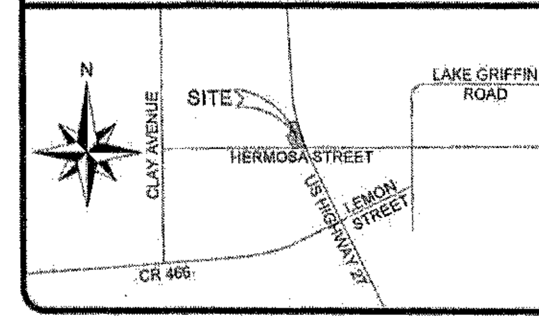
ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN 25.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN EAST TO HIGHWAY; THENCE NORTHERLY ALONG HIGHWAY TO A POINT 431.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST TO A POINT 210.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 210.00 FEET; THENCE WEST TO RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG RAILROAD RIGHT OF WAY TO A POINT WEST OF POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART TAKEN IN OFFICIAL RECORDS BOOK 3809, PAGE 829, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINS 86,464 SQUARE FEET OR 1.987 ACRES MORE OR LESS.

NOTES

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST RIGHT OF WAY LINE OF US HIGHWAY 27 BEING S25°41'24"E (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP #238395-5 OF US HIGHWAY 27).

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY SUNSHINE UTILITIES LOCATING SERVICE TICKET NO. 136402323, 136402173 AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THIS BUILDING/LOT LIES IN ZONES "AE" AND "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12069C0170E, COMMUNITY NO. 120813, TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, EFFECTIVE DECEMBER 18, 2012.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025: A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. 5011612-1062-3162833, EFFECTIVE: APRIL 17, 2014.

7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.

8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

9. ELEVATIONS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 5 BENCHMARK 31102C007 (STAMPED STATION NO. M5) HAVING AN ELEVATION OF 72.026 FEET, (NAVD 88).

10. INSURER DID NOT PROVIDE THE ZONING INFORMATION SHOWN HEREON.

11. CLIENT HAS NOT DESIGNATED ANY DIVISION OR PARTY WALLS TO BE INCLUDED ON THE SURVEY.

12. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WAS OBSERVED.

13. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

14. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.

15. NO DELINEATED WETLANDS WERE OBSERVED.

16. THERE ARE 65 STRIPED PARKING SPACES INCLUDING 3 HANDICAP SPACES.

ENCROACHMENTS

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING POTENTIAL ENCROACHMENTS ARE NOTED:

(A) 6 FOOT CHAIN LINK FENCE IN THE NORTHWEST CORNER OF SUBJECT PROPERTY.

BOUNDARY SURVEY DATE: 05/06/14
per 5J-17.051(3)(b)3 Florida Administrative Code

DATE	JOB #	REVISION	BY
4/6/15	39447	CORRECTED LEGEND ALIGNMENT	JB
09/16/14	39447	ADDRESS COMMENTS	TWR

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SCALE: 1" = 20' / FIELD DATE: 05/06/14	CF# 17-18-24 AUTOZONE	JOB #39447 / DRAWN BY: TWR
PREPARED FOR: **AUTOZONE STORES, INC.**		
LOCATION: LADY LAKE, LAKE COUNTY, FLORIDA 32159 AUTOZONE STORE #4900		SUBDIVISION NAME: 17-18-24

COPYRIGHT © 2013 - 2014 ACCURIGHT SURVEYS

GENERAL DEMOLITION NOTES:

1. All work to be accomplished in strict accordance with all local ordinances, city or state.

2. Within the Subject Property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to permit the construction of the new project.

3. All items noted to be removed by the Seller shall be accomplished prior to the closing of the Real Estate Transaction. All other items noted to be removed shall be done as part of the contract for General Construction.

4. Remove and dispose of any sidewalks, fences, stairs, walls, debris and rubbish requiring removal from the work area in an approved off site landfill.

5. The Contractor shall secure all permits for his demolition and disposal of his demolition material to be removed from the site. The Contractor shall post bonds and pay permit fees as required. Building Demolition Contractor shall be responsible for permits and disposal of building demolition debris.

6. The detailed plans may not reflect all utilities on the site or surrounding streets and properties. The Contractor shall verify locations and existence of utility services prior to construction. The Contractor shall call "SUNSHINE ONE CALL" at 1-800-432-4770, 72 hours prior to construction.

7. The Contractor to remove all utilities to existing structures whether shown or not or arrange for the appropriate Utility Company to cut and cap service piping at the property line or main (as required). All services may not be shown on this plan.

9. For all items noted to be removed – remove not only the above ground elements, but all underground elements as well including but not necessarily limited to: foundations, gravel fills, tree roots, old pipes, etc.

10. Back fill all excavations resulting from the demolition work to meet the requirements for fill outlined in the Geotechnical Report.

11. The Contractor shall protect all iron pins, monuments and property corners during construction. Any Contractor disturbed pins, monuments, etc. shall be reset by a Licensed Land Surveyor at the expense of the Contractor.

12. The Contractor shall restore any utility structure, pipes, pavement, curbs, sidewalks or landscaped areas disturbed during demolition to their original condition to the satisfaction.

13. All buildings, foundation walls and footings indicated on this plan to be removed from site. Contractor shall secure any permits and pay all fees and perform clearing and grubbing and debris removal prior to commencement of grading operations.

14. Any hazardous waste, to include disturbed soil, shall be disposed of using a Licensed Hazardous Material Contractor.

15. All utilities shall be cut and capped prior to demolition.

16. All existing utilities shall be protected during demolition.

17. Demolition shall not cause service interruptions for other utility customers.

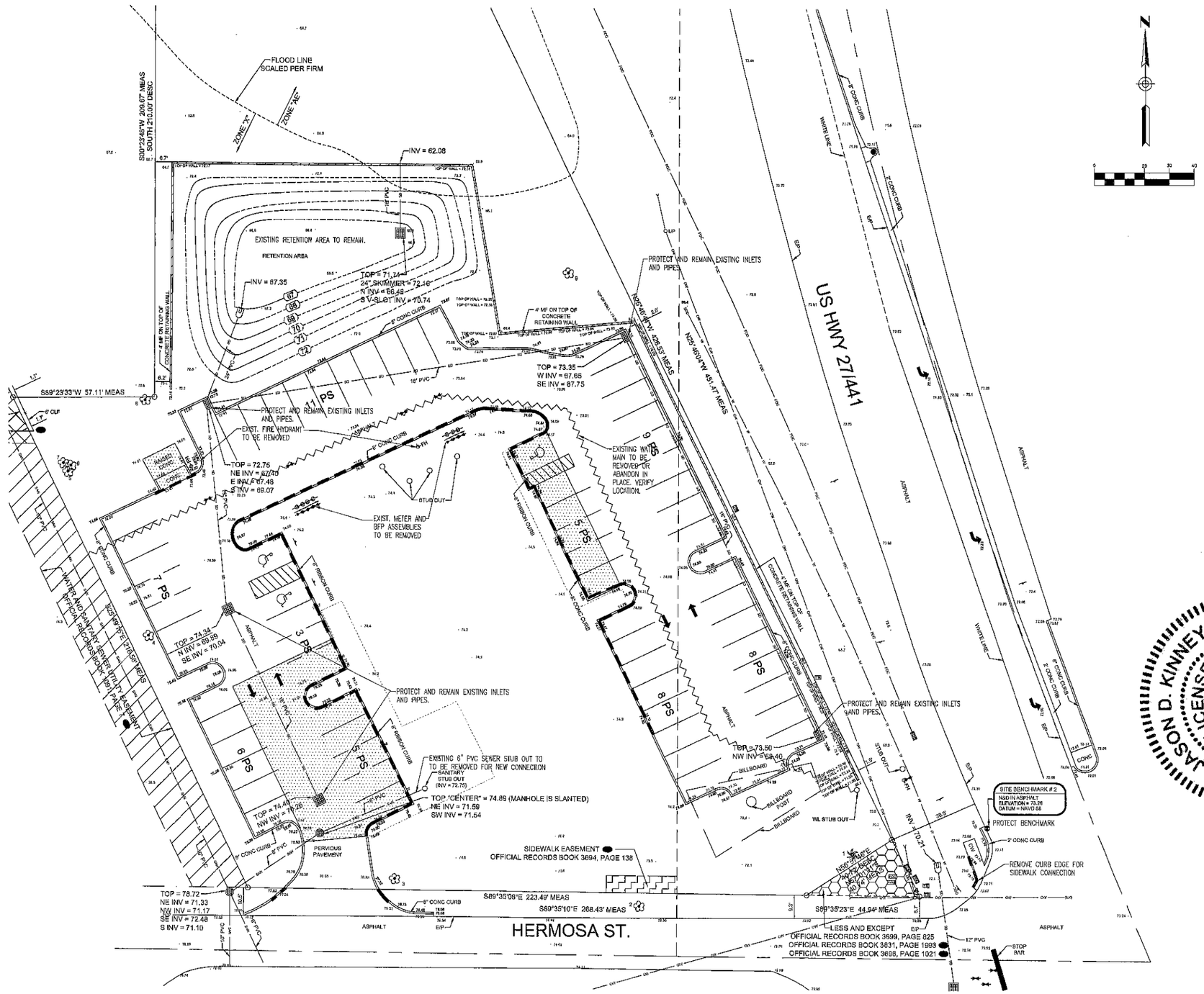
18. Contractor shall obtain and supply Asbestos Survey as necessary.

19. Prior to removal of any asphalt or concrete materials within the ROW, the area must be sawcut to prevent any damage to the roadway.

DEMOLITION LEGEND

- EXIST. ASPHALT TO BE MILLED AND OVERLAY
- EXIST. PAVEMENT TO BE REMOVED
- EXIST. CURBING TO BE REMOVED

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH
811
Know what's below. Call before you dig.
1-800-432-4770



Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, Fl. 33713
727-527-1656
FL COA #30311

Project:
AutoZone Store Development

Project No.: 4999
Site: NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

DEMOLITION PLAN

JASON D. KINNEY
LICENSE
No. 62547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MAY 07 2015

REVISIONS
1. 04/07/15
2.
3.
4.
5.
6.
7.

ARCHITECT: N/A
DRAWN BY: JK
CHECKED BY: SK
DATE 10/6/14
PROTOTYPE SIZE 85w2

D1.0

GENERAL NOTES:

1. REFER TO SURVEY AND GRADING PLAN TO CONFIRM DATUM OF PLANS.
2. ENGINEER SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTORS' WORK OR RESPONSIBILITIES. ENGINEER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION OR SITE SAFETY PROCEDURES.
3. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY SPECIFICALLY STATE THAT THEY HAVE BEEN APPROVED FOR CONSTRUCTION. PLANS WHICH ARE NOT STAMPED APPROVED SHALL BE CONSIDERED INTERIM AND SHALL NOT BE USED FOR CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND PAYING ALL PERMIT FEES REQUIRED TO CONSTRUCT THIS PROJECT. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE OWNER COPIES OF ALL NECESSARY REGULATORY PERMITS AND LOCAL AGENCY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION AND MUST BE KEPT ON SITE.
5. PRIOR TO COMMENCEMENT OF ANY SITE WORK, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BY THE LOCAL MUNICIPALITY. AT A MINIMUM, THE CONTRACTOR, ENGINEER (OR ENGINEER'S REPRESENTATIVE), AND MEMBERS OF THE MUNICIPALITY SHALL BE PRESENT TO ADDRESS CONSTRUCTION REQUIREMENTS AND CONCERNS.
6. SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO EXISTING SITE GRADES AND ELEVATIONS, LOCATION OF EXISTING IMPROVEMENTS, EXISTING PIPE INVERTS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC OR SURVEY INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. FOR SPECIFIC INFORMATION REFER TO PROVIDED COPY OF SITE SURVEY AS PREPARED BY AND SIGNED/SEALED BY PROFESSIONAL SURVEYOR AND MAPPER.
7. CONTRACTOR SHALL VERIFY SITE BOUNDARY AND TOPOGRAPHIC/SURVEY INFORMATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES OR ORDERING MATERIALS.
8. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE811 PRIOR TO ANY DEMOLITION, DIGGING, OR CONSTRUCTION ACTIVITIES. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AND FIELD VERIFIED BY ONSITE PERSONNEL PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER
9. PRIOR TO ORDERING ANY MATERIALS THE CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. THE ENGINEER'S APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY CONCERNING ERRORS AND OMISSIONS. WHEN FIELD CONDITIONS MERIT DEVIATIONS FROM THE REQUIREMENTS OF THESE PLANS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AT THE TIME OF SUBMISSION OF SHOP DRAWINGS. PRIOR TO SUBMISSION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW SHOP DRAWINGS AND MATERIALS OR PRODUCT DATA FOR COMPLETENESS AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND TO COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PROPERTY CORNERS AND SURVEY BENCHMARKS AND TO ACCURATELY REPLACE OR RESTORE THEM IF DAMAGED OR DISTURBED DURING CONSTRUCTION.
11. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROTECTION OF ADJACENT PROPERTIES AND EXISTING ON OR OFF SITE STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN; AND IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THE CONTROL OF EROSION AND SEDIMENT, OFF-SITE TRACKING, SPILLS, SANITARY WASTE, FERTILIZERS & PESTICIDES, FUEL STORAGE, SOLID WASTE DISPOSAL, STORMWATER DISCHARGES, NON-STORMWATER DISCHARGES, AND HAZARDOUS WASTE. WHEN A SPILL IS ENCOUNTERED, CONSTRUCTION SHALL STOP AND WORK SHALL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER. DISPOSITION OF HAZARDOUS WASTE, SOLID WASTE, OR SANITARY WASTE SHALL BE MADE IN ACCORDANCE WITH ANY REQUIREMENTS AND REGULATIONS OF ANY LOCAL, STATE, OR FEDERAL AGENCY HAVING JURISDICTION.
13. ALL WORK OR MATERIALS WHICH DO NOT CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE LOCAL MUNICIPALITY ENGINEERING DESIGN STANDARDS OR APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS OR ANY WORK PERFORMED WITHOUT AN INSPECTION BY A REPRESENTATIVE OF THE TOWN OF LADY LAKE IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
14. AT THE COMPLETION OF WORK, THE ENTIRE PROJECT SITE AND ANY ADJACENT AREAS AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE THOROUGHLY CLEANED AND DISTURBED AREAS SHALL BE RESTORED. THE CONTRACTOR SHALL AT A MINIMUM CLEAN ALL INSTALLED AND PRE-EXISTING STRUCTURES AND PIPELINES AFFECTED BY CONSTRUCTION; CLEAR ACCUMULATED SILTS FROM PONDS, SWALES, AND OTHER DRAINAGE FACILITIES; AND CLEAN ALL SIDEWALKS, GUTTERS, AND PAVED AREAS.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS AND MATERIALS WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY & TRAFFIC DEIGN STANDARDS, LATEST EDITION. FDOT STANDARD INDEX NO. 11200, 11860, 11862, 7302, 17344, 17346, AND 17355 ARE APPLICABLE STANDARDS TO THIS PROJECT.
2. ALL MARKINGS WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE FOLLOWING: 6" EDGE AND LANE LINES, 6" SINGLE AND DOUBLE LINE CENTERLINES.
3. ALL PAVEMENT MARKINGS WITHIN AREAS OF THE RIGHT-OF-WAY ARE TO BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" X 4") AND ARE TO BE INSTALLED PER FDOT INDEX NO. 17352.
4. ALL ROADWAY SIGNS WITHIN THE RIGHT-OF-WAY ARE TO BE HIGH INTENSITY RETROREFLECTIVE MATERIALS WITH THE DATE OF FABRICATION SHOWN ON THE BACK OF EACH SIGN. INTERNAL TRAFFIC SIGNS DO NOT NEED TO BE RETROREFLECTIVE.

GRADING NOTES:

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY ECS FLORIDA, LLC AND IS AVAILABLE FOR INFORMATION PURPOSES. THE CONTRACTOR SHOULD REVIEW THIS REPORT, VISIT THE SITE AND COMPLETE ANY ADDITIONAL EXPLORATIONS NECESSARY IN ORDER TO PROVIDE A SATISFACTORY BID FOR THE WORK REQUIRED.
2. ALL TOPSOIL WITHIN THE PROPOSED LIMITS OF GRADING SHALL BE STRIPPED AND SHALL BE STOCKPILED ON-SITE IN AN APPROVED LOCATION FOR LATER USE DURING FINISHED GRADING AND LANDSCAPING ACTIVITIES. AFTER ALL LANDSCAPED AREAS HAVE BEEN BROUGHT TO FINISHED GRADE, ANY EXCESS SOILS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION.
4. COORDINATE THE SEQUENCING OF ALL CLEARING AND GRUBBING AND GRADING ACTIVITIES WITH THE EROSION CONTROL PLAN.
5. ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS. FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
6. LIMITS OF LAND CLEARING SHALL BE 5' OUTSIDE OF ALL AREAS TO BE GRADED OR NOT BEYOND THE PROPERTY LINES, WHICHEVER IS LESS. NO GRADING SHALL OCCUR OFF-SITE OR IN ANY ROAD RIGHT-OF-WAY WITHOUT PRIOR APPROVALS.
7. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATELY SIZED SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS IN ORDER TO MINIMIZE OFFSITE RUNOFF.
8. PROPOSED GRADES INDICATED ON THIS PLAN ARE TO FINISHED GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL STORMWATER PONDS AND SWALES ARE CONSTRUCTION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE POND VOLUME SHALL BE WITHIN THREE PERCENT OF THE DESIGN VOLUME AND POND SIDE SLOPES SHALL NOT BE STEEPER THAN THAT SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AT NO ADDITIONAL COST TO THE OWNER, TO MAKE ANY NECESSARY ADJUSTMENTS IF THE STORMWATER PONDS OR SWALES ARE NOT CONSTRUCTED ACCURATELY.
10. ALL GRADING ADJACENT TO EXISTING OR PROPOSED BUILDINGS SHALL BE SLOPED AWAY FROM THE STRUCTURES AT A MINIMUM OF 1.0% GRADE. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
11. THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE AND 2.0% CROSS SLOPE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
13. COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, BUT AT A MINIMUM EVERY 500 SF OF BUILDING AREA OR 2,500 SQUARE FEET OF NON-BUILDING AREA PER 10"-12" LIFT (8" IN TRENCHES).
14. AREAS WITH LIMITED SPACES SUCH AS FOR INSTALLATION OF MANHOLES, INLETS, OR UTILITY TRENCHES SHOULD BE BACKFILLED AND COMPACTED METHODICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR
15. SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
    a. ALL EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 24" AND RECOMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY AND WITHIN ±2.0% OF OPTIMUM MOISTURE CONTENT.
16. IN THE EVENT THAT THE SUBGRADE IS AFFECTED BY INCLEMENT WEATHER OR CONSTRUCTION TRAFFIC AFTER IT HAS BEEN INITIALLY PREPARED THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING IT TO THE PROPER CONDITION PRIOR TO PLACING FILL.
17. FILL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES: FREE OF ORGANICS, NO ROCK FRAGMENTS GREATER THAN 4" WITHIN 4' OF FINISH GRADE. THE FILL SHALL CONSIST OF FINE TO MEDIUM SAND WITH LESS THAN 5% SOIL FINES. FILL MATERIAL WITH SOIL FINES BETWEEN 5 AND 12 PERCENT MAY BE USED BUT STRICT MOISTURE CONTROL MAY BE REQUIRED. COORDINATE WITH ON-SITE GEOTECHNICAL ENGINEER FOR MOISTURE CONTROL.
18. FILL MATERIAL SHALL BE COMPACTED TO 98% MODIFIED DRY DENSITY IN PAVED AND STRUCTURAL AREAS AND TO 95% MODIFIED DRY DENSITY IN NON-STRUCTURAL AND LANDSCAPED AREAS, AND SHALL BE PLACED IN 10"-12" LOOSE LIFTS (8" IN TRENCHES), AND WITHIN ±2.0% OF OPTIMUM MOISTURE CONTENT. STRUCTURAL AREAS INCLUDE ZONES OF INFLUENCE AROUND THE BUILDING, PAVEMENT AREAS, FILL SLOPES, ETC.
19. FILL SLOPES SHOULD BE BENCHED INTO THE EXISTING SLOPES AND SHOULD BE COORDINATED WITH THE ONSITE GEOTECHNICAL ENGINEERING FOR DEPTH OF BENCH INTO THE SLOPE.
20. EXCAVATIONS AND MATERIALS SHALL NOT BLOCK ACCESS TO OFF-SITE SIDEWALKS, ROADS, OR DRIVEWAYS UNLESS AN ADEQUATE BYPASS ROUTE IS PROVIDED. CONTRACTOR SHALL MINIMIZE INCONVENIENCE TO ADJACENT PROPERTIES.
21. THE CONTRACTOR SHALL PROVIDE NECESSARY SAFETY AND PROTECTIVE DEVICES AT ALL EXCAVATIONS AREAS.
22. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AT NO ADDITIONAL COST TO THE OWNER, TO PROVIDE AND MAINTAIN ANY SHEETING, BRACING, SHORING, ETC. REQUIRED TO CONTAIN EXCAVATIONS AND STOCKPILES WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO STABILIZE THE SIDES OF THE EXCAVATION, TO BE IN ACCORDANCE WITH OSHA REQUIREMENTS, AND TO PREVENT ANY MOVEMENT WHICH MAY CAUSE DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.

STORM DRAINAGE NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE MATERIALS AND STRUCTURES TO ENGINEER PRIOR TO INSTALLATION AND/OR FABRICATION.
2. ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) ARE TO BE LOCATED AT LOWPOINTS, AND SITE GRADING SHALL BE SUCH THAT RUNOFF IS DIRECTED TO THESE INLETS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED STORM INLET GRADES, PIPE SLOPES, PIPE INVERTS, POTENTIAL CONFLICTS AND POINTS OF CONNECTION PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. CONFLICT MANHOLES SHALL NOT BE ALLOWED UNLESS APPROVED IN WRITING BY THE ENGINEER. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.
4. STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM TO ALLOW DRAINAGE DURING CONSTRUCTION.
5. PRIOR TO POURING FOOTINGS, CONTRACTOR SHALL COORDINATE ROOF DRAIN COLLECTOR LINES, DOWNSPOUTS AND BOOTS WITH FOOTING ELEVATIONS ON THE STRUCTURAL PLANS. TOP OF FOOTINGS SHALL BE A MINIMUM OF 3' BELOW GRADE AT ALL ROOF DRAIN DOWNSPOUT LOCATIONS TO ENSURE ADEQUATE COVER TO TRANSITION TO BELOW GRADE PIPING.
6. ALL STORM PIPES 12" AND LESS SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE (HDPE) OR SCHEDULE 40 POLYVINYL CHLORIDE (PVC) WITH WATER-TIGHT JOINTS UNLESS OTHERWISE NOTED, INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
7. ALL STORM PIPES 15" AND GREATER SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) BELL AND SPIGOT INSTALLED WITH WATERTIGHT JOINTS UNLESS OTHERWISE NOTED. ROUND RCP SHALL COMPLY WITH ASTM C76. ELLIPTICAL RCP SHALL COMPLY WITH ASTM C507.
8. ALL STORM PIPE JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430. RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT INDEX NO. 280. FILTER FABRIC SHALL BE PER FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. A MINIMUM OVERLAP OF 12" IS REQUIRED.
9. ALL DRAINAGE STRUCTURES, INCLUDING CLEANOUTS, SHALL HAVE HS20 TRAFFIC RATED GRATES, TOPS, RING AND COVERS, ETC. UNLESS OTHERWISE NOTED.
10. LEAKAGE TESTING SHALL BE PERFORMED ON ALL STORM PIPING. THE CONTRACTOR SHALL CLEAN ALL INSTALLED LINES AND STRUCTURES PRIOR TO ANY TESTING PROCEDURES.
    - 10.1. WHEN GROUNDWATER IS PRESENT ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TEST DURATION SHALL BE A MINIMUM OF 4 HOURS.
        - 10.1.1. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS PER INCH DIAMETER PER MILE OF PIPE.
    - 10.2. WHEN GROUNDWATER IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER STRUCTURE, AND ALLOWING IT TO STAND AT LEAST 4 HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND THE WATER SURFACE CHANGE MEASURED AFTER TWO HOURS.
        - 10.2.1. EXFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER PER 24 HOURS PER MILE OF PIPE.
11. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE INSTALLED PER ASTM D2321. CONTRACTOR SHALL BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER PE PIPE SHALL BE AS FOLLOWS
    - 11.1. WHERE BEDDING IS SUITABLE SOILS - 36" OR ONE PIPE DIAMETER
    - 11.2. WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321 - 30" OR ONE PIPE DIAMETER
12. ALL DRAINAGE STRUCTURE BOTTOMS SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 200, LATEST EDITION. GRATE INLETS SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 232, LATEST EDITION.
13. ALL STORM MANHOLES AND PRECAST CONE, RISER, AND BASE SECTIONS SHALL MEET FDOT STANDARDS.
14. UNDERDRAIN PIPE SHALL BE PVC IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 PER FDOT INDEX NO. 199.

DEWATERING NOTES:

1. ALL DEWATERING ACTIVITIES SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL DESIGN AND IMPLEMENT A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR SLOUGHING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES.
3. WHERE NECESSARY, THE CONTRACTOR SHALL LOWER THE WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS.
4. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. PROVIDE PIEZOMETERS IF DIRECTED BY THE GEOTECHNICAL ENGINEER TO DOCUMENT THAT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
5. DISCHARGE FROM DEWATERING ACTIVITIES SHALL NOT CAUSE ADVERSE IMPACTS TO OFF-SITE WATERBODIES OR STORMWATER SYSTEMS OR TO WATER QUALITY. THE CONTRACTOR SHALL CONTROL BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER.
6. NON-STORMWATER DEWATERING DISCHARGES CANNOT BE DISCHARGED WITHOUT PRIOR NOTICE TO AND APPROVAL FROM FDEP AND THE LOCAL WATER MANAGEMENT DISTRICT.
7. FDEP MAY REQUIRE A SEPARATE NPDES PERMIT FOR DEWATERING ACTIVITES.
8. THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE LOCAL WATER MANAGEMENT DISTRICT IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING:
    a. 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING;
    b. 1,000,000 GPD PUMP CAPACITY;
    c. GROUNDWATER WELL SIZE IS 8" DIAMETER OR GREATER;
    d. CUMULATIVE OUTSIDE DIAMETER OF SURFACE WATER WITHDRAWAL PIPES IS 6" IN DIAMETER OR GREATER.
9. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.
10. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
11. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL EROSION CONTROL REGULATIONS AND SHALL ENSURE THAT ANY STORMWATER AND NON-STORMWATER DISCHARGES FROM THE SITE DO NOT EXCEED THE TOLERANCES SET FORTH IN THOSE REGULATIONS.
2. EROSION AND SEDIMENT CONTROLS ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION.
3. THE EROSION AND SEDIMENT CONTROL MEASURES OUTLINED IN THESE PLANS ARE REPRESENTATIVE OF BEST MANAGEMENT PRACTICES, AND ARE INTENDED TO MEET THE MINIMUM ACCEPTABLE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC AND THE LOCAL WATER MANAGEMENT DISTRICT. ADDITIONAL CONTROLS MAY BE NECESSARY DEPENDING ON SITE CONDITIONS, CONSTRUCTION PHASING, RAINFALL SEVERITY, AND ACTUAL EFFECTIVENESS OF CONTROLS, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION). THE FORMS SHALL BE FILED TO THE APPROPRIATE AGENCY AS INDICATED ON THE FORMS.
5. IN ADDITION TO THIS PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FDEP REGULATIONS. THE SWPPP SHALL BE COMPLETED PRIOR TO THE SUBMITTAL OF THE NOTICE OF INTENT (NOI) TO BE COVERED UNDER THE DEPARTMENT'S GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
6. THE SWPPP SHALL BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WETLANDS, SURFACE WATERS OF THE STATE, OR A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). THE SWPPP ALSO SHALL BE AMENDED IF IT PROVES TO BE INEFFECTIVE AND/OR TO INDICATE ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT ANY MEASURE OF THE SWPPP.

PROJECT DESCRIPTION:

A. SITE LOCATION

THE SITE IS LOCATED AT THE NORTHWEST CORNER OF HERMOSA AND US HWY 27, LADY LAKE, FL.

B. PROJECT AREA

THE TOTAL SITE AREA IS 1.962 +/- ACRES
THE AREA TO BE DISTURBED IS 1.962 +/- ACRES.

C. EXISTING SITE CONDITIONS

THE EXISTING CONDITION OF THE SITE IS VACANT WITH ASPHALT PARKING AREAS.

D. DESCRIPTIONS OF PROPOSED STORM WATER MANAGEMENT SYSTEM

STORMWATER RUNOFF FROM THE PROJECT AREA WILL BE COLLECTED IN A SYSTEM OF INLETS AND PIPE ROUTED TO A DRY RETENTION POND.

E. RECEIVING WATERS/WETLAND AREAS:

THE STORMWATER MANAGEMENT SYSTEM WILL DISCHARGE TO THE US HWY 27 ROW. THERE ARE NO WETLANDS OR OTHER SURFACE WATERS ON OR ADJACENT TO THE PROJECT SITE.

F. STATE AND LOCAL PERMITS AND APPROVALS:

THE FOLLOWING PERMITS OR APPROVALS ARE REQUIRED FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES FOR THIS PROJECT:

- ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD)
- CITY OF LADY LAKE, FL - SITE DEVELOPMENT PERMIT
- CITY OF LADY LAKE RIGHT OF WAY USE PERMIT

THE FOLLOWING MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR THIS PROJECT:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP.

G. GENERAL SEQUENCING FOR EROSION CONTROL

1. INSTALLATION OF PERIMETER CONTROLS AND INLET PROTECTION
2. CONSTRUCTION OF SEDIMENT BASIN
3. CLEARING AND GRUBBING
4. SITE GRADING (ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS)
5. SITE DEVELOPMENT AND BUILDING CONSTRUCTION
6. FINAL STABILIZATION.

SEE EROSION CONTROL PLAN FOR ADDITIONAL CONSTRUCTION SEQUENCING NOTES.

AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED AND MAINTAINED BY THE CONTRACTOR, THE SITE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL INCLUDE THE DATE GRADING WILL BEGIN, THE EXPECTED DATE OF FINAL STABILIZATION, AND THE SCHEDULE FOR INSTALLATION AND MAINTENANCE OF SPECIFIC CONTROL MEASURES AS RELATED TO THE SCHEDULE OF CONSTRUCTION ACTIVITIES. IN CASE OF DISCREPANCIES, SEQUENCING OUTLINED IN THE SWPPP SHALL PREVAIL.

EROSION CONTROL BEST PRACTICES:

1. CONSTRUCTION ACTIVITIES SHOULD BE PLANNED IN PHASES WITH THE MINIMUM AMOUNT OF LAND DISTURBANCE NECESSARY TO DEVELOP OCCURRING IN EACH PHASE IN ORDER TO REDUCE THE EROSION POTENTIAL OF THE SITE.
2. PERIMETER CONTROLS, SEDIMENT TRAPS, BASINS, DIVERSIONS, AND OTHER EROSION CONTROLS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE, FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL.
3. CONSTRUCTION ENTRANCE/EXIT PADS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND SHOULD BE MONITORED REGULARLY FOR EFFECTIVENESS IN MINIMIZING OFFSITE SEDIMENT TRACKING.
4. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATELY SIZE SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES, AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS TO MINIMIZE OFFSITE RUNOFF.
5. STORAGE AREAS, VEHICLE WASH DOWN AREAS, CONCRETE WASHOUT AREAS, WASTE COLLECTION AND DISPOSAL AREAS, AND OTHER POTENTIAL POLLUTION SOURCES SHOULD BE CLEARLY DELINEATED ON THE SITE WITH SIGNAGE SO THEY CAN BE EASILY LOCATED AND UTILIZED.
6. A RAIN-GAUGE SHALL BE MAINTAINED ON THE SITE TO MONITOR RAINFALL EVENTS.
7. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH ½-INCH RAINFALL EVENT AND AT LEAST ONCE A WEEK, AND IN ACCORDANCE WITH THE SWPPP AND ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATION. ANY REQUIRED MAINTENANCE, REPAIRS, OR NECESSARY MODIFICATIONS TO THE EROSION CONTROL PLAN SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE OR EROSION BARRIER.
8. ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS. FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
9. STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND SHOULD BE ENCIRCLED WITH PROPER SEDIMENT CONTROLS. STOCKPILES SHOULD BE STABILIZED IF THEY ARE NOT TO BE USED FOR A PERIOD OF 7 DAYS OR MORE.
10. SPECIAL CONSIDERATIONS SHOULD BE TAKEN WHEN CLAYS, MUCK, SILTS, AND OTHER FINE PARTICLES ARE PRESENT ON SITE AS THEY PRESENT A HIGHER RISK FOR EROSION AND TURBIDITY PROBLEMS. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS.

INSPECTION AND MAINTENANCE:

A. THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS. THE SWPPP SHALL INCLUDE THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S DESIGNATED REPRESENTATIVE.
B. THE CONTRACTOR OR OTHER DESIGNATED INDIVIDUAL IS REQUIRED TO INSPECT AND MAINTAIN ALL CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM EVENT IN EXCESS OF 1/2-INCH.
C. THE DESIGNATED INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
D. THE INSPECTOR SHALL BE RESPONSIBLE FOR MEETING THE FOLLOWING OBJECTIVES AT A MINIMUM:
1. CONFIRM THAT ALL EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS HAVE BEEN PROPERLY INSTALLED AND MAINTAINED PER THE APPROVED EROSION CONTROL PLAN AND SWPPP.
2. CONFIRM THAT EROSION IS BEING EFFECTIVELY CONTROLLED.
3. CONFIRM THAT OFFSITE SEDIMENTATION IS BEING PREVENTED.
4. CONFIRM THAT NO TURBIDITY IS BEING GENERATED IN RECEIVING WATERS.

E. THE INSPECTOR SHALL IMMEDIATELY RECORD AND REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND CONTRACTOR AND RETAINED ON SITE FOR FUTURE REFERENCE AS NEEDED.
F. INSPECTION REPORT FORMS SHALL BE A PART OF THE SWPPP AND SAMPLE FORMS CAN BE OBTAINED FROM THE FDEP.

PROTECTION OF WETLANDS AND SURFACE WATERS:

A. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE WATER QUALITY OF DOWNSTREAM OR ADJACENT WETLANDS AND SURFACE WATERS IS PROTECTED DURING CONSTRUCTION ACTIVITIES. IN NO CASE SHALL TURBID OR POLLUTED WATERS BE DISCHARGED TO ON OR OFF SITE WETLANDS OR OTHER SURFACE WATERS.
B. WHERE APPROPRIATE OR WHEN REQUIRED BY STATE, FEDERAL OR LOCAL AGENCIES, DOWNSTREAM RECEIVING WATERS SHALL BE MONITORED THROUGHOUT CONSTRUCTION FOR TURBIDITY AND PH. A BACKGROUND SAMPLE SHALL BE TAKEN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
C. EROSION CONTROL AND TURBIDITY CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THE SWPPP. GENERAL BEST MANAGEMENT PRACTICES INCLUDE THE FOLLOWING:
1. EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION;
2. PERIMETER EROSION CONTROL AND TURBIDITY CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE, FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL;
3. EROSION CONTROL INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY UPON INSTALLATION OF THE STORMWATER STRUCTURES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

D. NO ACTIVITY, INCLUDING BUT NOT LIMITED TO CLEARING AND GRUBBING, GRADING, STORAGE OF EQUIPMENT OR MATERIALS, OR ANY OTHER LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES, SHALL OCCUR WITHIN THE PROTECTIVE BUFFER AREAS OF WETLANDS AND SURFACE WATERS AS DELINEATED ON THESE PLANS OR AS REQUIRED BY ANY STATE, FEDERAL OR LOCAL AGENCIES.
E. STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND SHOULD BE ENCIRCLED WITH PROPER SEDIMENT CONTROLS.
F. PARKING AND MAINTENANCE AREAS FOR CONSTRUCTION EQUIPMENT SHALL BE DESIGNED TO PREVENT OIL, GREASE AND LUBRICANTS FROM DISCHARGING INTO SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTOR SHALL IMPLEMENT EFFECTIVE MEANS OF PREVENTING SUCH DISCHARGES, SUCH AS:
1. ENCIRCLE AREAS WITH SILT FENCES OR SILT DIKES;
2. CONSTRUCT SEDIMENT SUMPS WITHIN THE AREAS IN ORDER TO CONTAIN SPILLS;
3. UTILIZE ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

G. INSPECT AND MAINTAIN ALL EROSION AND TURBIDITY CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM EVENT IN EXCESS OF 1/2-INCH.

CONTROL OF WIND EROSION:

A. FUGITIVE DUST SHALL NOT BE ALLOWED TO LEAVE THE SITE WHILE UNDER CONSTRUCTION.
B. BARE EARTH AREAS AND STOCKPILES SHALL BE WATERED, COVERED, OR VEGETATED TO PREVENT EROSION AND FUGITIVE DUST EMISSIONS. WATERING SHALL BE DONE DAILY, OR AT AN INTERVAL APPROPRIATE FOR MAINTAINING DUST CONTROL BUT SHALL NOT CAUSE WATER EROSION OR TURBIDITY IN NEARBY WATER BODIES OR STORM SYSTEMS.
C. CONSTRUCTION VEHICLE SPEED SHALL BE LIMITED IN CASES WHERE BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED.
D. FOR AREAS TO ULTIMATELY BE VEGETATIVE, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
E. THE CONTRACTOR SHALL IMPLEMENT OTHER MEANS OF DUST CONTROL, SUCH AS DUST CONTROL FENCES, AS NECESSARY WHEN WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR FUGITIVE DUST EMISSIONS.

REFERENCES:

1. THE CONSTRUCTION PLANS AND SPECIFICATIONS AS PREPARED BY ENGINEER ARE HEREBY REFERENCED AND MADE A PART OF THIS PLAN.

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GENERAL NOTES

JASON D. KINNEY LICENSE No. 62547 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jason D. Kinney, P.E. FL REG. #62547
MAY 07 2015

REVISIONS
1. 04/07/15
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QUALITY CONTROL TESTING, INSPECTIONS AND APPROVALS

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND AND COMPLY WITH THE TESTING REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AS WELL AS ANY AND ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, TO PERFORM ALL NECESSARY QUALITY CONTROL TESTING, AND TO OBTAIN ANY NECESSARY INSPECTIONS AND APPROVALS OF WORK PERFORMED OR MATERIALS UTILIZED.
2. THE CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH TESTING, INSPECTION, AND APPROVAL OF WORK AND SHALL PROVIDE TO THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES FOR TESTING, INSPECTIONS, OR APPROVALS. ALL TEST RESULTS (PASSING AND FAILING) SHALL BE PROVIDED TO THE OWNER AND ENGINEER IMMEDIATELY UPON RECEIPT.
3. TESTING SHALL INCLUDE AT A MINIMUM:
   a. CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING;
   b. PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS;
   c. DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS;
   d. PRESSURE AND LEAKAGE TESTING AS REQUIRED FOR WATER DISTRIBUTION, SANITARY SEWER, AND STORM SEWER LINES.
   e. FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR SHALL HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR.
4. THE CONTRACTOR SHALL CLEAN ALL INSTALLED LINES AND STRUCTURES PRIOR TO ANY TESTING PROCEDURES.
5. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, AND SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO BEGINNING WORK. THE LAB SHALL COMPLY WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

AS-BUILT DRAWING REQUIREMENTS:

1. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AN AS-BUILT SURVEY DOCUMENTING AS-BUILT CONDITIONS. ALL AS-BUILT DATA SHALL BE PREPARED BY AND SIGNED, SEALED AND DATED BY A LICENSED SURVEYOR REGISTERED IN THE APPLICABLE STATE OF WORK.
2. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   a. SPECIFY THE HORIZONTAL AND VERTICAL DATUM REFERENCED. DATUM SHALL BE THE SAME AS THAT UTILIZED IN THESE CONSTRUCTION PLANS;
   b. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS SHALL SHOW THE CORRESPONDING HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION AS MEASURED IN THE FIELD;
   c. FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES;
   d. FOR ROADWAY AND DRIVE AISLES, PROVIDE PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 100 FEET PLUS ALL CHANGES IN LONGITUDINAL SLOPE OR CROSS SLOPE, AT INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS;
   e. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS AND SHOW THE DEPTH AND WIDTH OF PARKING STALLS;
   f. PROVIDE HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED AS HANDICAP ACCESSIBLE ROUTES IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET;
   g. STORMWATER DRAINAGE SYSTEMS (BOTH OPEN CONVEYANCE AND PIPED SYSTEMS) INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS AT ONE FOOT INTERVALS, AND CROSS SECTIONS OF OUTFALL CONTROL STRUCTURE (S);
   h. STORMWATER CONTROL STRUCTURE INFORMATION (INCLUDING BOX STRUCTURES, FLUMES, AND SPILLWAYS) SHALL INCLUDE DIMENSIONS AND ELEVATIONS OF ALL PIPES, WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS, AS SHOWN ON CONSTRUCTION DETAILS AS A MINIMUM;
   i. FOR ALL STORMWATER PONDS AND OPEN CONVEYANCE SYSTEMS, PROVIDE TOP OF BANK ELEVATIONS, BOTTOM ELEVATIONS, AND HORIZONTAL DIMENSIONS MEASURED AT LOCATIONS AS SHOWN ON THE CONSTRUCTION PLANS. A MINIMUM OF 10 LOCATIONS PER POND WILL BE REQUIRED AND MORE MAY BE NECESSARY TO ACCURATELY SHOW THE FOOTPRINT AND VOLUME OF THE POND. HORIZONTAL POND DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER POINTS ON THE PROPERTY;
   j. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS INCLUDING STRUCTURE TOPS, INVERT ELEVATIONS, AND PIPE SIZES FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS, CLEANOUTS, VALVES, FITTINGS, AND CONNECTION POINTS;
   k. LENGTHS OF PIPELINES BETWEEN STRUCTURES;
   l. UTILITY LOCATIONS TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 100-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET;
   m. VERTICAL ELEVATIONS OF ALL PIPELINES WHERE THERE IS A CROSSING OF NEW AND EXISTING DOMESTIC AND FIRE WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER LINES IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATIONS HAVE BEEN MET;
   n. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
3. FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR SHALL HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR. THE INSPECTION SHALL BE RECORDED AND ALL FEATURES SHALL BE MEASURED AND LOGGED AS THE CAMERA PROGRESSES THROUGH THE PIPE. INSPECTION REPORTS SHALL INCLUDE PIPE SIZE, PIPE MATERIAL, LOCATION OF CHANGES IN MATERIAL, BRANCH OR CONNECTION LOCATIONS AND LOCATIONS OF DEFECTS.

TRAFFIC CONTROL NOTES:

1. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. ALL PAVEMENT SIGNING AND MARKING SHALL BE IN ACCORDANCE WITH THE SIGNING AND STRIPING NOTES WITHIN THIS PLAN SET.
2. THE CONTRACTOR SHALL INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION
4. THE CONTRACTOR SHALL EMPLOY A MAINTENANCE OF TRAFFIC (MOT) CERTIFIED INDIVIDUAL WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES.

UTILITY GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL UTILITY SERVICE SYSTEMS (WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, CABLE TV) BETWEEN THE POINT THE RESPECTIVE UTILITY COMPANY COMPLETES THEIR WORK TO THE POINT OF CONNECTION AT THE BUILDING.
2. ALL UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE TV SHALL BE INSTALLED IN PVC CONDUIT OR CONCRETE ENCASED DUCT BANK WITH PULL WIRE MEETING THE LOCAL UTILITY COMPANY'S REQUIREMENTS. INFORMATION SHOWN ON CIVIL DRAWINGS IS FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.
3. WHERE UTILITIES ARE TO BE INSTALLED IN AREAS OF EXISTING PAVING, HARDSCAPE, SIDEWALKS, ETC. THE CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING PAVING, HARDSCAPE, SIDEWALK ETC. AND REPLACE IN LIKE KIND AND RESTRIPE AS NECESSARY. BACKFILL TRENCH FULL DEPTH WITH STONE.
4. UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED FILL PLACED IN 6 INCH LOOSE LIFTS. FILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR AND OPTIMUM MOISTURE CONTENT WITHIN ±2.0%.
5. ANY EXISTING UTILITY LIDS/MANHOLE TOPS WHICH ARE TO REMAIN SHALL BE FIELD ADJUSTED TO MATCH PROPOSED FINISHED GRADE.
6. ALL EXISTING UTILITY SERVICES WHICH ARE TO REMAIN SHALL BE MAINTAINED UNINTERRUPTED UNLESS SPECIFICALLY COORDINATED WITH THE RESPECTIVE UTILITY PROVIDER AND ANY AFFECTED PROPERTY OWNERS.

ELECTRICAL, TELEPHONE, AND CABLE TV UTILITIES:

ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF ELECTRIC, TELEPHONE, OR CABLE TV UTILITIES, AND ANY INFORMATION PERTAINING TO THE DESIGN OR LOCATION OF THOSE UTILITIES IS SHOWN ON THE CIVIL DRAWINGS FOR GENERAL REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.

UTILITY SEPARATION REQUIREMENTS:

1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555.314 AND THE FOLLOWING:
   1.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   1.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   1.3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   1.4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555.314 AND THE FOLLOWING:
   2.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   2.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   2.3. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555.314 AND THE FOLLOWING:
   3.1. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
   3.2. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST:
   4.1. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   4.2. AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   4.3. AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   4.4. AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.
5. EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS ABOVE, FDEP MAY ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION, IN ACCORDANCE WITH F.A.C. RULE 62-555.314. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES SHALL BE APPROVED IN WRITING BY ENGINEER AND FDEP AND MAY INCLUDE THE FOLLOWING:
   5.1. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
      5.1.1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE;
      5.1.2. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE;
      5.1.3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.
   5.2. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
      5.2.1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
      5.2.2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

WATER DISTRIBUTION NOTES:

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER AND RECLAIMED WATER SYSTEMS SHOWN ON THESE PLANS IS AUTOZONE. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE OPERATING ENTITY AND THE WATER UTILITY PROVIDER.
2. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE GATE VALVES OR CORPORATION STOPS.
3. MINIMUM 36 INCHES OF COVER SHALL BE PROVIDED OVER ALL WATER AND RECLAIMED MAINS IN PAVED AREAS. MINIMUM 30 INCHES OF COVER SHALL BE PROVIDED OVER ALL WATER AND RECLAIMED MAINS IN GRASSED AREAS.
4. HORIZONTAL AND VERTICAL SEPARATION DISTANCES BETWEEN WATER MAINS AND OTHER UTILITY LINES SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555.314 AND THESE PLANS.
5. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
6. PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FOR FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
7. ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL TO BE TYPE 304. NUTS TO BE TEFLON COATED. DUCTILE IRON BODY TO BE FUSION BONDED NYLON COATING, MINIMUM THICKNESS 12 MILS. OUTLET OF SADDLE TO HAVE NPT THREADS.
8. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL MARK EACH WATER SERVICE AND VALVE LOCATION WITH A MARKER AND SHALL BE SHALL BE HIGHLIGHTED IN BLUE PAINT OR AS REQUIRED BY LOCAL UTILITY PROVIDER.
9. PVC PIPE SHALL BE BLUE IN COLOR (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE", AS APPLICABLE. LETTERING SHALL BE 2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
10. PVC PIPE SPECIFICATIONS SHALL BE AS FOLLOWS:
    10.1. PIPE 4" - 12" SHALL CONFORM TO AWWA C900;
    10.2. PIPE 14" - 36" SHALL CONFORM TO AWWA C905;
    10.3. PIPE SHALL CONFORM TO ASTM D1784-11, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED;
    10.4. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS;
    10.5. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905;
    10.6. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
11. BURIED DUCTILE IRON PIPE SPECIFICATIONS SHALL BE AS FOLLOWS:
    11.1. PIPE SHALL CONFORM WITH ANSI/AWWA C150/ A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
    11.2. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS:
       11.2.1. 12" DIAMETER AND SMALLER = PC 350;
       11.2.2. 14" THROUGH 24" DIAMETER = PC 250;
       11.2.3. 30" THROUGH 64" DIAMETER = PC 200.
12. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL MEET THE FOLLOWING SPECIFICATIONS:
    12.1. SHALL CONFORM WITH AWWA/ ANSI C115/ A21.15;
    12.2. SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
    12.3. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS
       12.3.1. 4" DIAMETER = TC 54;
       12.3.2. 6" THROUGH 24" DIAMETER = TC 53.
13. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
14. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
15. ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIRPA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING, FIELD FLEX RING, LOK-FING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICE, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL.
16. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI.
17. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDING THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C105/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
18. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
19. VALVE SPECIFICATIONS
    19.1. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.
    19.2. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED.
       19.2.1. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF AWWA C550, APPLIED AT THE FACTORY. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
    19.3. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
       19.3.1. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509 OR AWWA C515.
       19.3.2. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS.
       19.3.3. VALVES SHALL OPEN COUNTERCLOCKWISE.
    19.4. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CASE RION OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.
    19.5. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.
    19.6. VALVE SEATS SHALL BE MECHANICALLY RESTAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.
    19.7. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY, VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER".
20. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
21. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE.
22. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 14 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 2" AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVER 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING ASSOCIATED WITH INSTALLATION OF THE WATER DISTRIBUTION SYSTEM.
    23.1. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS WATER MAIN.
    23.2. ALL TEST PROCEDURES SHALL BE APPROVED BY ENGINEER, AND SHALL BE PERFORMED IN THE PRESENCE OF ENGINEER, AND THE UTILTY PROVIDER. NOTIFY ENGINEER, AND THE UTILITY PROVIDER AT LEAST 72 HOURS PRIOR TO ANY INSPECTIONS OR TESTING.
    23.3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT NECESSARY FOR TESTING, AND ALL EQUIPMENT SUCH AS GAUGES, HOSES, AND PUMPS SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI.
    23.4. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
    23.5. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5 % DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
       23.5.1. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-PROTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
    23.6. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
24. THE CONTRACTOR SHALL DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS PRIOR TO PUTTING INTO SERVICE.
    24.1. ALL DISINFECTION WORK SHALL BE IN ACCORDANCE WITH REGULATIONS OF THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN.
    24.2. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.
    24.3. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS
       24.3.1. CONDUCT PRESSURE AND LEAKAGE TESTING;
       24.3.2. PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651
       24.3.3. DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS;
       24.3.4. FLUSH AFTER DISINFECTION.
25. ANY AND ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY THE CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.

SANITARY SEWER NOTES:

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN IN THESE PLANS IS AUTOZONE. THE CONTRACTOR SHALL MEET ALL THE REQUIRED STANDARDS AND SPECIFICATIONS OF THE OPERATING ENTITY.
2. CONNECTION TO EXISTING SANITARY SEWER SYSTEMS SHALL BE PER THE REQUIREMENTS OF THE WASTEWATER UTILITY PROVIDER AND/OR OWNER OF SUCH SEWER SYSTEM. THERE SHALL BE NO SERVICE INTERRUPTIONS CAUSED BY THE INSTALLATION OF CONNECTIONS TO EXISTING SEWERS; THE CONTRACTOR SHALL PROVIDE BYPASS ROUTING/PUMPING OR SHALL COLLECT AND DISPOSE OF WASTE IN A LEGAL MANNER AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
3. A MINIMUM OF 36" OF COVER SHALL BE PROVIDED OVER ALL SANITARY LINES.
4. PVC SEWER PIPE SHALL BE TYPE PSM CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THRU 15" AND ASTM F 679, T-1 WALL THICKNESS, FOR PIPE 18" THRU 24".
5. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 WITH THE USE OF RUBBER GASKETS CONFORMING TO ASTM F477.
6. SEWER FITTINGS SHALL MEET THE SAME REQUIREMENTS AS THE PIPE. CONTRACTOR SHALL PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO FITTINGS, PIPE, AND EQUIPMENT OF OTHER MATERIALS AND SHALL MEET THE MANUFACTURERS RECOMMENDATIONS FOR JOINING MATERIAL.
7. SEWER PIPE SHALL BE GREEN IN COLOR AND STENCILED "SEWER LINE". LETTERING SHALL BE 2" LETTERING ON TWO SIDES OF THE PIPE AND AT LEAST THREE AREAS PER PIPE SECTION.
8. WARNING TAPE SHALL BE INSTALLED ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6" WIDE VINYL CONTINUOUS TAPE, GREEN IN COLOR WITH BLACK LETTERING WHICH READS "CAUTION: SEWER BURIED BELOW". INSTALL 2' ABOVE PIPE AND A MINIMUM OF 1' BELOW PROPOSED GRADE.
9. ADHESIVE IDENTIFICATION TAPE SHALL BE INSTALLED ALONG ALL SEWER PIPELINES. TAPE SHALL BE AT A MINIMUM: THICKNESS OF 4 MILS, WIDTH OF 6", 1" LETTER HEIGHT. TAPE COLOR SHALL BE GREEN WITH BLACK LETTERING AND SHALL READ "SEWER LINE". PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING ASSOCIATED WITH INSTALLATION OF THE SANITARY SEWER SYSTEM.
    10.1. ALL LATERALS SHALL BE COMPLETED PRIOR TO TESTING AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS SEWER MAINS.
    10.2. CONTRACTOR SHALL CLEAN ALL LINES AND MANHOLES PRIOR TO TESTING AND/OR INSPECTIONS.
    10.3. ALL TEST PROCEDURES SHALL BE APPROVED BY ENGINEER. AND SHALL BE PERFORMED IN THE PRESENCE OF ENGINEER AND THE UTILTY PROVIDER. NOTIFY ENGINEER AND THE UTILITY PROVIDER AT LEAST 72 HOURS PRIOR TO ANY INSPECTIONS OR TESTING.
    10.4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT NECESSARY FOR TESTING, AND ALL EQUIPMENT SUCH AS GAUGES, HOSES, AND PUMPS SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS. GAUGES USED FOR LOW PRESSURE AIR TESTING SHALL BE TO THE NEAREST 0.1 PSI.
    10.5. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CF/MIN PER SQUARE FOOT INTERNAL SURFACE BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG.
       10.5.1. MINIMUM REQUIRED TEST DURATION IS:
          10.5.1.1. 4" PIPE = 1 MINUTE 53 SECONDS
          10.5.1.2. 6" PIPE = 2 MINUTES 50 SECONDS OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER
          10.5.1.3. 8" PIPE = 3 MINUTES 47 SECONDS OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER
          10.5.1.4. 10" PIPE = 4 MINUTES 43 SECONDS OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER
          10.5.1.5. 12" PIPE = 5 MINUTES 40 SECONDS OR 1.709 X LENGTH OF THE PIPE TESTED, WHICHEVER IS GREATER
    10.6. CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY THE UTILITY PROVIDER. TEST DURATION IS 1 HOUR.
    10.7. CONDUCT DEFLECTION TESTING OF PIPES AFTER THE FINAL BACKFILL HAS BEEN COMPACTED AND IN-PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5% MEASURED BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. ANY FAILING PIPE SHALL BE REMOVED AND CORRECTED AND RE-TESTED FOR LEAKAGE.

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Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, Fl. 33713
727-527-1656
FL COA #30311

Prepared for: AutoZone Store Development
Store No.: 4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

GENERAL NOTES

JASON D. KINNEY LICENSE No. 62547 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jason D. Kinney, PE #62547
MAY 07 2015

REVISIONS	
1. 04/07/15	
2.	
3.	
4.	
5.	
6.	
7.	
ARCHITECT:	N/A
DRAWN BY:	JK
CHECKED BY:	SK
DATE	10/6/14
PROTOTYPE SIZE	65w2

C0.2

PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	≤ 1/2 PROVIDED LOT AREA (23,740)	6,815 SF
PARKING REQUIRED	1 PER 300 SF OF GROSS FLOOR AREA; 23 REQUIRED	45 SPACES
MIN. PARKING DIM.	10'x20' 10'x18' w/ OVERHANG	10'x20' 10'x18'
MIN. DRIVEWAY WIDTH	24 FT	24 FT
HANDICAP SPACES	2 SPACES	2 SPACES
LOADING SPACE	1 SPACE	1 SPACE
REFERENCE IS MADE TO THE TOWN OF LADY LAKE ZONING ORDINANCE		

GENERAL NOTES:

1. Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
2. Proof Roll Building and all parking areas. Notify AutoZone Inc. of any unacceptable areas.
3. Building dimensions shown on the Civil Engineering Plans are for reference purposes only, Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
4. All site dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
5. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
6. All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.
7. The Contractor shall provide As-Built records of all construction (including underground utilities) to AutoZone Inc. at the end of construction.
8. All Dimensions to Face of Curb unless otherwise noted.
9. Radii 3' unless noted.
10. Any damaged sidewalk fronting the proposed development shall be removed and replaced.
11. Standard Index #300, #304 & #310 for the construction of sidewalk and meet current ADA Standards and All concrete placed in the right of way shall be from an FDOT certified plant meeting all minimum requirements as referenced in the Standard Specifications for Road and Bridge Construction. Concrete must be a minimum of 6" thick, 3,000 lb. Class 1, non-structural with fiber mesh material.
12. Any damaged sidewalk damaged during construction shall be removed and replaced.
13. Contractor shall refer to FDOT Standard Index (2014) #611, 613, and 616 for Maintenance of Roadway Traffic on roadways and Index #660 for Maintenance of Pedestrian Traffic.
14. Any existing driveways and roadway tie-in points that are to be removed the drop curb and driveway / roadway aprons shall be removed and area regraded and restored with Type "F" curb and standard sidewalk that conforms with F.D.O.T. Standard Index # 300 & 310.

BULK AREA REQUIREMENTS		
LOCATION: NWC W. HERMOSA AND US HWY 27 LADY LAKE, FLORIDA		
ZONE: HC - HEAVY COMMERCIAL		
USE: RETAIL, AUTOMOTIVE PARTS		
PARCEL NUMBER: 17-18-24-0000-000-03000		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NOT REQUIRED	1.962 AC
MINIMUM LOT FRONTAGE	NOT REQUIRED	223 FT
MINIMUM FRONT SETBACK	20 FT	85.2 FT
MINIMUM SIDE SETBACK	10 FT (20' TO HERMOSA)	64.8 FT
MINIMUM REAR SETBACK	10 FT	83.8 FT
MAXIMUM BUILDING HEIGHT	35 FT	23 FT (1 STORY)
MAXIMUM F.A.R.	NOT LISTED	0.080
MAXIMUM ISR	80%	39.8%
ANTICIPATED EMPLOYEES	NA	12
REFERENCE IS MADE TO THE LADY LAKE ZONING ORDINANCE		
	EXISTING*	PROPOSED
IMPERVIOUS AREA	26,422 S.F.	32,705 S.F.
PERVIOUS AREA	47,163 S.F.	45,945 S.F.
BUILDING AREA	11,880 S.F.*	6,815 S.F.
* INCLUDES 11,880 SF OF BUILDING AREA APPROVED BUT NOT BUILT.		
ADJACENT ZONING: N = HC E = ROW/HC S = ROW/HC W = AG-1		
PROPOSED BUILDING IS TYPE II-B CONSTRUCTION		

SIGN LEGEND	
LEGEND	QTY.
RESERVED PARKING	2
STOP	2

PAVEMENT LEGEND
3 ASPHALT PAVING - MILL AND OVERLAY OR NEW PAVING PER DETAIL 5/C1.A (ALTERNATE BID) CONCRETE PAVING - SEE DETAIL 4/C1.A
CONCRETE PAVING - SEE DETAIL 4/C1.A

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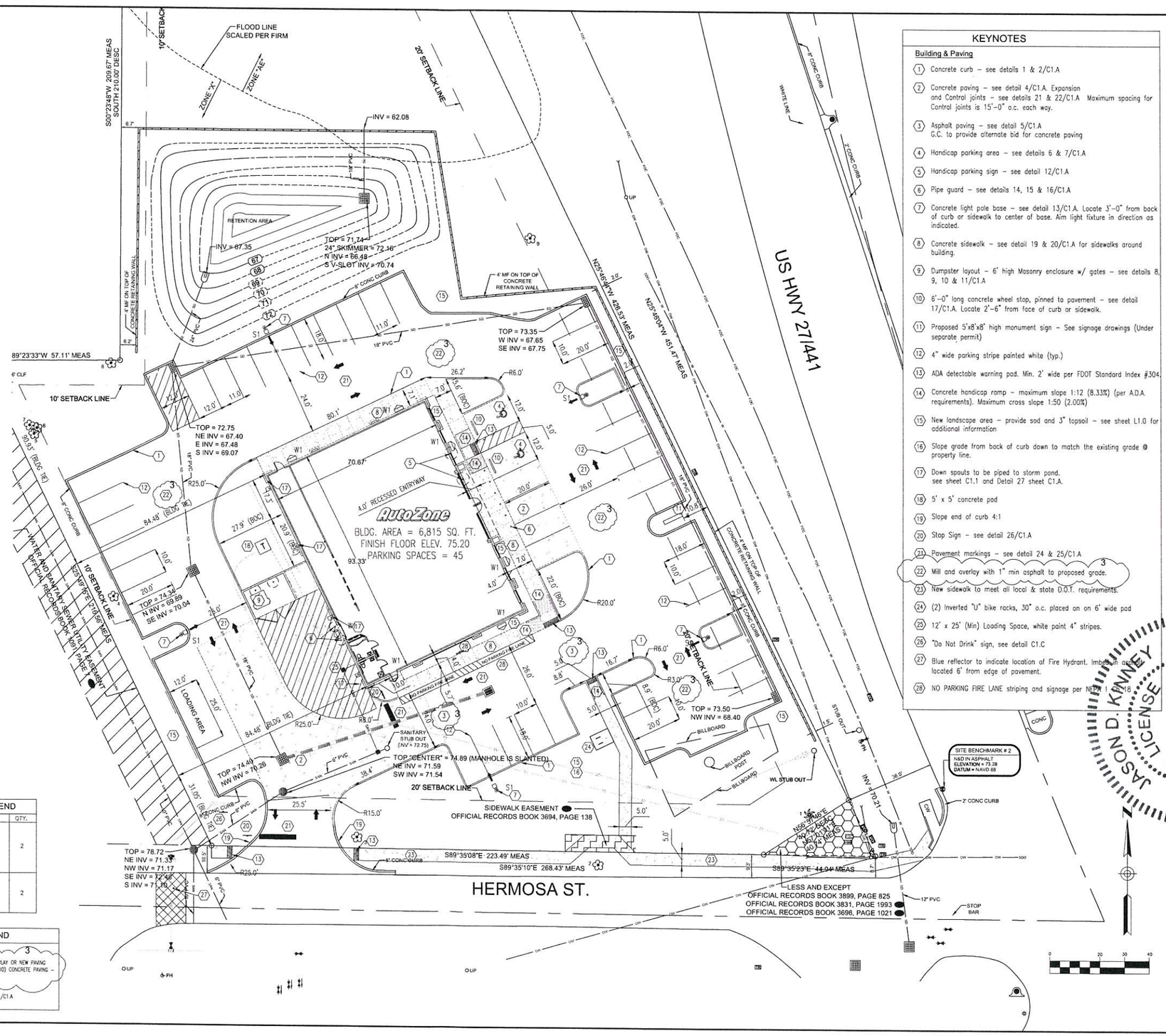


KEYNOTES

Building & Paving

1. Concrete curb – see details 1 & 2/C1.A
2. Concrete paving – see detail 4/C1.A. Expansion and Control joints – see details 21 & 22/C1.A Maximum spacing for Control joints is 15'-0" o.c. each way.
3. Asphalt paving – see detail 5/C1.A G.C. to provide alternate bid for concrete paving
4. Handicap parking area – see details 6 & 7/C1.A
5. Handicap parking sign – see detail 12/C1.A
6. Pipe guard – see details 14, 15 & 16/C1.A
7. Concrete light pole base – see detail 13/C1.A. Locate 3'-0" from back of curb or sidewalk to center of base. Aim light fixture in direction as indicated.
8. Concrete sidewalk – see detail 19 & 20/C1.A for sidewalks around building.
9. Dumpster layout – 6' high Masonry enclosure w/ gates – see details 8, 9, 10 & 11/C1.A
10. 6'-0" long concrete wheel stop, pinned to pavement – see detail 17/C1.A. Locate 2'-6" from face of curb or sidewalk.
11. Proposed 5'x8'x8' high monument sign – See signage drawings (Under separate permit)
12. 4" wide parking stripe painted white (typ.)
13. ADA detectable warning pad. Min. 2' wide per FDOT Standard Index #304.
14. Concrete handicap ramp – maximum slope 1:12 (8.33%) (per A.D.A. requirements). Maximum cross slope 1:50 (2.00%)
15. New landscape area – provide sod and 3" topsoil – see sheet L1.0 for additional information
16. Slope grade from back of curb down to match the existing grade @ property line.
17. Down spouts to be piped to storm pond. see sheet C1.1 and Detail 27 sheet C1.A.
18. 5' x 5' concrete pad
19. Slope end of curb 4:1
20. Stop Sign – see detail 26/C1.A
21. Pavement markings – see detail 24 & 25/C1.A
22. Mill and overlay with 1" min asphalt to proposed grade. 3
23. New sidewalk to meet all local & state D.O.T. requirements.
24. (2) Inverted "U" bike racks, 30" o.c. placed on on 6' wide pad
25. 12' x 25' (Min) Loading Space, white paint 4" stripes.
26. "Do Not Drink" sign, see detail C1.C
27. Blue reflector to indicate location of Fire Hydrant. Impact in asphalt located 6' from edge of pavement.
28. NO PARKING FIRE LANE striping and signage per NFPA 1 Ch. 18

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, Fl. 33713
727-527-1656
FL COA #30311

Prepared for: AutoZone Inc.
Store No.: 4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

SITE PLAN

STATE OF FLORIDA
JASON D. KINNEY
LICENSE
No. 62547
LICENSED PROFESSIONAL ENGINEER

MAY 07 2015

REVISIONS
1. 04/02/15
2. 04/11/15
3. 04/21/15
4.
5.
6.
7.
ARCHITECT: N/A
DRAWN BY: JK
CHECKED BY: SK
DATE 10/6/14
PROTOTYPE SIZE 65W2

C1.0

LEGEND

—— SAN —— SAN ——	SANITARY LINE
—— —— UE ——	ELECTRIC SERVICE
—— T —— T ——	TELEPHONE SERVICE
————	WATER SERVICE
	WATER METER ASSEMBLY & REDUCED PRESSURE BACKFLOW PREVENTOR
	GATE VALVE
	CLEANOUT SEE DETAIL
	ELECTRIC METER
	TRANSFORMER

UTILITY CROSSINGS

1 PAVEMENT SURFACE = 74.95
6" PVC SEWER PIPE INV. = 72.93
1" PE WATER INV. = 70.00

2 PAVEMENT SURFACE = 75.00
6" PVC SEWER PIPE INV. = 72.83
8" PVC STORM INV. = 70.64

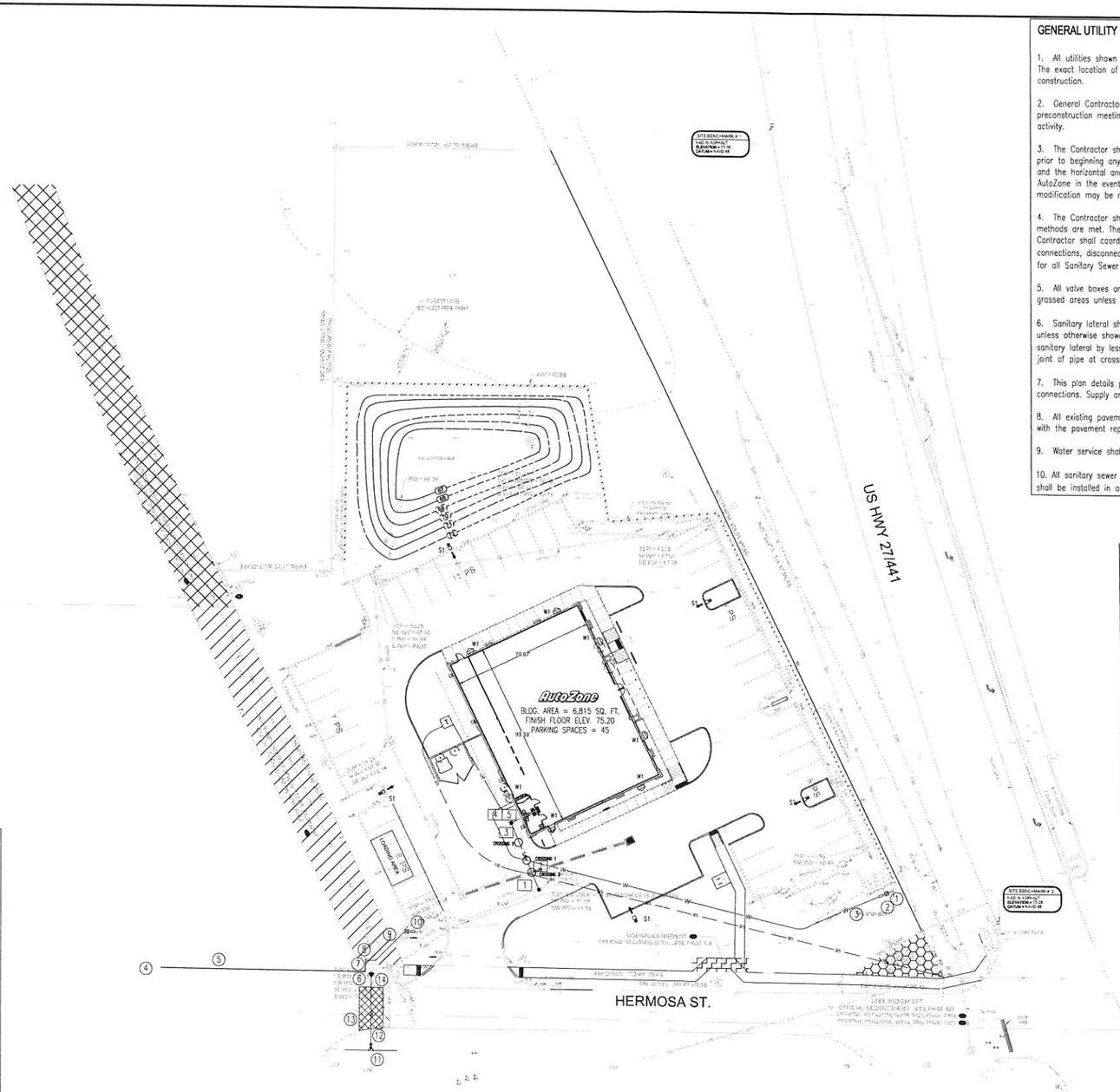
3 PAVEMENT SURFACE = 74.95
6" PVC SEWER PIPE INV. = 72.76
15" RCP STORM INV. = 70.64

SANITARY SEWER SCHEDULE

1. CONNECT TO EXISTING 6" PVC WITH 90-DEGREE SWEEP AND CLEAN OUT.
   CLEANOUT TOP = 74.95
   CLEANOUT INVERT = 72.67
   CONTRACTOR FIELD VERIFY INVERT AND CONNECTION PRIOR TO INSTALL OF SEWER PIPE.
2. 36 LF 6" SDR35 SANITARY SEWER @ 1.00%
3. 6" 90-DEGREE SWEEP BEND WITH CLEAN OUT
   CLEAN OUT TOP =
   CLEAN OUT INVERT = 73.03
4. 5 LF 6" SDR35 SANITARY SEWER @ 1.00%
5. CONNECT TO BUILDING @ INV. ELEV. 73.08

POTABLE WATER SCHEDULE

1. CONNECT TO EXISTING 2" SERVICE.
2. PROPOSED 3/4" WATER METER DOMESTIC
   PROPOSED DOMESTIC REDUCED PRESSURE BACK FLOW PREVENTER
3. PROPOSED 1" P.E. TUBING TO DOMESTIC SERVICE
4. CONNECT TO EXISTING 8" RECLAIMED SERVICE WITH 8X4 TEE.
5. PROPOSED 103 LF 4" SCH 80 PVC RECLAIMED MAIN (PURPLE)
   RESTRAIN JOINTS PER DETAIL E104, SHEET C1.C
6. PROPOSED 4" TEE WITH 4" PLUG
7. PROPOSED 8 LF 4" SCH 80 PVC RECLAIMED MAIN (PURPLE)
8. PROPOSED 4X2 TEE, WITH 4" PLUG
9. PROPOSED 2" SCH 80 PVC (PURPLE) RECLAIMED SERVICE
10. PROPOSED 3/4" WATER METER IRRIGATION
    PROPOSED IRRIGATION REDUCED PRESSURE BACK FLOW PREVENTER
11. PROPOSED 8x8 TAPPING VALVE, SEE DETAIL E121-1, SHEET C1.B
12. PROPOSED 36 LF 8" SCH 80 PVC HYDRANT EXTENSION MAIN (BLUE)
    RESTRAIN JOINTS PER DETAIL E104-1, SHEET C1.B
13. OPEN CUT AND RESTORE PAVEMENT PER DETAIL E131, C1.B
14. HYDRANT ASSEMBLY PER DETAIL E203, SHEET C1.C. PAINT HYDRANT FOR FLOW RATE IN ACCORDANCE WITH AWWA RECOMMENDATIONS



GENERAL UTILITY NOTES:

1. All utilities shown are approximate locations only and have been compiled from the latest available mapping. The exact location of all underground utilities shall be verified by the Contractor prior to the start of construction.

2. General Contractor to coordinate with the local Utility Companies for all locations and connections. A preconstruction meeting with the various Utility Companies, is required prior to the start of any construction activity.

3. The Contractor shall visit the site and verify the elevation and location of all utilities by various means prior to beginning any excavation. Test pits shall be dug at all locations where sewers cross existing utilities, and the horizontal and vertical locations of the utilities shall be determined. The Contractor shall contact AutoZone in the event of any unforeseen conflicts between existing and proposed utilities so that an appropriate modification may be made.

4. The Contractor shall insure that all Utility Companies and City Standards for materials and construction methods are met. The Contractor shall perform proper coordination with the respective Utility Company. The Contractor shall coordinate work to be performed by the various Utility Companies and shall pay all fees for connections, disconnection, relocation's, inspections, and demolition. (AutoZone to reimburse General Contractor for all Sanitary Sewer and Water Tap Fees).

5. All valve boxes and curb boxes shall be adjusted to the final grades. All curb boxes shall be located in grassed areas unless indicated otherwise on the plans.

6. Sanitary lateral shall maintain (10' min. horizontal 1.5' vertical min.) separation distance from water lines unless otherwise shown, or additional protection measures will be required. Where water line crosses above sanitary lateral by less than 2' vertical, a concrete encasement shall be installed, Contractor shall center one joint of pipe at crossing.

7. This plan details pipes up to 5' from the building face. Refer to the building drawings for building connections. Supply and install pipe adapters as necessary.

8. All existing pavement where utility piping is to be installed shall be saw cut and replaced in accordance with the pavement repair requirements of the Governing Authority.

9. Water service shall be Blue P.E. tubing

10. All sanitary sewer main lines shall be schedule 40 PVC pipe (except as noted on plans). All PVC pipe shall be installed in accordance with the manufacturer's recommended procedure.

UTILITY SERVICE NOTES:

Water Service
General Contractor to provide and install a 1" Blue P.E. water line from existing main to building.
Contact: Town of Lady Lake
Telephone: (352) 751-1525

Electric Service
Duke Energy to provide underground 120/208/3 phase service. General Contractor to provide and install two 4" dia. conduit w/ secondary wire to utility company point of connection.
Contact: New Construction
Telephone: (866) 372-4663

Telephone Service
xxx to provide new underground service. General Contractor to provide and install a 4" dia. PVC conduit w/ pull wire from phone panel board to utility company point of connection.
Contact: Anyone
Telephone: (xxx) xxx-xxxx

Sanitary Sewer
General Contractor to provide and install a 6" SDR35 PVC from building to existing manhole connection. General Contractor to provide a 6" cast iron under building slab. (min. 1% slope). Provide clean outs every 60' (typical).
Contact: Town of Lady Lake
Telephone: (352) 751-1525

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AutoZone Store Development

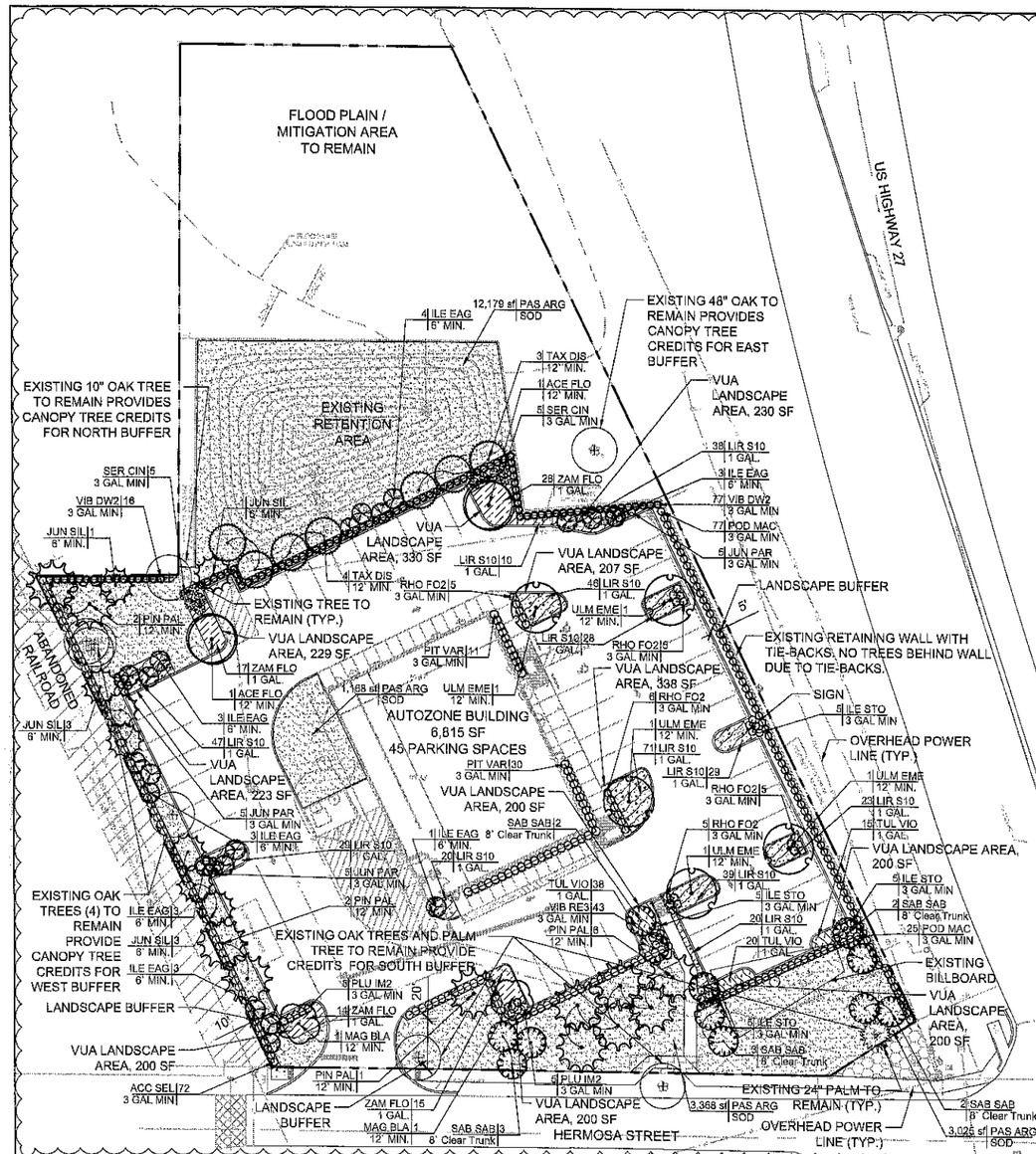
4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

Prepared for:
Store No.:

UTILITY PLAN

REVISIONS	
1.	04/07/15
2.	04/14/15
3.	
4.	
5.	
6.	
7.	
ARCHITECT:	N/A
DRAWN BY:	JK
CHECKED BY:	SK
DATE	10/6/14
PROTOTYPE SIZE	65w2

C1.2



NORTH

GRAPHIC SCALE 0' 15' 30' 60'

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EXISTING TREES

EXISTING PALM TREE TO REMAIN

EXISTING TREE TO REMAIN

PROTECTED TREES INVENTORY
(EXCLUDES AUSTRALIAN PINE, MELALEUCA, BRAZILIAN PEPPER AND OTHER NON-NATIVE TREES)

NUMBER	SIZE	SPECIES	PROTECTED / SPEC./ HIST.	TO REMAIN / TO BE REMOVED
1	24"	PALM	SPECIMEN	TO REMAIN
2	38"	OAK	HISTORIC	TO REMAIN
3	64"	OAK	HISTORIC	TO REMAIN
4	14"	OAK	PROTECTED	TO REMAIN
5	9"	OAK	PROTECTED	TO REMAIN
6	9"	OAK	PROTECTED	TO REMAIN
7	6"	OAK	PROTECTED	TO REMAIN
8	10"	OAK	PROTECTED	TO REMAIN
9	48"	OAK	HISTORIC	TO REMAIN

NOTES:
1) SEE SHEETS L2 AND L3 FOR LANDSCAPE NOTES AND DETAILS.
2) SEE SHEET IR1 FOR IRRIGATION REQUIREMENTS.
3) SOD ALL DISTURBED AREAS.
4) PROTECTED TREES MUST REMAIN UNDISTURBED WITHIN AN AREA EQUAL TO A RADIUS OF ONE FOOT FOR EACH ONE INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT.
5) TRENCHING OF ANY TYPE SHALL BE AVOIDED IN THE DRIPLINE AREA OF EXISTING TREES. WHERE UNDERGROUND INSTALLATIONS ARE REQUIRED ADJACENT TO TREE TRUNKS, TUNNELING SHALL BE USED. PROTECTIVE MEASURES SHALL BE TAKEN AS SPECIFIED IN TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, LATEST EDITION.
6) INSTALL A PERMEABLE WEED FABRIC THROUGHOUT ALL PLANTING BEDS.
7) CONTRACTOR SHALL COORDINATE PLANT MATERIAL LOCATION WITH BUILDING SIGNS. VERIFY FINAL LAYOUT WITH OWNER'S REPRESENTATIVE.
8) ALL TREES, SHRUBS, AND GROUNDCOVERS TO BE PLANTED IN MULCH BEDS WITH ALUMINUM EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
9) THE PROJECT SHALL COMPLY WITH ALL TOWN OF LADY LAKE LANDSCAPE AND TREE PLANTING REQUIREMENTS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	HT.	SPR.	CAL|PER	FLORIDA-FRIENDLY	REMARKS
ACE FLO	2	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	12' MIN.		4" MIN.	YES	MOD./HIGH WATER ZONE
ILE EAG	20	Ilex x attenuata 'Eagleston'	Eagleston Holly	6' MIN.		2.5" MIN.	YES	LOW/MOD. WATER ZONE
JUN SIL	8	Juniperus silicicola	Southern Red Cedar	6' MIN.		2.5" MIN.	YES	LOW WATER ZONE
MAG BLA	2	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	12' MIN.		4" MIN.	YES	LOW/MOD. WATER ZONE
PIN PAL	11	Pinus palustris	Longleaf Pine	12' MIN.		4" MIN.	YES	LOW/MOD. WATER ZONE
SAB SAB	12	Sabal palmetto	Cabbage Palmetto	8' Clear Trunk			YES	LOW/MOD./HIGH WATER ZONE
TAX DIS	7	Taxodium distichum	Bald Cypress	12' MIN.		4" MIN.	YES	MOD./HIGH WATER ZONE
ULM EME	5	Ulmus parvifolia 'Emer II'	'Emer II' Allee Elm	12' MIN.		4" MIN.	YES	LOW/MOD. WATER ZONE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	FLORIDA-FRIENDLY	SPACING	REMARKS
ACC SEL	72	Acca sellowiana	Pineapple Guava, Feijoa	3 GAL MIN	20" MIN.		YES	36" o.c.	LOW/MOD. WATER ZONE
ILE STO	20	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3 GAL MIN	20" MIN.		YES	36" o.c.	LOW/MOD. WATER ZONE
JUN PAR	15	Juniperus chinensis 'Parsonii'	Parsoni Juniper	3 GAL MIN	20" MIN.		YES	36" o.c.	LOW WATER ZONE
PIT VAR	41	Pittosporum tobira 'Variegata'	Variegated Mock Orange	3 GAL MIN	20" MIN.		YES	36" o.c.	LOW/MOD. WATER ZONE
PLU IM2	10	Plumbago auriculata 'Imperial Blue'	Plumbago	3 GAL MIN	20" MIN.		YES	36" o.c.	LOW/MOD. WATER ZONE
POD MAC	102	Podocarpus macrophyllus	Yew Podocarpus	3 GAL MIN	20" MIN.		YES	36" o.c.	LOW/MOD. WATER ZONE
RHO FO2	26	Rhododendron indicum 'Formosa'	Formosa Azalea	3 GAL MIN	20" MIN.		YES	36" o.c.	LOW/MOD. WATER ZONE
SER CIN	10	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3 GAL MIN	20" MIN.		YES	48" o.c.	LOW/MOD./HIGH WATER ZONE
VIB DW2	93	Viburnum obovatum 'Walter's'	Walter's Viburnum	3 GAL MIN	20" MIN.		YES	36" o.c.	LOW/MOD./HIGH WATER ZONE
VIB RE3	43	Viburnum odoratissimum 'Red Tip'	Red Tip Viburnum	3 GAL MIN	20" MIN.		YES	36" o.c.	MOD./HIGH WATER ZONE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	FLORIDA-FRIENDLY	SPACING	REMARKS
LIR S10	400	Liriope muscari 'Super Blue'	Super Blue Lily Turf	1 GAL.	12"		YES	24" o.c.	LOW WATER ZONE
TUL VIO	73	Tulbaghia violacea	Society Garlic	1 GAL.	12"		YES	24" o.c.	LOW/MOD. WATER ZONE
ZAM FLO	74	Zamia floridana	Coontie Palm	1 GAL.	12"		YES	36" o.c.	LOW/MOD. WATER ZONE

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	FLORIDA-FRIENDLY	SPACING	REMARKS
PAS ARG	19,739 sf	Paspalum notatum 'Argentine'	Bahia Grass	SOD			YES		

MULCH
ORGANIC SHREDDED MULCH - SHREDDED MULCH TO BE APPLIED TO ALL TREES AND PLANTING BEDS, 3 INCH THICK DEPTH.

ALUMINUM EDGE STRIPS
SEE NOTES THIS SHEET.

PLANT SCHEDULE NOTES:
1. SOD QUANTITIES ARE SQUARE FOOT ESTIMATE: ANY DISTURBED AREAS ON SITE OR WITHIN THE R.O.W. THAT ARE NOT COVERED WITH LANDSCAPE MATERIAL OR SOD SHALL BE SODDED. SOD QUANTITIES SHOWN IN SCHEDULE ARE ESTIMATES AND FOR REFERENCE ONLY - ADDITIONAL SOD WILL BE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING AND VERIFYING REQUIRED SOD QUANTITIES PRIOR TO BID.
2. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.

CITY OF LADYLAKE CODE REQUIREMENTS
PROJECT DEVELOPMENT AREA = 1.97 AC
ZONE = HC (HEAVY COMMERCIAL), USE = RETAIL AUTOMOTIVE PARTS

MINIMUM TREE INCHES PER ACRE, SEC. 10-3(a)(2)
REQUIRED MIN. TREE INCHES PER ACRE RETAINED/PROVIDED: 160 TREE INCHES PER ACRE
PROVIDED MIN. TREE INCHES PER ACRE RETAINED/PROVIDED: TREES RETAINED (222 INCHES) +PROVIDED TREES (274 INCHES) = 496 INCHES / 1.97 AC = 251.78 TREE INCHES PER AC

REQUIRED BUFFER WIDTHS, SEC. 10-3(b)

BUFFER	WEST BUFFER (HC ZONING)	EAST BUFFER (ROW / HC)	NORTH BUFFER (HC ZONING)	SOUTH BUFFER (ROW / HC)
BUFFER TYPE REQ.	CLASS A	CLASS B	CLASS A	CLASS B
BUFFER WIDTH REQ.	10'	20'	10'	20'
BUFFER WIDTH PROV.	10'	WAIVER REQUESTED (5' PROV.)	10'	20'
LENGTH (EXCLUDES INGRESS/EGRESS)	427'	427'	165'	226'
REQUIRED TREES	2 CANOPY TREES PER 100 LF (9 REQUIRED) 3 UNDERSTORY TREES PER 100 LF (13 REQUIRED)	4 CANOPY TREES PER 100 LF (17 REQUIRED) 3 UNDERSTORY TREES PER 100 LF (13 REQUIRED)	2 CANOPY TREES PER 100 LF (3 REQUIRED) 3 UNDERSTORY TREES PER 100 LF (5 REQUIRED)	4 CANOPY TREES PER 100 LF (9 REQUIRED) 3 UNDERSTORY TREES PER 100 LF (7 REQUIRED)
PROVIDED TREES	4 EXISTING CANOPY TREES + 5 NEW CANOPY TREES = 9 CANOPY TREES PROVIDED 13 NEW UNDERSTORY TREES PROVIDED	1 EXISTING CANOPY TREE PROVIDED WAIVER REQUESTED FOR REMAINING 16 CANOPY TREES AND 13 UNDERSTORY TREES	1 EXISTING CANOPY TREE + 2 NEW CANOPY TREES = 3 CANOPY TREES PROVIDED 5 NEW UNDERSTORY TREES PROVIDED	2 EXISTING CANOPY TREES + 7 NEW CANOPY TREES = 9 CANOPY TREES PROVIDED 1 EXISTING UNDERSTORY TREE + 6 NEW UNDERSTORY TREES = 7 UNDERSTORY TREES PROVIDED
REQUIRED SHRUBS	CONTINUOUS HEDGE	CONTINUOUS HEDGE	CONTINUOUS HEDGE	CONTINUOUS HEDGE
PROVIDED SHRUBS	CONTINUOUS HEDGE	CONTINUOUS HEDGE	CONTINUOUS HEDGE	CONTINUOUS HEDGE

VEHICULAR USE AREA, SEC. 10-3(c)
REQUIREMENTS FOR VEHICULAR USE AREAS (VUA)

LANDSCAPE AREAS AT ENDS OF SINGLE PARKING ROWS: MIN. OF 200 SF WITH MIN. 1 CANOPY TREE OR 3 UNDERSTORY TREES / PALMS, 5 SHRUBS, AND GROUNDCOVER AND/OR GRASS
LANDSCAPE AREAS NOT ADJACENT TO LANDSCAPE BUFFERS: MIN. 6' WIDTH WITH MIN. 1 CANOPY TREE PER 50 LF, CONTINUOUS HEDGE, AND REMAINING 40% PLANTED WITH SHRUBS AND/OR GROUNDCOVERS OTHER THAN GRASS
TOTAL PAVED VEHICULAR USE AREA (VUA): 28,525 SF
REQUIRED VUA LANDSCAPING SF (10%): 2,853 SF
PROVIDED VUA LANDSCAPING SF: 3,328 SF

STORMWATER PONDS, SEC. 10-3(d)
REQUIRED: PLANTED WITH MIN. OF 3 CANOPY TREES FOR EVERY 250 LF OF POND BANK (TOP OF BANK MEASUREMENT). NO LESS THAN 3 TREES. MUST BE WITHIN 40' OF TOP OF BANK.
TOP OF BANK = 340 LF (4 CANOPY TREES REQUIRED)
PROVIDED: 4 CANOPY TREES

BUILDING FOUNDATIONS, SEC. 10-3(g)
REQUIRED: LANDSCAPE AREA AROUND BASE OF PUBLIC ROW OR PUBLIC PARKING AREA SIDE OF BUILDING EQUAL TO 70 PERCENT OF LENGTH OF BUILDING BASE FACING ROW. MIN 4 FEET WITH 1 TREE PER 500 SF OF REQ. LANDSCAPE AREA. 60 PERCENT TO CONTAIN LANDSCAPE MATERIAL OTHER THAN GROUND COVER.
REQUIRED AREA: 467 SF
PROVIDED: 568 SF

CREDIT FOR PRESERVATION OF EXISTING TREES, SEC. 10-5(j)
ANY EXISTING CANOPY TREES WHICH HAVE A MIN 6 INCH DBH SHALL PROVIDE CREDIT ON A ONE TREE INCH-FOR-ONE TREE INCH BASIS FOR ANY TREE REQ.
PRESERVATION CREDITS: 222" (TREE PRESERVATION CREDITS USED FOR BUFFER TREES)

5.7.2015

Ginevra L. Anuszkiewicz
Registered Landscape Architect
LA0667068

Owner / Developer:
AutoZone Stores LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8768 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Project Engineer:
Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, FL 33713
727-527-1526
FL COA #30311

Prepared for: AutoZone Store Development
Store No.: #4999
NWC HERMOSA STREET AND US 27
LADY LAKE, FLORIDA

LANDSCAPE PLAN

Landscape Architect:
PlaceMaker Design Studio, LLC
Urban Design • Landscape Architecture • Land Planning
PlaceMaker Design Studio, LLC
3000 Gulf To Bay, Suite 301
Clearwater, Florida 33759
Phone: 727-726-6124
LC26000418
Contact: Chris Anuszkiewicz
www.placemakerdesignstudio.com

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REVISIONS
1. 04/08/15
2. 04/14/15
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7.

ARCHITECT: N/A
DRAWN BY: GLA
CHECKED BY: CJA
DATE 04/14/15
PROTOTYPE SIZE 5W (L)

L1

LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION, INCLUDING UNDERGROUND UTILITIES, PRIOR TO INITIATING PLANTING INSTALLATION. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IMMEDIATELY. FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
2. ALL CONSTRUCTION SHALL CONFORM TO MEET FEDERAL, STATE, AND LOCAL CODES, REGULATIONS AND ORDINANCES.
3. IT SHALL BE THE LANDSCAPE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY "SUNSHINE" AND ANY OTHER INTERESTED AGENCIES OR PARTIES OF HIS INTENT TO EXCAVATE AND TO OBTAIN FROM ALL AGENCIES OR OTHER INTERESTED PARTIES LOCATIONS OF ALL EXISTING UTILITIES OF EVERY KIND IN THE AREAS WHERE HE INTENDS OR PLANS TO EXCAVATE. SUCH LOCATIONS SHALL BE OBTAINED PRIOR TO STARTING CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND ACQUIRE RELEVANT PERMITS AND LICENSES REQUIRED AND TO ASSUME THE COST.
5. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GRASSES, GROUNDCOVERS, AND SHRUBS WHERE NEW PLANTINGS ARE PROPOSED. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL TO BE REMOVED AND/OR PROTECTED ITEMS WITH OWNER'S REPRESENTATIVE PRIOR TO BID. THIS MAY INCLUDED BUT NOT BE LIMITED TO: SOD, SOIL. PLANT MATERIAL, STUMPS, ETC. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED WITH SAME SPECIES AND SIZE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. THE OWNER OR LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS OPINION, DO NOT MEET THE REQUIREMENTS OF THE PLANTING PLAN, DETAILS, AND THESE SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL WORK AS SHOWN ON THE PLAN AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICTS AND ADJUST AS PER THE LANDSCAPE ARCHITECT'S OR OWNER'S DIRECTION.
9. THE LANDSCAPE CONTRACTOR SHALL CONTROL RUNOFF AND EROSION DURING CONSTRUCTION THROUGH THE USE OF SEDIMENT BASINS, STRAW OR HAY BALES AS APPROPRIATE. THE LANDSCAPE CONTRACTOR SHALL SPRINKLE OR OTHERWISE MANUALLY APPLY WATER TO AFFECTED CONSTRUCTION AREA TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
10. THE LANDSCAPE CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS DUE TO INADEQUATE DRAINAGE CONDITIONS.
11. EXCEPT FOR PLANTINGS IN SURFACE WATER MANAGEMENT AREAS, THE SPECIFIED DEPTH OF ORGANIC MULCH, MEASURED AFTER WATERING-IN, SHALL BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED CANOPY TREES, ACCENT TREES, PALM TREES, AND SHRUBS. EACH TREE SHALL HAVE ORGANIC MULCH NO LESS THAN 36 INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS; HOWEVER, THE MULCH SHALL BE KEPT AWAY FROM THE TRUNKS AND STEMS OF PLANTS SO AS TO AVOID CONDITIONS THAT MAY BE CONDUCIVE TO COLLAR ROT, BASAL CANKER OR OTHER FUNGI.
12. THE LANDSCAPE CONTRACTOR SHALL TEST AND EXAMINE THE SOILS OF ALL PLANTING AREAS PRIOR TO SUBMITTING BIDS FOR THE SUITABILITY TO SUSTAIN HEALTHY PLANT GROWTH AS CALLED FOR ON THE PLANTING PLAN, DETAILS, AND THESE SPECIFICATIONS. SUBMIT LABORATORY SOIL TEST RESULTS AND RECOMMENDED AMENDMENTS AND ADDITIVES TO LANDSCAPE ARCHITECT. ANY REQUIRED AMENDMENTS AND ADDITIVES SHALL BE INCLUDED AS PART OF THE BID.
13. NO SUBSTITUTIONS SHALL BE MADE TO THE PLANTING PLAN, DETAILS OR THESE SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
14. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH INSPECTOR ON SITE.
15. PLANT MATERIAL
    - 15.1. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
    - 15.2. ALL CONTAINER AND CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. CONTRACTOR SHALL PROVIDE LARGER CONTAINER MATERIAL IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. BOTH MINIMUM DIMENSIONAL SPECIFICATION AND MINIMUM CONTAINER SPECIFICATION SHALL BE MET.
    - 15.3. ALL PLANTS SHALL BE CONTAINER GROWN EXCEPT AS NOTED ON PLAN. BARE ROOT TREES ARE NOT ACCEPTABLE. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE BURLAP REMOVED. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
    - 15.4. SOD SHALL MEET AMERICAN SOD PRODUCERS ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING).
16. QUANTITIES, LOCATION AND SUBSTITUTIONS: THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANTS AS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN THE QUANTITIES LISTED ON THE PLANT SCHEDULE. IN THE EVENT OF A VARIATION BETWEEN THE PLANT SCHEDULE AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANTING PLAN, THE HIGHER QUANTITY SHALL PREVAIL.THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVED A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL, TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN. SOD QUANTITIES SHOWN ON SCHEDULE AND PLANS ARE ESTIMATES AND DO NOT TAKE INTO ACCOUNT ELEVATION CHANGES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND CALCULATING FINAL SOD QUANTITIES PRIOR TO BID.
17. IRRIGATION: UNLESS SPECIFICALLY NOTED OTHERWISE ON IRRIGATION PLAN, ALL PROPOSED TREES, SHRUBS, AND GROUNDCOVERS SHALL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR DEVICE CONNECTED TO AN IRRIGATION CONTROLLER(S), AS PER STATE OF FLORIDA REGULATIONS. AFTER PLANT ESTABLISHMENT, THE CONTROLLER SHALL BE PROGRAMMED TO OPERATE IN COMPLIANCE WITH APPLICABLE WATERING RESTRICTIONS. IRRIGATION SHALL PROVIDE 100% COVERAGE TO PROPOSED LANDSCAPING AREAS AND SOD AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, AND PERMITTING THE IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE BUILDING CODES. THE COST OF INSTALLATION, PERMITTING, AND CREATING AS-BUILT DRAWINGS SHALL BE INCLUDED IN THE BID PRICE FOR IRRIGATION.
    - 17.1. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING ALL EXISTING AND PROPOSED PLANT MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL DURING PROJECT DURATION AS WELL AS 45 DAY ESTABLISHMENT PERIOD FOR SOD. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
    - 17.2. IRRIGATION LINES SHALL BE HAND DUG AROUND EXISTING TREES AND TUNNELED BENEATH TREE ROOTS OF EXISTING TREES, RATHER THAN TRENCHED.
    - 17.3. SEE IRRIGATION SHEETS IR 1 FOR IRRIGATION REQUIREMENTS.
18. FERTILIZATION: PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.
    - 18.5. FERTILIZE TREES, SHRUBS, AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
        - 18.5.1. 5.00 LBS. OR 14.50 CUPS / PALM
        - 18.5.2. 3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
        - 18.5.3. 2.00 LBS. OR 5.80 CUPS / 8-12' MATERIAL
        - 18.5.4. 0.69 LBS. OR 2.00 CUPS / 6-8' MATERIAL
        - 18.5.5. 0.19 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
        - 18.5.6. 0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL
        - 18.5.7. FERTILIZE TURF COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.
19. **SOIL PREPARATION AND SOIL MIX**
    - 19.1. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION. ANY HERBICIDE APPLIED SHALL BE BY A LICENSED PEST AND CONTROL OPERATOR OF LAWN AND ORNAMENTAL. APPROVED HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE.
    - 19.2. BEFORE PLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, REMAINS OF REMOVED PLANT MATERIAL, AND ALL REMAINING CONSTRUCTION DEBRIS TO A DEPTH OF 6". CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS.
    - 19.3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
    - 19.4. A LICENSED PEST AND CONTROL OPERATOR OF LAWN AND ORNAMENTAL SHALL APPLY APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH THE MANUFACTURER'S RATE AND SPECIFICATIONS.
    - 19.5. PLANTING LANDSCAPE BEDS (SHRUBS AND GROUNDCOVERS): ALL LANDSCAPE BEDS TO BE MULCHED SHALL BE ROUGH GRADED TO AN ELEVATION OF 16 INCHES BELOW THE TOP OF ADJACENT HARDSCAPE OR FINAL FINISHED GRADE TO PROVIDE ROUGH 12 INCHES OF BACKFILL MIXTURE, 3 INCHES OF MULCH WITH A 1 INCH REVEAL ON THE CURB, ADJOINING SIDEWALK, OR OTHER HARDSCAPE FEATURE. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS AND SOD AREAS. IF NECESSARY, THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.
    - 19.6. PLANTING LAWNS: SODDED AREAS SHALL BE ROUGH GRADED TO AN ELEVATION 6 TO 6.5 INCHES BELOW THE TOP OF THE ADJACENT HARDSCAPE OR FINAL FINISHED GRADE TO ALLOW FOR 4 INCHES OF COMPACTED BACKFILL MIXTURE AND 1 INCH TO 1.5 INCHES OF SOD WITH 1 INCH REVEAL ON CURB OR SIDEWALK. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS AND SOD AREAS. IF NECESSARY, THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.
        - 19.6.1. AMEND SOIL WITH ORGANIC MATERIAL, FERTILIZER, AND FINISH GRADE. STAGGER ALL SOD SEAMS, FILL ANY GAPS WITH SAND, WATER, AND ROLL SMOOTH. REPLACE ANY DEAD SOD WITHIN ONE GROWING SEASON. ON SLOPES, LAY THE SOD PIECES HORIZONTALLY ACROSS THE SLOPE. ON 2:1 SLOPES OR GREATER, STAKE SOD TO HOLD IN PLACE WITH 1/2 INCH X 1 INCH X 12 INCH PEGS AT TWO FOOT SPACINGS. REPAIR ALL AREAS OF EROSION TO SATISFACTION TO ESTABLISH PROPER TURF WITHIN ONE YEAR. ROLL WITH LIGHT ROLLER TO ENSURE CONTACT WITH SUBGRADE.
        - 19.6.2. TURF AND GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, NOXIOUS PESTS AND DISEASE. GRASS SEED SHALL BE DELIVERED TO THE JOB SITE IN BAGS WITH STATE DEPARTMENT OF AGRICULTURE TAGS ATTACHED.
    - 19.7. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER. SEE CIVIL GRADING PLANS.
    - 19.8. BACKFILL MIXTURE:
        - 19.8.1. TREES, ROYAL PALMS, SHRUBS, AND GROUNDCOVERS: 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.
        - 19.8.2. ALL OTHER PALMS: 3/4 SAND, 1/4 TOPSOIL
        - 19.8.3. SAND SHALL BE CLEAN, SILICA, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.
        - 19.8.4. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY, AND SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LINE, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 6.5 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".
        - 19.8.5. PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCH MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER. HUMUS SHALL BE OF GOOD QUALITY, MATURE, DARK COLOR, OF HUMUS-LIKE QUALITY, AND HAVE PLEASANT SOIL SMELL.
        - 19.8.6. BACKFILL MIX SAMPLES AND LABORATORY SOIL TESTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR PERFORMING PERCOLATION TESTS PRIOR TO BACKFILLING WITH APPROVED PLANTING SOIL.
20. MULCH: ALL MULCH BED QUANTITIES TO BE DETERMINED BY CONTRACTOR. CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A THREE (3) INCH DEPTH WITH CLEAN, WEED FREE MELALEUCA SHREDDED WOOD CHIPS OR CYPRESS MULCH.
21. TREE PROTECTION: PROTECT ALL TREES AND PALMS TO REMAIN WITH TREE BARRICADES. SEE PLANTING DETAILS FOR REQUIRED TREE BARRICADES TO BE INSTALLED ON ALL TREES TO REMAIN. IMMEDIATELY FOLLOWING VEGETATION REMOVAL, EXISTING SLOPES GREATER THAN 3 TO 1 SHALL BE PROTECTED FROM EROSION AS REQUIRED BY LOCAL CODE. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE BARRICADED AREA: VEHICULAR AND PEDESTRIAN TRAFFIC; STORAGE OF CONSTRUCTION MATERIALS; PLACEMENT OF EXCAVATED MATERIALS OR TRASH; AND ANY ACTIVITIES THAT MAY DISTURB THE ROOT SYSTEM WITHIN THE BARRICADED AREA.
    - 21.1. ALL REQUIRED TREE REMOVAL OR RELOCATION PERMITS SHALL BE PROCURED BY CONTRACTOR, PRIOR TO COMMENCEMENT OF WORK.
    - 21.2. ALL PROTECTED TREES SHALL BE TRIMMED IN A MANNER CONSISTENT WITH THE "AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS, ANSI, A300, CURRENT EDITION."
22. MAINTENANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PROPOSED PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGHOUT THE ENTIRE COURSE OF THE PROJECT .LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY OWNER'S REPRESENTATIVE.
23. FINAL ACCEPTANCE: CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD.
24. WARRANTY / GUARANTEE PERIOD: CONTRACTOR TO WARRANT AND GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. WARRANTY LAWNS/SOD AFTER INSTALLATION FOR 60 DAYS FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE. PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER COPIES OF AS BUILT PLANS / DOCUMENTS AND COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL DETAILING ALL SCHEDULES, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC. FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE STAKES AND GUY WIRES FROM TREES WHICH ARE ESTABLISHED AT THE END OF ONE (1) YEAR GUARANTEE PERIOD. TREES WHICH HAVE BEEN REPLACED SHALL REMAIN STAKED FOR ONE (1) FULL GROWING SEASON, AND THE OWNER SHALL BE RESPONSIBLE FOR REMOVING TREE STAKES AND GUY WIRES.

6.17.2015

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LANDSCAPE NOTES

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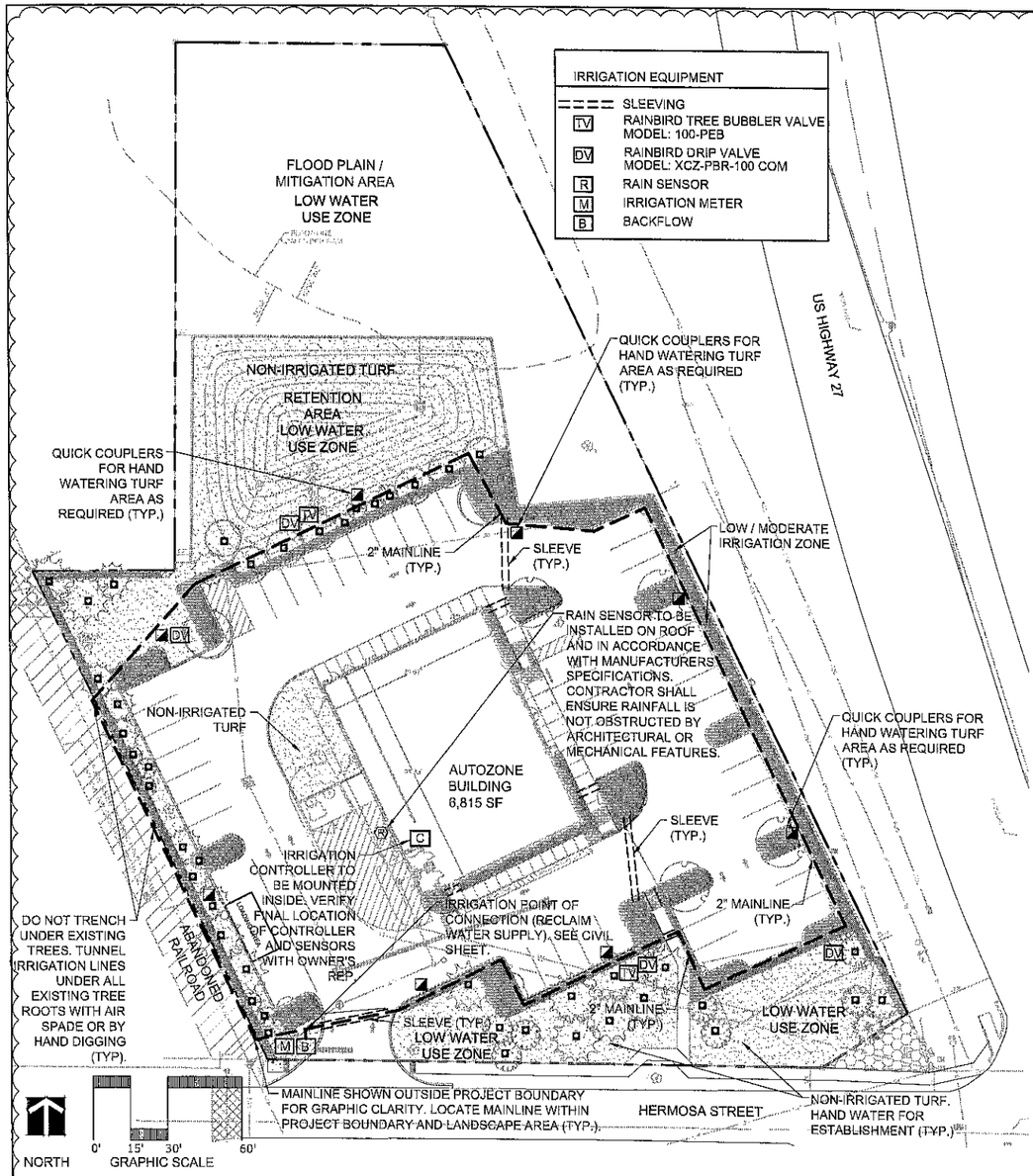


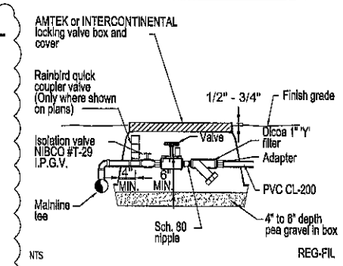
NOTES:
1) SEE SHEETS L1, L2, AND L3 FOR PLANTING PLANS.
2) CONTRACTOR SHALL VERIFY ALL SYSTEM REQUIREMENTS PRIOR TO BID.
3) CONTRACTOR SHALL HAND WATER ALL TURF AREAS THAT DO NOT HAVE AN AUTOMATIC IRRIGATION SYSTEM AS REQUIRED FOR ESTABLISHMENT.
4) TRENCHING OF ANY TYPE SHALL BE AVOIDED IN THE DRIPLINE AREA OF EXISTING TREES. WHERE UNDERGROUND INSTALLATIONS ARE REQUIRED ADJACENT TO TREE TRUNKS, TUNNELING SHALL BE USED. PROTECTIVE MEASURES SHALL BE TAKEN AS SPECIFIED IN TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, LATEST EDITION.
5) TREES BUBBLERS SHRUB ZONES SHALL BE ON SEPARATE ZONES.
6) IRRIGATION HEADS, CONTROLLERS, CONTROL VALVES, QUICK COUPLERS, AND ACCESSORIES SHALL BE HUNTER OR RAIN BIRD NEW COMMERCIAL GRADE PRODUCTS. ALL MAIN LINE PIPES, LATERAL LINES, DRIP LINES, HEADS, VALVES, VALVE BOXES, AND ACCESSORIES SHALL BE **PURPLE** TO INDICATE NON-POTABLE USE.
5) CONTRACTOR SHALL TEMPORARILY IRRIGATE NON-IRRIGATED LAWN AREAS AND OTHER NON-IRRIGATED PLANT MATERIAL AS REQUIRED FOR ESTABLISHMENT.
6) IRRIGATION SCHEDULE: CONTRACTOR TO PROGRAM AUTOMATIC CONTROLLER TO ALLOW FOR THE EQUIVALENT OF 3/4" OF WATER PER WEEK, OR PER SITE AND PLANTINGS NEEDS FOR BEST PLANT HEALTH.
ESTIMATED IRRIGATION DEMAND / USAGE: 15 GALLONS PER MINUTE
QUANTITY OF WATER APPLIED SHOULD BE ADJUSTED IN ACCORDANCE TO RAINFALL. CONTRACTOR TO VERIFY ESTIMATES FOR ESTABLISHMENT PURPOSES. QUANTITY OF WATER SHALL BE ADJUSTED IN ACCORDANCE WITH ANY RESTRICTIONS BY THE PREVAILING WATER MANAGEMENT DISTRICT.
GROUNDCOVERS AND SHRUBS: 1 HOUR 6 MINUTES RUN TIME PER WEEK = 3,168 GALLONS PER WEEK = 453 GALLONS PER DAY
TREES: 1,134 GALLONS PER DAY FOR ESTABLISHMENT DURING FIRST MONTH. IRRIGATE DAILY 1ST MONTH, EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED.
TOTAL ESTIMATED DAILY GALLONS PER DAY: 1,587 GALLONS PER DAY.
ESTIMATED IRRIGATION ZONES (6 TOTAL):
TREE BUBBLER ZONES: 2 ZONES @ 11 GPM +/-
SHRUB / GROUNDCOVER DRIP ZONES: 4 ZONES @ 12 GPM +/-

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB DRIPLINE 0.6 GPH @ 18" O.C. (2.3 L/H @ 0.46M) Dripline with 0.60 gph emitters at 18" O.C., row spacing at 18" O.C.	6,751 s.f.	0.69 in/h	25	48

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1804-NP-1400 Flood Flood Bubbler 4.0" popup with non-potable purple cap.	44	360	30	0.50	1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-NP 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	8
C	Rain Bird ESP4MEi with (3) ESP-SM3 13 Station, Hybrid Modular Indoor Controller. For Residential or Light Commercial Applications.	1
R	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1



VALVE, REGULATOR, & FILTER

IRRIGATION NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL REGULATIONS AND CODES FOR THE LOCATION OF WORK. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED TO COMPLETE WORK. THE COST FOR OBTAINING PERMITS AS WELL AS ANY INSTALLATION CHARGES OR FEES SHALL BE INCLUDED IN THE BID.
2. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE CONTRACTOR DESIGNED AND INSTALLED. FINAL CONSTRUCTION PLANS SHALL MEET APPROVED PERMIT REQUIREMENTS AND BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO DESIGN AND CONSTRUCTION. THE IRRIGATION CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS AND MATERIAL CUT SHEET UPON INSTALLATION COMPLETION AS AS A TERM OF FINAL ACCEPTANCE. THIS COST SHALL BE ACCOMMODATED IN THE BID.
3. IRRIGATION PLANS ARE SCHEMATIC REPRESENTATIONS ONLY. FIELD ADJUST LINES TO AVOID CONFLICT WITH UTILITIES.
4. DO NOT ALTER HEAD LOCATION, PIPE LAYOUT, OR VALVE LOCATION WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES OCCUR BETWEEN THE PLANS AND FIELD CONDITIONS.
5. LOCATE TREE BUBBLERS WITHIN EARTH SAUCER TREE RING TO ENSURE PROPER IRRIGATION OF EACH TREE.
6. COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF AUTOMATIC CONTROL VALVES WITH PROJECT MANAGER. COORDINATE ALL WORK WITH OTHER TRADES, I.E. ELECTRICAL, MASONRY, ETC.
7. USE 45 ELLS INSTEAD OF 90 ELLS ON ALL MAINLINES 2-1/2" AND LARGER. INSTALL CONCRETE THRUST BLOCKS AT ALL MAINLINE CHANGES IN DIRECTION. POUR MINIMUM OF 1 CUBIC FOOT OF CONCRETE ON UNDISTURBED SOIL. WRAP PIPE IN PLASTIC WRAP PRIOR TO COVERING WITH CONCRETE.
8. ALL COMPONENTS OF IRRIGATION SYSTEM SHALL BE INSTALLED AND PROPERLY ADJUSTED TO PROVIDE ADEQUATE COVERAGE AND MINIMIZATION OF OVER SPRAY ONTO WALKS, BUILDINGS, PARKING AREAS, ETC.
9. ALL VALVE BOXES AND COVERS SHALL HAVE **PURPLE** LOCKING LIDS AND A WATERPROOF, FADE-RESISTANT TAG. INSTALL ALL QUICK COUPLERS AND VALVES IN LOCKING VALVE BOXES.
10. CONTRACTOR TO INSTALL CONTROLLER, ANY REQUIRED PUMP EQUIPMENT, AND ALL IRRIGATION ACCESSORIES AS REQUIRED. CONTRACTOR TO FURNISH CONTROL WIRES FROM VALVES TO CONTROLLER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING 110 VOLT SERVICE FROM BUILDING AND CONNECTION TO CONTROLLER SERVICE.
11. THE RAIN SHUTOFF DEVICE SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM MANUFACTURER'S RECOMMENDATIONS. OBSTRUCTIONS, VANDALISM AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE. ALL WIRING BETWEEN THE RAIN SWITCH AND THE IRRIGATION CONTROLLER SHALL BE ENCLOSED IN 1/2" PVC ELECTRICAL CONDUIT. VERIFY FINAL LOCATION WITH OWNER'S REPRESENTATIVE.
12. IRRIGATION SLEEVING TO BE A MINIMUM OF SCHEDULE 40 PVC AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. THE SITE GENERAL CONTRACTOR SHALL BE BE RESPONSIBLE FOR SLEEVING INSTALLATION UNLESS THIS WORK IS IN THE IRRIGATION SCOPE OF WORK. SLEEVING SHALL BE CLEARLY MARKED, FLAGGED, OR OTHERWISE DELINEATED ABOVE GRADE TO AVOID DAMAGE AND PROVIDE EASE OF LOCATING FOR FUTURE WORK.. INSTALL ALL IRRIGATION PIPE AND CONTROL WIRES IN MINIMUM 4" PVC SLEEVE BELOW ALL PAVED SURFACES UNLESS OTHERWISE INDICATED ON THE PLANS. INSTALL SLEEVES PRIOR TO PLACEMENT OF PAVEMENTS AND PAVEMENT SUB-BASE.
13. PIPE SIZING SHALL BE DETERMINED BY THE FRICTION LOSS METHOD AND WATER VELOCITY SHALL NOT EXCEED 5 CUBIC FEET PER SECOND. CONSTANT PRESSURE PIPING SHALL BE SCH 40 PVC.
14. THE IRRIGATION CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS AND MATERIAL CUT SHEET UPON INSTALLATION COMPLETION AS AS A TERM OF FINAL ACCEPTANCE.
15. VERIFY ACTUAL PRESSURE PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF DIFFERENCES ARISE BETWEEN ACTUAL PRESSURE AND DESIGN PRESSURE.
16. BACKFLOW PREVENTER SHALL BE REQUIRED PER INDUSTRY STANDARDS AND APPLICABLE CODES.
17. IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLER SHALL HAVE BATTERY BACK-UP OR NONVOLATILE MEMORY TO RETAIN THE IRRIGATION PROGRAM(S).
18. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO "STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FIFTH EDITION, 2005, FLORIDA IRRIGATION SOCIETY, AS MAY SUBSEQUENTLY BE REVISED.
19. THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED AND CONTRACTOR TO PROGRAM AUTOMATIC CONTROLLER CONSISTENT WITH WATER SCHEDULES ESTABLISHED BY THE **ST. JOHNS WATER MANAGEMENT DISTRICT**, OR THE **TOWN OF LADY LAKE**, WHICHEVER IS MORE RESTRICTIVE.
20. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING ALL EXISTING AND PROPOSED PLANT MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL DURING PROJECT DURATION AS WELL AS 45 DAY ESTABLISHMENT PERIOD FOR SOD. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
21. THE PURPOSE OF THIS IRRIGATION PLAN IS TO PROVIDE A PHYSICAL LAYOUT OF IRRIGATION EQUIPMENT TO ASSIST THE CONTRACTOR IN ACCURATELY ESTIMATING THE MATERIAL COST TO BID THE SPRINKLER SYSTEM. THE DESIGN INTENT IS TO PROVIDE THE CONTRACTOR WITH A DIAGRAMMATIC LAYOUT OF SPRINKLER EQUIPMENT, WHICH WILL PROVIDE ADEQUATE WATER COVERAGE FOR THE LANDSCAPE MATERIALS WITHIN THE SCOPE OF WORK UNDER THIS CONTRACT. THESE PLANS AND THE MATERIALS SPECIFIED ARE SUBJECT TO CHANGE WITHOUT NOTICE. PRIOR TO BIDDING THIS CONTRACT THE CONTRACTOR WILL VERIFY ALL IRRIGATION MATERIAL MODEL NUMBERS, DIMENSIONS, COMPATIBILITY OF COMPONENT ASSEMBLIES, MAINLINE AND ZONE HYDRAULICS, ELECTRICAL COMPONENTS, WIRING, ALL SLEEVES, WATER AND ELECTRICAL SOURCES, WATER PRESSURE AND G.P.M. AVAILABLE AND APPLICABLE SITE CONDITIONS, WHICH MAY ADVERSELY AFFECT EITHER THE COST OR PERFORMANCE OF THIS SPRINKLER SYSTEM. IF A CONFLICT IS FOUND THE CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING AND WILL NOT START THE WORK UNTIL THE OWNER HAS RESOLVED THE CONFLICT AND ISSUED IN WRITING A "NOTICE TO PROCEED". IF A CONFLICT IS FOUND AFTER THE CONTRACT HAS BEEN SIGNED THE CONTRACTOR WILL RESOLVE THE CONFLICT AT HIS OWN EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER. SLEEVING UNDER SIDEWALKS MAY NOT BE SHOWN OR CALLED OUT DUE TO LACK OF SPACE ON PLANS. ONCE A BID HAS BEEN GIVEN TO THE OWNER FROM THE CONTRACTOR CHANGE ORDERS FOR EITHER ADDITIONAL MATERIALS OR TO CHANGE TO MATERIALS THAT ARE NOT FOUND ON THIS PLAN IS NOT ACCEPTABLE AND WILL NOT BE ALLOWED.
22. GUARANTEE: LANDSCAPE CONTRACTOR SHALL WARRANTY LAWNS AFTER INSTALLATION FOR 60 DAYS FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE. WARRANTY TREES AND SHRUBS FOR ONE YEAR FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE. MAINTAIN MATERIALS AFTER INSTALLATION FOR 45 DAYS FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE. REPLACE ALL UNHEALTHY OR DEAD PLANT MATERIAL FOUND DURING WARRANTY PERIOD. WARRANTY IRRIGATION SYSTEM MATERIALS AND LABOR FOR ONE YEAR FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE.
23. PER LADY LAKE LAND DEVELOPMENT CODE: ALL IRRIGATION SYSTEMS INSTALLED WITHIN THE CITY SHALL MAINTAIN THE FOLLOWING AS MINIMUM STANDARDS FOR INSTALLATION AND MAINTENANCE:
    - 23.1. PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS SHUT OFF DEVICES;
    - 23.2. BACK FLOW PREVENTION VALVE;
    - 23.3. SEPARATE IRRIGATION ZONES FOR TURF AND NON-TURF AREAS;
    - 23.4. MATCHING PRECIPITATION RATES ON HEADS WITHIN A ZONE
    - 23.5. USE OF PRESSURE REGULATED VALVES AND HEADS
    - 23.6. 100% OVERLAPPING (HEAD TO HEAD) COVERAGE;
    - 23.7. MAX. FLOW VELOCITY OF FIVE FEET (5') PER SECOND;
    - 23.8. CHECK VALVES IN LOW TOPOGRAPHIC AREAS TO PREVENT SYSTEM DRAIN DOWN;
    - 23.9. APPROPRIATE IRRIGATION SCHEDULING THAT SUPPLEMENTS RAINFALL SO TURF AREAS RECEIVE NO MORE THAN ONE AND ONE-HALF (1 1/2) INCHES OF TOTAL MOISTURE (RAIN AND IRRIGATION) PER WEEK, AND LESS IN BED AREAS; AND
    - 23.10. REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND REALIGN OR REPLACE ROTORS AND SPRAY HEADS AS NEEDED.
    - 23.11. REUSE IRRIGATION WATER USED FOR IRRIGATION SHALL BE MARKED WITH APPROPRIATE SIGNAGE TO LET THE PUBLIC KNOW ABOUT THE NON-POTABLE NATURE OF THE WATER SOURCE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE. PURPLE PIPE AND IRRIGATION HEADS SHALL BE USED IN CONFORMANCE WITH THE FLORIDA BUILDING CODE.

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5.7.2015

Ginevra L. Anuszkiewicz
Registered Landscape Architect
LA5667068

Owner / Developer:
AutoZone Stores LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Project Engineer:
Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, FL 33713
727-527-1526
FL COA #30311

Prepared for: AutoZone Store Development
Store No.: #4999
NWC HERMOSA STREET AND US 27
LADY LAKE, FLORIDA

IRRIGATION PLAN

Landscape Architect:
PlaceMaker Design Studio, LLC
PlaceMaker Design Studio, LLC
3000 Gulf To Bay, Suite 301
Clearwater, Florida 33759
Phone: 727-726-6124
LC26000415
Contact: Chris Anuszkiewicz
www.placemakerdesignstudio.com

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REVISIONS
1. 04/08/15
2. 04/14/15
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6.
7.

ARCHITECT: N/A
DRAWN BY: GLA
CHECKED BY: CJA
DATE 04/14/15
PROTOTYPE SIZE 5W (L)

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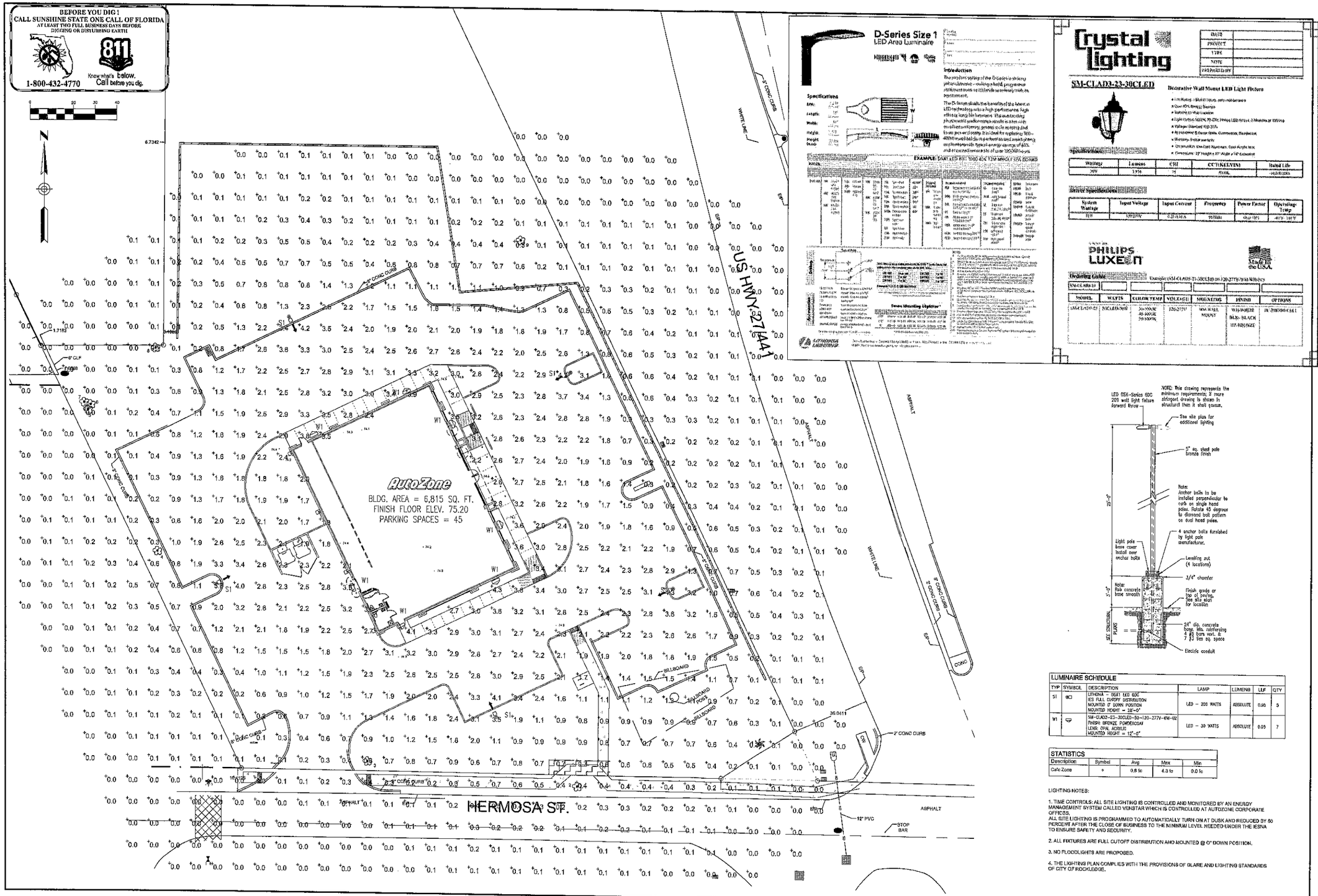

LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
S1		LITHONIA – DSX1 LED 60C IES FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 28'-0"	LED – 209 WATTS	ABSOLUTE	0.95	5
W1		SM-CLAD2-23-30CLED-50-120-277V-4W-BZ FINISH: BRONZE POWDERCOAT LENS: OPAL ACRYLIC MOUNTED HEIGHT = 12'-0"	LED – 30 WATTS	ABSOLUTE	0.95	7

STATISTICS				
Description	Symbol	Avg	Max	Min
Calc Zone	+	0.8 fc	4.3 fc	0.0 fc

LIGHTING NOTES:

1. TIME CONTROLS: ALL SITE LIGHTING IS CONTROLLED AND MONITORED BY AN ENERGY MANAGEMENT SYSTEM CALLED VENSTAR WHICH IS CONTROLLED AT AUTOZONE CORPORATE OFFICES.
ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND REDUCED BY 50 PERCENT AFTER THE CLOSE OF BUSINESS TO THE MINIMUM LEVEL NEEDED UNDER THE IESNA TO ENSURE SAFETY AND SECURITY.

2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ 0° DOWN POSITION.

3. NO FLOODLIGHTS ARE PROPOSED.

4. THE LIGHTING PLAN COMPLIES WITH THE PROVISIONS OF GLARE AND LIGHTING STANDARDS OF CITY OF ROCKLEDGE.

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Prepared for: AutoZone Store Development
Store No.: 4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

LIGHTING PHOTOMETRICS PLAN

REVISIONS
1. 04/07/15
2.
3.
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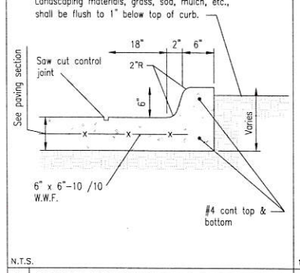
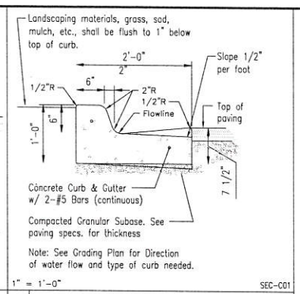
ARCHITECT: N/A
DRAWN BY:
CHECKED BY:
DATE 9/22/14
PROTOTYPE SIZE 65w2

LP.1



1 CONCRETE MONOLITHIC CURB

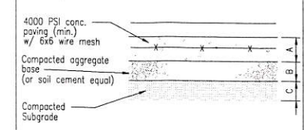


2 CONC. CURB & GUTTER (at Asphalt paving only)

DIMENSION & TYPE

Concrete Section	A	B	C
Parking Areas	5"	4"*	see note
Loading/Dumpster	6"	4"	see note
Approaches	6"	4"	see note

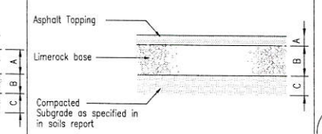
NOTE: Compacted subgrade should be as specified in soils report.



4 CONCRETE PAVING SECTION

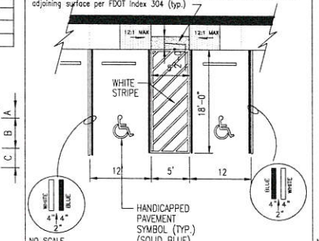
DIMENSION & TYPE

Concrete Section	A	B	C
Drive Aisle	2"	8"	6"

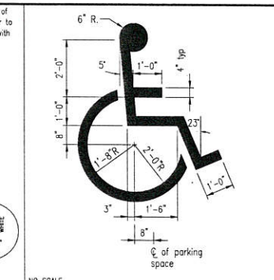


5 ASPHALT PAVING SECTION

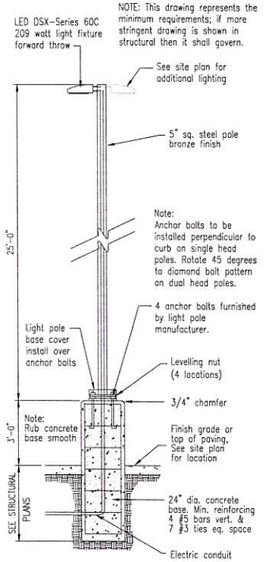
Surface texture shall consist of raised truncated domes with a diameter of nominal 0.9 in (23mm), a height of nominal 0.2 in (5mm) and a center to center spacing of nominal 2.35 in (60 mm) and shall contrast visually with adjoining surface per FDOT Index 304 (typ.)



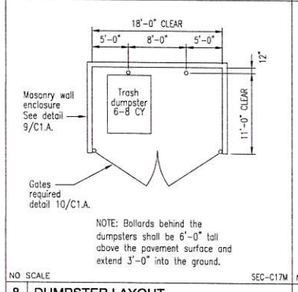
6 HANDICAP PARKING DETAIL



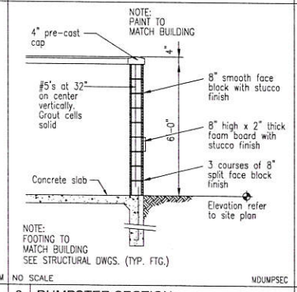
7 INT'L BARRIER FREE SYMBOL



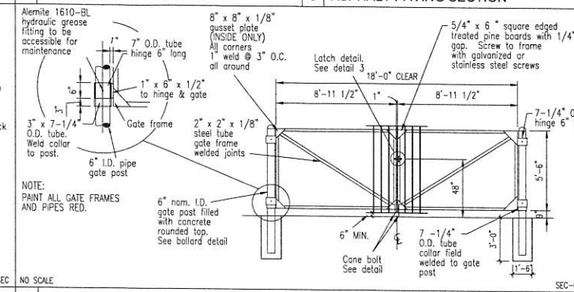
13 TYPICAL LIGHT POLE



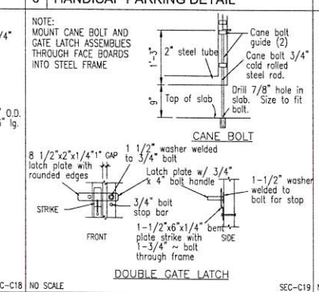
8 DUMPSTER LAYOUT



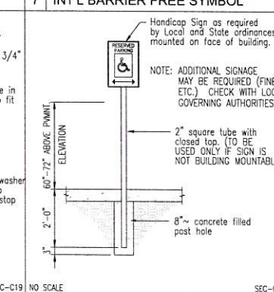
9 DUMPSTER SECTION



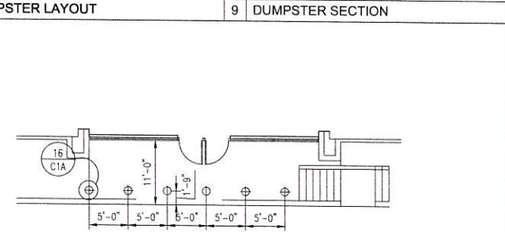
10 GATE DETAIL FOR DUMPSTER ENCLOSURE



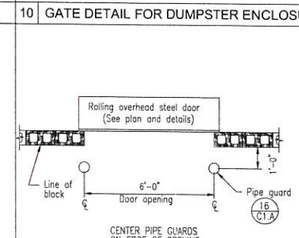
11 GATE LATCH / BOLT DETAILS



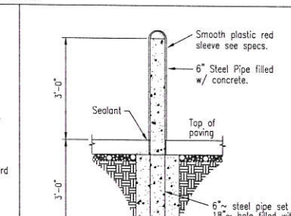
12 TYPICAL HANDICAP SIGN



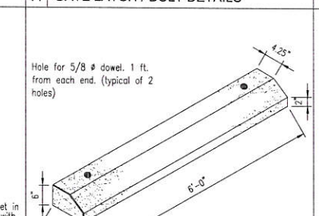
14 BOLLARD LAYOUT PLAN - 65w2



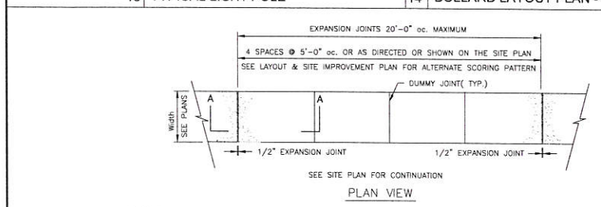
15 PIPE GUARD @ ROLL-UP DOOR

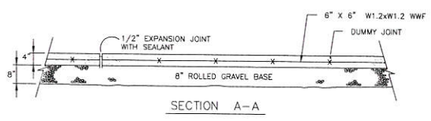


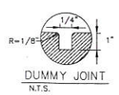
16 TYPICAL PIPE GUARD SECTION



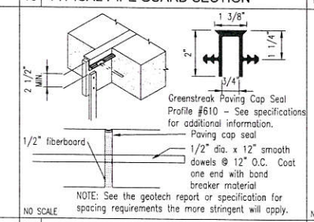
17 WHEEL STOP DETAIL



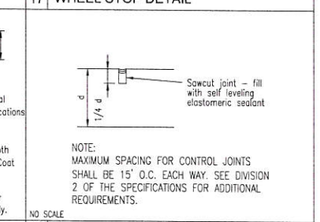




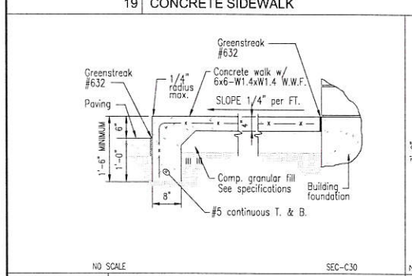
19 CONCRETE SIDEWALK



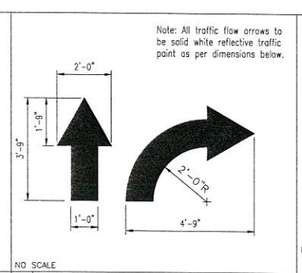
21 TYPICAL EXPANSION JOINT



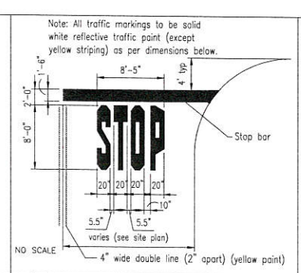
22 TYPICAL CONTROL JOINT



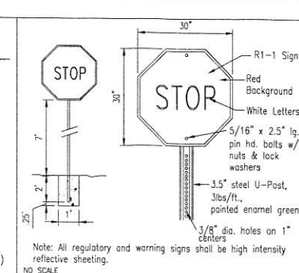
20 TYPICAL WALK SECTION



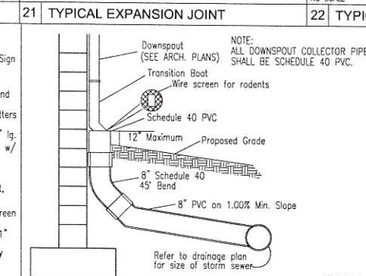
24 TYPICAL PAVEMENT MARKINGS



25 TYPICAL PAVEMENT MARKINGS



26 STOP SIGN DETAIL



27 DOWNSPOUT DETAIL

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
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FL COA #30311

AutoZone Store Development

Prepared for: AutoZone Store No.: 4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

SITE DETAILS

JASON D. KINNEY LICENSE No. 62547 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jason D. Kinney, P.E. Lic. No. 62547
MAY 07 2015

REVISIONS	
1.	11/04/07/15
2.	
3.	
4.	
5.	
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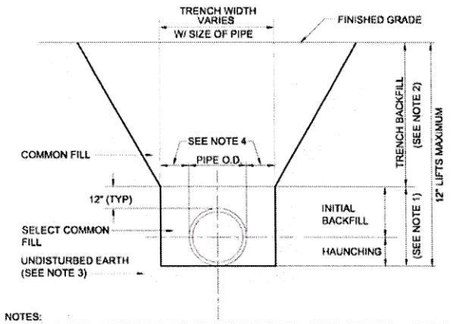
7.	

ARCHITECT: N/A
DRAWN BY: JK
CHECKED BY: SK
DATE 10/6/14
PROTOTYPE SIZE 65w2

C1.A



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

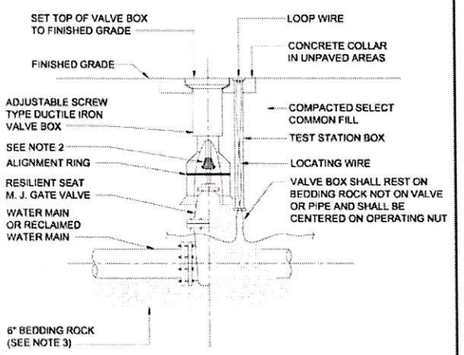
TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
BEDDING AND TRENCHING - TYPE B
DATE FEB 2008 FIGURE E102

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

TYPE	PIPE SIZE									
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	20	29	37	44	51	65	77	89	105	120
45° BEND	8	12	15	18	21	27	32	37	44	50
22-1/2° BEND	4	6	7	9	10	13	15	18	21	24
11-1/4° BEND	2	3	4	5	6	7	8	9	10	12
PLUG OR BRANCH OF TEE	42	59	77	93	108	138	166	194	231	265
VALVE	21	30	39	47	54	69	83	97	116	133

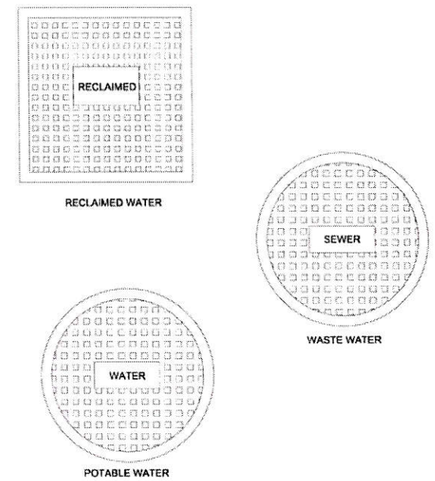
NOTES:
1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. ALL LINE VALVES AND THROUGH RUN OF TEES SHALL BE RESTRAINED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   WORKING PRESSURE: 150 PSI
   SOIL DESIGNATION: SM (SAND SILT)
6. FOR HDPE, PVC OR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
RESTRAINED PIPE TABLE WATER AND RECLAIMED WATER MAINS
DATE FEB 2008 FIGURE E104-1

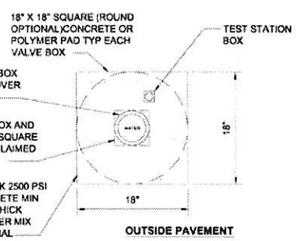


NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. WIRE SHALL TERMINATE IN TEST STATION BOX.
5. REFER TO FIGURE A111 FOR INSTALLATIONS AT A DEPTH OF 6' OR GREATER.
6. VALVES SHALL BE AMERICAN AVK SERIES 25.

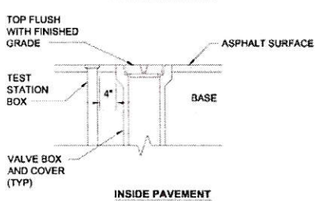
TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
GATE VALVE AND BOX WATER AND RECLAIMED WATER MAINS
DATE FEB 2008 FIGURE E107



TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
TYPICAL VALVE BOX COVER
DATE FEB 2008 FIGURE E119



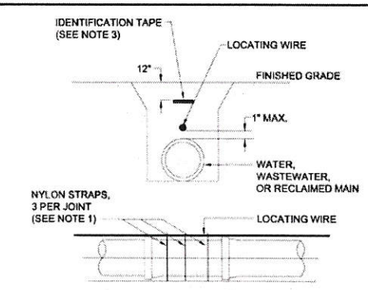
OUTSIDE PAVEMENT



INSIDE PAVEMENT

NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. LABEL TYPE AS WATER, SEWER OR RECLAIMED WATER.

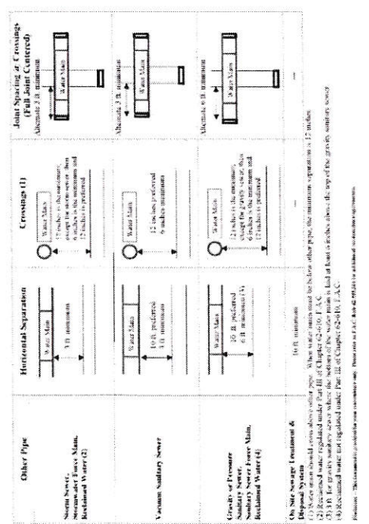
TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
VALVE COLLAR
DATE FEB 2008 FIGURE E112



NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (14 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE INSIDE THE TEST STATION BOX AND SHALL EXTEND 12" ABOVE TOP OF COLLAR.
3. IDENTIFICATION TAPE SHALL BE MANUFACTURED OF POLYETHYLENE WITH A MINIMUM THICKNESS OF 4 MILS. TAPE WIDTH SHALL BE 3 INCHES AND SHALL HAVE BACKGROUND COLOR SPECIFIED BELOW, IMPRINTED WITH BLACK LETTERS. IMPRINT SHALL BE AS SPECIFIED BELOW AND SHALL REPEAT ITSELF A MINIMUM OF ONCE EVERY 2 FEET FOR ENTIRE LENGTH OF PIPE.
4. EARLY WARNING TAPE SHALL BE INSTALLED DIRECTLY ABOVE THE PIPE AT APPROXIMATELY 12-INCHES BELOW FINISHED GRADE AND SHALL HAVE THE FOLLOWING COLOR AND WARNING:

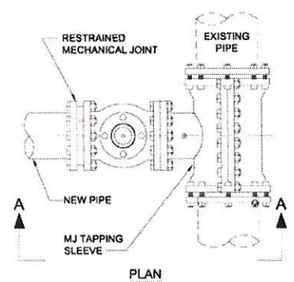
SERVICE TYPE	IMPRINT	BACKGROUND COLOR
WASTEWATER	"CAUTION-WASTEWATER LINE BURIED BELOW"	GREEN
POTABLE WATER	"CAUTION-POTABLE WATER LINE BURIED BELOW"	BLUE
RECLAIMED WATER	"CAUTION-RECLAIMED WATER LINE BURIED BELOW"	PURPLE

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
PIPE LOCATING WIRE
DATE FEB 2008 FIGURE E114

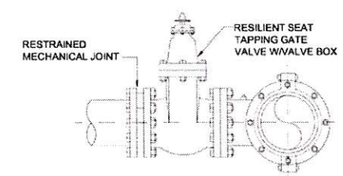


LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314
DATE APRIL 2010 FIGURE E116

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS



PLAN



SECTION A - A

NOTE: VALVES SHALL BE MANUFACTURED BY AMERICAN AVK.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
MJ TAPPING SLEEVE AND GATE VALVE ASSEMBLY FOR WATER AND RECLAIM WATER
DATE FEB 2008 FIGURE E122-1

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, Fl. 33713
727-527-1656
FL COA #30311

AutoZone Store Development
4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

Prepared for:
Project No.:

SITE DETAILS

SON D. KINNEY
LICENSE
No. 62547
STATE OF FLORIDA
PROFESSIONAL ENGINEER
MAY 07 2015

REVISIONS
1. 04/07/15
2.
3.
4.
5.
6.
7.

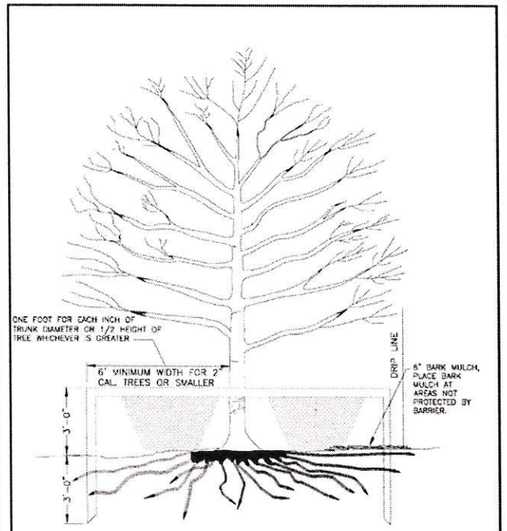
ARCHITECT: N/A
DRAWN BY: JK
CHECKED BY: SK
DATE Sept. 2014
PROTOTYPE SIZE 65w2

C1.B

GENERAL NOTES:

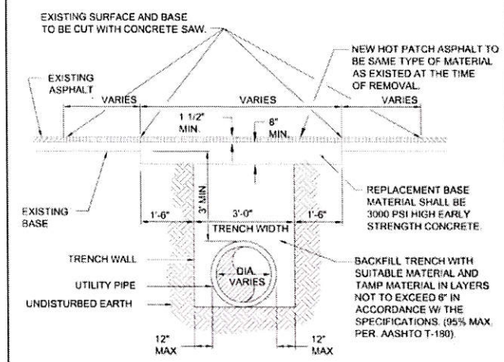
1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. THE PUBLIC WORKS DEPARTMENT (352) 751-1526 SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
3. ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
4. CONTRACTOR SHALL ADJUST VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC IN CONFLICT WITH ROADWAY.
5. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO UTILITIES' MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY UTILITIES, UTILITIES MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
6. THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ANY UTILITIES.
7. ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.
8. THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH A PUBLIC WORKS PERSONNEL. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING OF WASTEWATER DURING THE INTERRUPTION OF FLOWS AND CONNECTIONS WITH EXISTING WASTEWATER SYSTEMS.
9. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT ANY PROPOSED WATER MAIN TO ANY EXISTING WATER MAIN UNLESS CLEARED BY FDEP AND THE TOWN.
10. ALL EXISTING AND NEW TOWN OF LADY LAKE UTILITIES VALVES, VALVE BOXES, AND MANHOLES SHALL BE PROTECTED AND ADJUSTED TO FINISHED GRADE AS SHOWN ON THE DRAWINGS. ALL EXISTING ABOVE GROUND VALVES TO BE RELOCATED, AS REQUIRED.
11. MAKE TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE WITH TOWN APPROVED METER; FLUSH OUT NEW WATER MAIN WITH POTABLE WATER (USE "JUMPER" ASSEMBLY WITH REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER TO MAKE TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE).

TOWN OF LADY LAKE | CONSTRUCTION STANDARD DETAILS | GENERAL NOTES



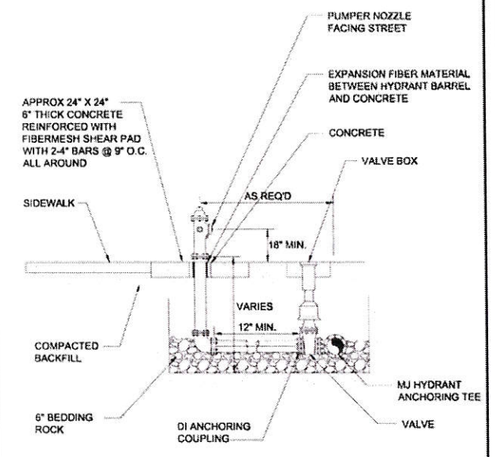
NOTE:
2"x4" STANDARDS + 1"x4" RAILS OR ORANGE SAFETY FENCING MAY BE USED.

TOWN OF LADY LAKE | CONSTRUCTION STANDARD DETAILS | TREE PROTECTION BARRIER DETAIL



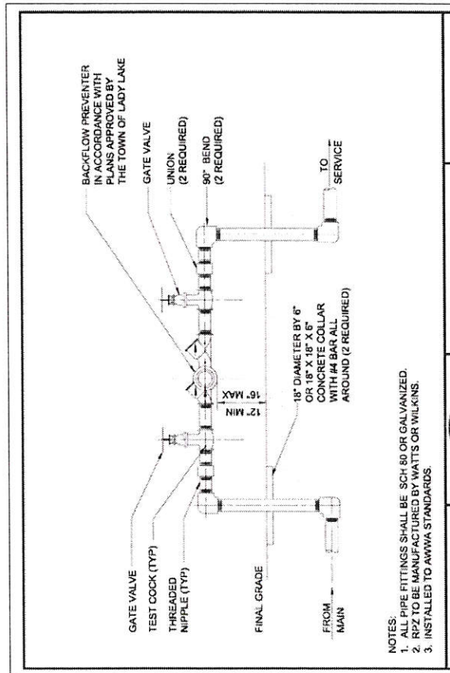
NOTE:
THE CONTRACTOR SHALL PROMPTLY FILL OPEN-CUT TO ALLOW TRAFFIC TO PASS FREELY AND SAFELY. IF PERMANENT RESTORATION IS TO BE DEFERRED. THE CONTRACTOR SHALL MAINTAIN THE TEMPORARY CONDITION TO THE TOWN OF LADY LAKE PUBLIC WORKS DEPARTMENT SATISFACTION.

TOWN OF LADY LAKE | CONSTRUCTION STANDARD DETAILS | ASPHALT ROADWAY OPEN CUT DETAIL



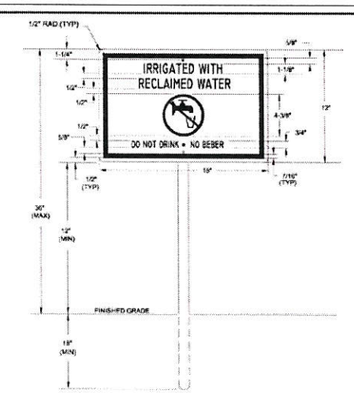
NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. ALL PIPE AND APPURTENANCES SHALL BE RESTRAINED.
3. ALL FIRE HYDRANT AND VALVES TO BE AUK, MUELER OR CLOW.

TOWN OF LADY LAKE | CONSTRUCTION STANDARD DETAILS | STANDARD DRAWINGS FIRE HYDRANT ASSEMBLY



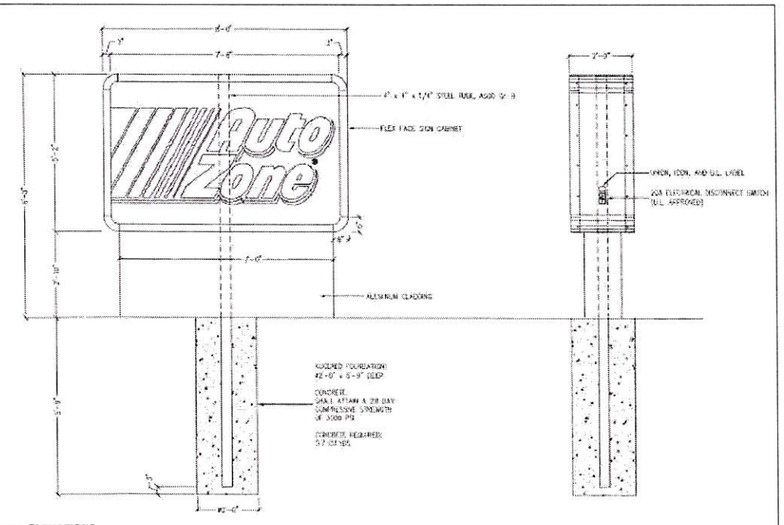
NOTES:
1. ALL PIPE FITTINGS SHALL BE SCH 80 OR GALVANIZED.
2. RPZ TO BE MANUFACTURED BY WATTS OR WILKINS.
3. INSTALLED TO AWWA STANDARDS.

REDUCED PRESSURE BACKFLOW PREVENTER | TOWN OF LADY LAKE | CONSTRUCTION STANDARD DETAILS



NOTES:
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. SIGN MATERIAL SHALL BE OF 0.040 GAUGE METAL.
5. POST SHALL BE 2-3/8" OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
6. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
7. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE TOWN OF LADY LAKE APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY THE UTILITIES.

TOWN OF LADY LAKE | CONSTRUCTION STANDARD DETAILS | RECLAIMED WATER SIGNAGE "DO NOT DRINK WATER"



ELEVATIONS

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, FL 33713
727-527-1656
FL COA #30311

AutoZone Store Development
Prepared for: AutoZone
Store No.: 4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

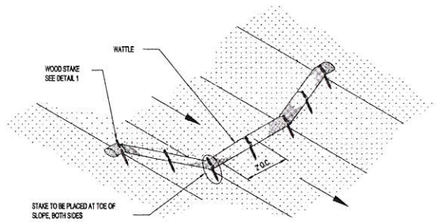
SITE DETAILS

LICENSE No. 62547 STATE OF FLORIDA PROFESSIONAL ENGINEER
MAY 12 2015

REVISIONS
1. 04/07/15
2.
3.
4.
5.
6.
7.

ARCHITECT: N/A
DRAWN BY: JK
CHECKED BY: SK
DATE 10/6/14
PROTOTYPE SIZE 65w2

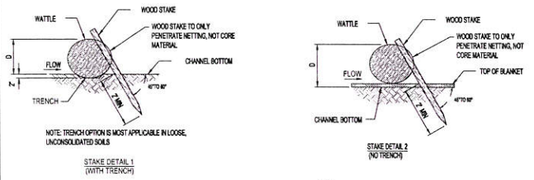
C1.C



Wattle (No Blanket)

RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLES

[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED WATTLES (3)(ft) / CHANNEL GRADIENT (%)] X 100 = WATTLE SPACING (ft)



NOTE: TRENCH OPTION IS MOST APPLICABLE IN LOOSE, UNCONSOLIDATED SOILS

STAKE DETAIL 1 (WITH TRENCH)

STAKE DETAIL 2 (NO TRENCH)

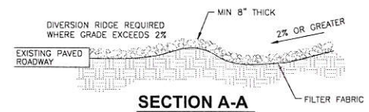
NOTE:
WATTLES MAY BE A STRAW WATTLE, A 5? STONE WATTLE, A CURLEX SEDIMENT LOG, OR APPROVED EQUAL.

(CD) Check Dam

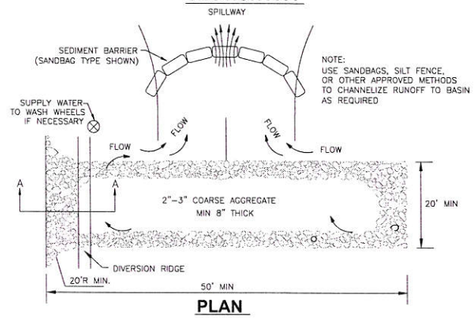
N.T.S.

NOTE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



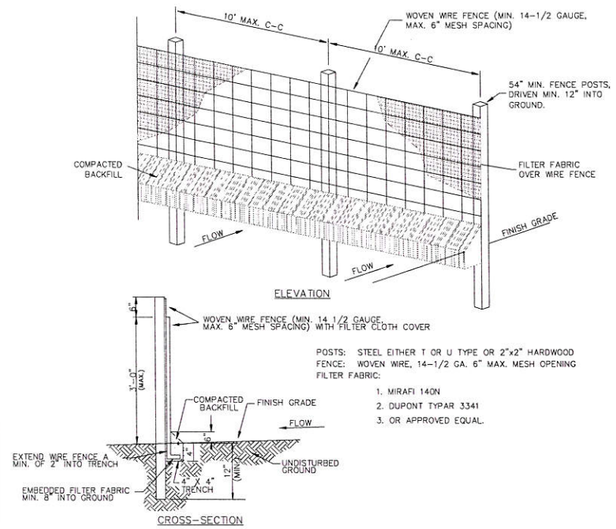
SECTION A-A



PLAN

(CEP) Construction Exit Pad

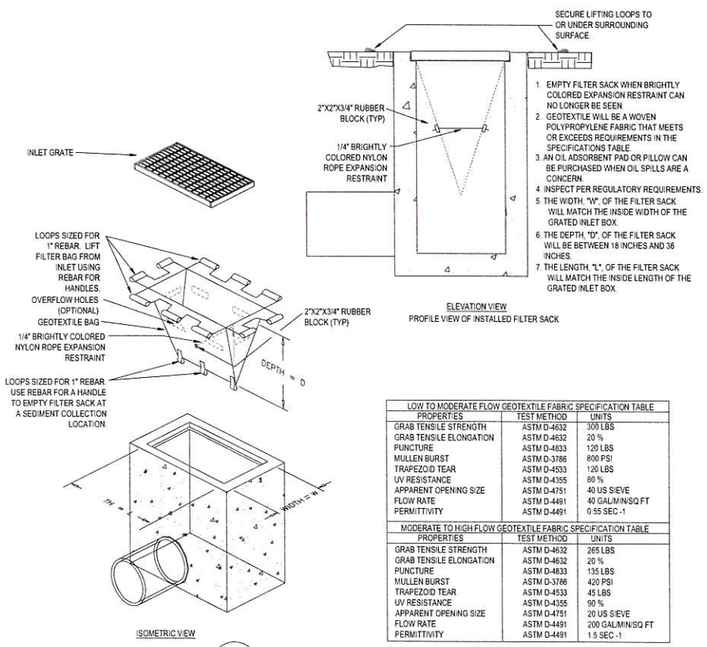
N.T.S.



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF THE SILT FENCE.
5. THE SILT FENCE WILL NOT BE TRENCHED/DUG IN WITHIN THE DRIPLINES OF THE PRESERVED TREES.

(SF) Sedimentation/Silt Fence With With Wire Support

N.T.S.



1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

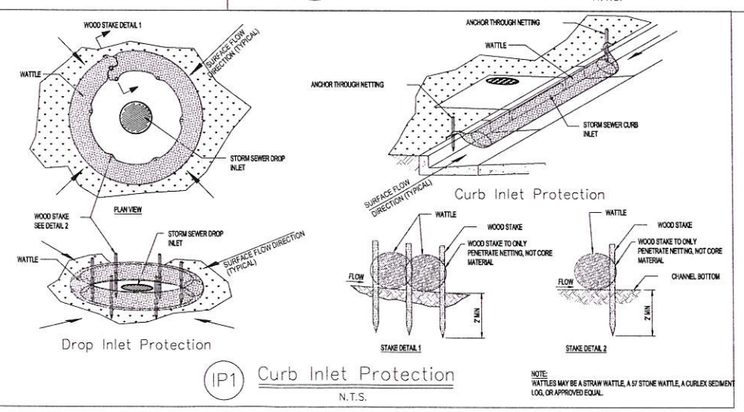
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

(IP2) Filter Sack Inlet Protection

N.T.S.

DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



NOTE:
WATTLES MAY BE A STRAW WATTLE, A 5? STONE WATTLE, A CURLEX SEDIMENT LOG, OR APPROVED EQUAL.

(IP1) Curb Inlet Protection

N.T.S.

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Kinney Engineering, LLC
2573 34th Avenue N.
St. Petersburg, Fl. 33713
727-527-1526
FL COA #30311

AutoZone Store Development

Prepared for: AutoZone
Store No.: 4999
NWC W. Hermosa Street and US Hwy 27
LADY LAKE, FLORIDA

SITE DETAILS

LYSON D. KINNEY
LICENSE
No. 62547
STATE OF FLORIDA
PROFESSIONAL ENGINEER
MAY 07 2015

REVISIONS:
1. 04/07/15
2.
3.
4.
5.
6.
7.
ARCHITECT: N/A
DRAWN BY: JK
CHECKED BY: SK
DATE 10/6/14
PROTOTYPE SIZE 65w2

C1.D

J-15

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Consideration to repair roof of the Youth Library (old side of the building).

DEPARTMENT: Library

STAFF RECOMMENDED MOTION: Approval to repair roof of the Youth Library (original section of the library, old building) under contract with Mason Dixon Contracting of Umatilla, FL.

SUMMARY: The Lady Lake Library moved from the train cars to the Guava Street location in 1992, 23 years ago. The roof over the old part of the building is original. There are several serious leaks which if left unchecked will begin to create property damage. One leak is over a desk and work station where acquisitions and holds are processed. Water had pooled in a light fixture and it fell from the ceiling onto the desk. When it rains hard the desk has be covered with a tarp to protect equipment. Another section has also leaked repeatedly and buckets have to be placed under the leaks to collect the water. Several other locations also have leaks, leaving the ceiling tiles discolored. There is a concern that mold and mildew will form.

Approximate cost of repair will be $7,000 to temporarily fix the leaks. An additional $400.00 is requested as damage to the plywood under roof is undetermined and there will be an extra cost for plywood. In the next fiscal year (2015-2016) monies will be budgeted to apply a spray polyurethane roofing system over the existing rubber roof for which the approximate cost will be $20,000.00.

FISCAL IMPACT:
Approximately $7,000.00

[ ] Capital Budget
[ ] Operating
[X] Other: Contingency fund
001-1901-519-9900

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other

[X] Support Documents

DEPARTMENT HEAD	Submitted Marsha Brunom	Date 5/11/15	
HR	Approved as to Form	Date	
FINANCE DEPARTMENT JRM	Approved as to Budget Requirements	Date 5/11/15	
TOWN MANAGER	Approved Agenda Item for: 5/18/15	Date 5/11/15	

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

04.20.2015

04.20.2015

04.20.2015

04.20.2015

04.20.2015

04.20.2015

04.20.2015

PROPOSAL

MASON DIXON CONTRACTING

CCC056706 / CBC058235

4936

Lake County
191 N. Central Avenue
Umatilla, FL 32784
Phone: 352-669-9200
Fax: 352-669-9204

MARION COUNTY
Phone: 352-347-3500
www.masondixoncontracting.com

PROPOSAL SUBMITTED TO: Town of Lady Lake		PHONE 352) 753-2957	DATE 4/20/15
STREET 225 W. Gaiwa St.		JOB NAME Repair EPDM / Shingles	
CITY, STATE, AND ZIP CODE Lady Lake, Fl.		JOB LOCATION Same	
ARCHITECT NRCA spec	DATE OF PLANS current	CONTACT PERSON Marsha	FAX email

We hereby submit specifications and estimates for:

repair current EPDM system
& Shingles leaking

repair leaking peak cap
w/ peel & stick 18" edge detail
R&R shingles @ leaking areas
install side wall flashings
@ dead valley

Add wood work 2 sheets included
additional 150.00 ea

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
Six thousand Six hundred even + no/100 dollars ($ 6600.00).

Payment to be made as follows:

All payments are due at the time services are rendered unless other arrangements have been agreed upon prior to project being completed.

All invoices with an outstanding balance after 30 days will be subject to finance charges.

All payments to be made payable to **Mason Dixon**; Payments made otherwise VOIDS ALL WARRANTIES AND GUARANTEES

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - The above prices specifications and conditions are satisfactory and are hereby accepted you are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE

SIGNATURE

DATE OF ACCEPTANCE

2105 N.E. 19h Avenue
Ocala, FL 34470
(352) 867-0044
Fax (352) 867-8118

Scott Smith ROOFING

Lic. #CCC057871

806 Hood Avenue
Leesburg, FL 34748
(352) 314-2128
Fax (352) 314-2161

Owner Name c/o TED OR MARSHA @ PUBLIC LIBRARY Date of Proposal 4/17/15

Job Location 225 W. ALWAY ST. Email:

City LADY LAKE, FL Home Phone 751-1531 Work Phone 634-2229

CONTRACT PROPOSAL *(2) FLAT ROOFS & CRICKET AREA

WE SUBMIT this estimate to:

Remove 1 layers of roof. Clean out gutters and haul away all trash caused from tear off. Install new roof in the following manner:

1) INSTALL NEW LAYER 40# BASE SHEET FASTENED TO DECK
2) INSTALL NEW MODIFIED BITUMEN SYSTEM OVER ENTIRE FIELD AREA ADHERED TO BASE
3) INSTALL NEW EDGE METAL ENTIRE PERIMETER
4) INSTALL NEW SHINGLES AT TIE IN TO MAIN ROOF

*2 FLAT ROOFS & CRICKET AREA SOUTH SIDE OF Bldg.

* TO DO REPAIRS TO STOP LEAKS $6,500. AND WE WILL NOT GUARANTEE THE WORK AS ROOFS NEED REPLACEMENT.

Product warranty for 12 years. All workmanship guaranteed for 5 years.

WE PROPOSE to furnish material and labor as sated above for the sum of

SIXTEEN THOUSAND TWO HUNDRED dollars ($ 16,200.)

with payment to be due upon completion unless otherwise stated.
Payment to be due in-full for all warranties to be valid. Warranties are not transferable.

cost per spray Polyurethane Roof

This price is good for 15 days and is void hereafter at the option of the contractor.

Access to the building is implied.

We will INSPECT for rotten wood and REPLACE wood at $ 50. per 4' x 8' ½" plywood sheathing and $ 5. per foot for fascia boards and rafters, and $ 5. per foot for 1" decking EXTRA.

Sign white copy and return.

I have read and understand the above contract and conditions stated on the reverse side and agree to same.

Accepted _____
Owner

Date _____

SCOTT SMITH ROOFING, INC.

Contractor

(352) 225-6604

5/8/15

Another roofing company has been contacted by Ted Williams for a third quote for roof repairs. They have not been to the library as of this date for the quote.

Ted has done business with Mason Dixon in the past and recommends them.

J-16

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE May 18, 2015

SUBJECT: Increase the fixed asset capitalization threshold from $1,000 to $3,000 starting October 1, 2015

DEPARTMENT: Finance

RECOMMENDED MOTION: Approve the increase in capitalization threshold to $3,000 for any tangible property items that has a projected useful life of 1 year or more starting on October 1, 2015 and approve Fixed Asset Policy

SUMMARY: The Town has been using a capitalization threshold of $1,000 since October 1, 2008. This low threshold becomes very costly in time spent by staff to put the asset into the fixed asset records, copy the purchase documentation, and then to maintain the same record every year through depreciation calculations and review by the department heads and the auditor. Our auditor, Chet Ross,recommended that we increase our Fixed Asset threshold. IRS regulations allows expense up to $5,000. You should have a written capitalization threshold policy in place. By increasing the threshold to $3,000 effective October 1, 2015, we will be eliminating small equipment items from showing up on capital requests for new fixed asset additions during the FY2016 budget discussions.

FISCAL IMPACT: Savings of staff's time

[ ] Capital Budget
[X] Operating
[ ] Other

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**

[X] Fixed Asset Policy
[ ] Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD JRM **Submitted** 5/18/2015 **Date** 5/7/2015

FINANCE DEPARTMENT JRM **Approved as to Budget Requirements** **Date** 5/7/2015

TOWN MANAGER **Approved Agenda Item for:** 5/18/15 **Date** 5/11/15

COMMISSION ACTION: [ ] **Approved as Recommended** [ ] **Disapproved**

[ ] **Tabled Indefinitely** [ ] **Continued to Date Certain** [ ] **Approved with Modification**

Reviewed

FIXED ASSET POLICY **Adopted: May 18, 2015**

The purpose of this policy is to provide guidelines for the Town of Lady Lake's expensing and capitalization policy, and it is a necessary requirement for compliance with the Internal Revenue Code and the tangible property regulations.

A capital asset is real or personal property that has a cost equal to or greater than an established capitalization threshold and has an estimated useful life extending beyond one year.

GENERAL POLICY

Each department director is responsible for:

1. All assets assigned to and purchased by their department.
2. Ensuring that the assets are safeguarded and used strictly for Town purposes.
3. Working with the Finance Department in maintaining the records of the assets.
4. Striving to make efficient use of all assets within their control, including transferring property within the Town to obtain the best possible use and benefit to the Town.

CLASSIFICATION OF ASSETS

Capital assets are personal and real property used in the operations of the government that have an expected estimated useful life beyond a single period. Capital assets are to include any item that falls into one of the following categories:

1. Land real estate property held by the Town and is not subject to depreciation.
2. Construction/Buildings structures which are permanent in nature with useful lives that exceed one year and are subject to depreciation.
3. Improvements other than Buildings used for permanent improvements that add value to land, but do not have an indefinite useful life (e.g., fences, retaining walls, parking lots, irrigation systems).
4. Machinery and Equipment/Vehicles includes all tangible property other than land and buildings. (e.g., computers, rolling stock (vehicles), machinery, other electronic and electrical devices and furnishings).
5. Infrastructure long-lived capital assets that normally are stationary in nature and normally can be preserved for a significantly greater number of years than most capital assets (e.g., roads, bridges, drainage systems, water and sewer systems, lighting systems).
6. Other Capital Assets class of capital assets available for all items not properly included in one of the other major classes.
7. Construction in Progress accumulation of costs related to construction of tangible capital assets that are not yet substantially ready to be placed in service.

EXPENSING POLICY

Items with extremely short useful lives (e.g., less than 1 year) or of small monetary value are properly reported as an "expense" or "expenditure" in the period in which they are acquired.

Effective October 1, 2015, The Town of Lady Lake **will not capitalize** amounts meeting the following criteria:

1. Amounts paid to acquire, produce, or improve tangible property **not exceeding $3,000** are charged to the appropriate expense accounts. This threshold is applied at the per item or per invoice level and must include any allocable expenses included on the invoice, e.g. taxes, transportation, etc., or

2. Amounts paid to acquire, produce, or improve tangible property with an economic useful life of 12 months or less are charged to the appropriate expense accounts.

ESTABLISHING CAPITALIZATION THRESHOLD

Potentially capitalizable items should only be capitalized if they have an estimated useful life of at least one year or more following the date of acquisition.

Capitalization thresholds are applied to individual items rather than to groups of similar items (e.g., desks and tables).

1. The Town establishes a **capitalization threshold of $3,000** or more for any individual item. The cost of a capital asset shall include ancillary charges necessary to place the asset into its intended location and condition for use. This includes costs that are directly attributable to asset acquisition such as freight and transportation charges, site preparation cost, and professional fees.
2. In establishing capitalization thresholds, governments that are recipients of federal awards should be aware of federal requirements that prevent the use of capitalization thresholds in excess of certain specified maximum amounts (i.e., currently $5,000) for purposes of federal reimbursement.

RESPONSIBILITY FOR PROPERTY RECORD MAINTENANCE

The Finance Director will ensure that reporting for capital assets is being exercised by establishing a capital asset inventory. The Finance Director will further ensure that the capital asset report will be updated annually or more frequently to reflect improvements, additions, retirements, and transfers. Also, the Finance Director will ensure that the capital asset report will be updated annually to reflect the annual capital asset balance for financial reporting purposes, the accumulated depreciation calculations, and net book value of the assets.

J-17

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Consideration and Approval to Purchase Remote Desktop Server

DEPARTMENTS: Information Technology

STAFF RECOMMENDED MOTION: Approval to purchase Remote Desktop Server

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SUMMARY: The current Enterprise Resource Planning (ERP) software used by the Clerk's Office, Finance, Growth Management and Utilities departments is dependent upon Oracle's Java Virtual Machine software.

Java has become a common target for malware developers over the past several years. In response to this, Oracle regularly releases security patches for Java. For example, the current Java version, Java 8 Update 45, was released April 14th and included 98 security fixes. Oracle strongly recommends that "customers remain on actively-supported versions and apply Critical Patch Update fixes without delay."

Our ERP vendor is unable to maintain the pace of the Java software security patches and has consistently required the Town to run older, insecure versions of the Java software.

The most updated version supported by our vendor is Java 7 Update 45. This version is 18 months old and has several known security vulnerabilities.

This proposal is to purchase a dedicated Remote Desktop Server and the necessary Microsoft licensing to provide the ability to isolate the ERP client and associated Java software in a more secure environment.

This is not a budgeted item. Staff requests funding to be transferred from the 001-1901-519.9900 Contingency account to the 001-1601-516.6410 IT Capital account.

FISCAL IMPACT: $8,029.93

[ ] Capital Budget
[X] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other

[X] Support Documents

DEPARTMENT HEAD		**Submitted**	**Date** 5/7/15
FINANCE DEPARTMENT	JRM	**Approved as to Budget Requirements**	**Date** 5/7/15
TOWN MANAGER		**Approved Agenda Item for:** 5/18/15	**Date** 5/7/15

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**

[ ] **Continued to Date Certain** [ ] **Approved with Modification**

John Pearl

From: James Collier (SunGard-Lake Mary) <James.Collier@Sungardps.com>
Sent: Thursday, May 07, 2015 2:07 PM
To: John Pearl
Cc: asptechsupt
Subject: Java Version

John,

You are on naviline version 9.1.14.1. The latest supported version of Java for your version of naviline is Java 7 Update 45. Thank you.

James

James Collier | IT Remote Support Specialist II | Cloud Solutions | **SUNGARD**® PUBLIC SECTOR 1000 Business Center Drive Lake Mary, FL 32746 Tel (800) 695-6915 Options 1, 4, 2
| james.collier@sungardps.com | www.sungardps.com

CONFIDENTIALITY: This e-mail (including any attachments) may contain confidential, proprietary and privileged information, and unauthorized disclosure or use is prohibited. If you received this e-mail in error, please notify the sender and delete this e-mail from your system.

Oracle Critical Patch Update Advisory - April 2015

Description

A Critical Patch Update (CPU) is a collection of patches for multiple security vulnerabilities. Critical Patch Update patches are usually cumulative, but each advisory describes only the security fixes added since the previous Critical Patch Update advisory. Thus, prior Critical Patch Update advisories should be reviewed for information regarding earlier published security fixes. Please refer to:

Critical Patch Updates and Security Alerts for information about Oracle Security Advisories.

Oracle continues to periodically receive reports of malicious exploitation of vulnerabilities for which Oracle has already released fixes. In some instances, it has been reported that malicious attackers have been successful because customers had failed to apply available Oracle patches. Oracle therefore *strongly* recommends that customers remain on actively-supported versions and apply Critical Patch Update fixes *without* delay.

This Critical Patch Update contains 98 new security fixes across the product families listed below. Please note that a blog entry summarizing the content of this Critical Patch Update and other Oracle Software Security Assurance activities is located at https://blogs.oracle.com/security.

This Critical Patch Update advisory is also available in an XML format that conforms to the Common Vulnerability Reporting Format (CVRF) version 1.1. More information about Oracle's use of CVRF is available at: http://www.oracle.com/technetwork/topics/security/cpufaq-098434.html#CVRF.

Affected Products and Components

Security vulnerabilities addressed by this Critical Patch Update affect the products listed in the categories below. The product area of the patches for the listed versions is shown in the Patch Availability column corresponding to the specified Products and Versions column. Please click on the link in the Patch Availability column below or in the Patch Availability Table to access the documentation for those patches.

The list of affected product releases and versions that are in Premier Support or Extended Support, under the Oracle Lifetime Support Policy is as follows:

Affected Products and Versions	Patch Availability
Oracle Database Server, version(s) 11.1.0.7, 11.2.0.3, 11.2.0.4, 12.1.0.1, 12.1.0.2	Database
Oracle Fusion Applications, version(s) 11.1.2 through 11.1.9	Fusion Applications
Oracle Access Manager, version(s) 11.1.1.5, 11.1.1.7	Fusion Middleware
Oracle Exalogic Infrastructure, version(s) 1.x, 2.x	Fusion Middleware
Oracle GlassFish Server, version(s) 2.1.1, 3.0.1, 3.1.2	Fusion Middleware
Oracle GoldenGate Monitor, version(s) 11.1.2.1.0	Fusion Middleware
Oracle iPlanet Web Proxy Server, version(s) 4.0	Fusion Middleware
Oracle iPlanet Web Server, version(s) 6.1, 7.0	Fusion Middleware
Oracle OpenSSO, version(s) 3.0-04	Fusion Middleware
Oracle Outside In Technology, version(s) 8.4.1, 8.5.0, 8.5.1	Fusion Middleware
Oracle WebCenter Portal, version(s) 11.1.1.8.0	Fusion Middleware
Oracle WebCenter Sites, version(s) 7.6.2, 11.1.1.6.1, 11.1.1.8.0	Fusion Middleware
Oracle WebLogic Server, version(s) 10.3.6.0, 12.1.1.0, 12.1.2.0, 12.1.3.0	Fusion Middleware
Oracle Hyperion BI+, version(s) 11.1.2.2, 11.1.2.3	Fusion Middleware
Oracle Hyperion Smart View for Office, version(s) 11.1.2.x	Fusion Middleware
Enterprise Manager Base Platform, version(s) MOS 12.1.0.5, MOS 12.1.0.6	Enterprise Manager
Application Management Pack for Oracle E-Business Suite, version(s) AMP 121020, AMP 121030	E-Business Suite
Oracle E-Business Suite, version(s) 11.5.10.2, 12.0.4, 12.0.6, 12.1.1, 12.1.2, 12.1.3, 12.2.3, 12.2.4	E-Business Suite
Oracle Agile Engineering Data Management, version(s) 6.1.3.0	Oracle Supply Chain
Oracle Demand Planning, version(s) 11.5.10, 12.0, 12.1, 12.2	Oracle Supply Chain
Oracle Transportation Management, version(s) 6.1, 6.2, 6.3.0, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6	Oracle Supply Chain
PeopleSoft Enterprise PeopleTools, version(s) 8.53, 8.54	PeopleSoft
PeopleSoft Enterprise Portal Interaction Hub, version(s) 9.1.0	PeopleSoft
PeopleSoft Enterprise SCM Strategic Sourcing, version(s) 9.1, 9.2	PeopleSoft
JD Edwards EnterpriseOne Technology, version(s) 9.1	JD Edwards
Siebel Applications, version(s) 8.1, 8.2	Siebel
Oracle Commerce Guided Search/Oracle Commerce Experience Manager, version(s) 3.x, 11.x	Oracle Commerce Guided Search
Oracle Commerce Platform, version(s) 9.4, 10.0, 10.2	Oracle Commerce Platform
Oracle Retail Back Office, version(s) 12.0, 12.0IN, 13.0, 13.1, 13.2, 13.3, 13.4, 14.0, 14.1	Retail
Oracle Retail Central Office, version(s) 13.1, 13.2, 13.3, 13.4, 14.0, 14.1	Retail
Oracle Argus Safety, version(s) 8.0	Health Sciences
Oracle Knowledge, version(s) 8.2.3.10.1, 8.4.7.2	Right Now Service Cloud
Oracle Java FX, version(s) 2.2.76	Oracle Java SE
Oracle Java SE, version(s) 5.0u81, 6u91, 7u76, 8u40	Oracle Java SE
Oracle JRockit, version(s) R28.3.5	Oracle Java SE
Cisco MDS Fiber Channel Switch, version(s) 5.2, 6.2	Oracle and Sun Systems Products Suite
Oracle VM Server for SPARC, version(s) 3.1, 3.2	Oracle and Sun Systems Products Suite
Solaris, version(s) 10, 11.2	Oracle and Sun Systems Products Suite
MySQL Connectors, version(s) 5.1.34 and prior	Oracle MySQL Product Suite
MySQL Enterprise Monitor, version(s) 2.3.19 and prior, 3.0.18 and prior	Oracle MySQL Product Suite
MySQL Server, version(s) 5.5.42 and prior, 5.6.23 and prior	Oracle MySQL Product Suite

Oracle Java SE Support Roadmap

(Updated April 22, 2015)

Oracle provides this updated roadmap for Javac SE and Oracle Java SE products (Oracle Java SE Support, Oracle Java SE Advanced, Oracle Java SE Advanced Desktop and Oracle Java SE Suite) to help customers better understand the maintenance and support options available. Java SE major releases are publicly maintained for a minimum of 3 years from general availability date (GA date), or later, as described in the next section. Java SE releases are updated for the public with bug fixes, security fixes, and minor updates for a period of at least 3 years before the release reaches end-of-public-updates (EoPU). Oracle Java SE product releases - starting with Java SE 7 - are supported for no less than eleven (11) years from initial release date, enabling IT managers and ISVs to plan their upgrades according to their individual business practices. The following provides a more detailed review of the Java SE products support roadmap, along with examples specific to available major releases. All customers should refer to their specific service contract to determine their support entitlement. See the Oracle Lifetime Support Policies for complete details.

Auto-update Notice and End of Public Updates for Oracle JDK 7
As outlined in the Oracle JDK Support Roadmap, after April 2015, Oracle will not post further updates of Java SE 7 to its public download sites. Customers who need continued access to critical bug fixes and security fixes as well as general maintenance for Java SE 7 or older versions can get long term support through Oracle Java SE Support. The process of migrating users from Java 7 to Java 8 through the auto update feature is expected to take place after the January 2015 CPU release.

Java Platform, Standard Edition (Java SE) Major Releases
Major releases of the Java Platform, Standard Edition (Java SE), are identified as 5.0, 6, 7 and 8. As of the publishing of this article, the Java technology end of public updates policy has been clarified to confirm public availability of Java SE major releases for at least:

Three years after the general availability date (GA) of a major release
One year after the GA of a subsequent major release
Six months after a subsequent major release has been established as the default Java Runtime Environment (JRE) for end-user desktops on java.com
Consistent with previous policies and documentation, Oracle will post an end of public updates notice for each major release well in advance, indicating that the release has entered its transition period. Once the release has completed its transition period, no new downloads of that release will be made publicly available on the public Oracle web sites, and will only be available through the My Oracle Support web site. Previously available older releases will continue to be available for support and debugging through the Java Archive but are not recommended for production use.

Java SE 7 End of Public Updates Notice
After April 2015, Oracle will no longer post updates of Java SE 7 to its public download sites. Existing Java SE 7 downloads already posted as of April 2015 will remain accessible in the Java Archive on Oracle Technology Network. Developers and end-users are encouraged to update to more recent Java SE versions that remain available for public download.

Long Term Support
Customers who need continued access to critical bug fixes and security fixes as well as general maintenance for Java SE 7 or older versions can get long term support through Oracle Java SE Support.

Java SE Public Updates

Major Release	GA Date	End of Public Updates Notification	End of Public Updates
5.0	May 2004	Apr 2008	Oct 2009
6	Dec 2006	Feb 2011	Feb 2013
7	July 2011	March 2014	April 2015
8	March 2014	TBD	March 2017*

* or later, depending on factors described above.

Java SE Minor Release Lines
Java SE minor release lines represent a cumulative set of implementation enhancements to a major release, such as the Java SE 1.4.1, and 1.4.2 minor release lines to the Java SE 1.4 major release. Java SE minor releases do not have separate EOL periods from their corresponding major release. Once a new Java SE minor release is made available, the previous Java SE minor release line for a release will be considered superseded. Download links for the previous minor release line will be moved to the Product Archive page for historical purposes and to allow developers to resolve issues with those products that have completed their EOL process. Please note that releases from this page may contain bugs and security problems that have been fixed in a later release and for that reason downloads of superseded versions is not recommended.

Oracle Java SE Product Releases
Customers seeking longer standard support and maintenance periods for each major release are encouraged to migrate to the Oracle Java SE product offerings (Oracle Java SE Support, Oracle Java SE Advanced, Oracle Java SE Advanced Desktop and Oracle Java SE Suite). Oracle Java SE product releases will follow the Oracle standard EOL policy for licensable products. During a release's eight (8) year transition period, customers will be eligible to receive Oracle Premier Support for that entire period, in accordance with their support contract with Oracle. Past those 8 years, support customers will receive critical bug and security fixes as well as general maintenance releases as per the Oracle Extended Support terms. Oracle Java SE Support puts you in control of your upgrade strategy so you can enjoy continued peace of mind, knowing that no matter which product release you're running, Oracle can support your business.

Examples of some key product dates for Oracle Java SE product offerings include:

Oracle Java SE Support Roadmap*

Major Release	GA Date	Premier Support Until**	Extended Support Until**	Sustaining Support**
5.0	May 2004	May 2011	May 2015	Indefinite
6	Dec 2006	Dec 2015	Dec 2018	Indefinite
7	Jul 2011	Jul 2019	Jul 2022	Indefinite
8	Mar 2014	Mar 2022	Mar 2025	Indefinite

* Oracle Java SE product EOL dates are provided here as **examples** to illustrate the Oracle Java SE Support, Oracle Java SE Advanced, Oracle Java SE Advanced Desktop and Oracle Java SE Suite EOL Policy. Customers should refer to Oracle Lifetime Support Policy for the most up-to-date information.

** These support timelines apply to client and server deployments of Java, with the exception of the web deployment technology. See "Support of Deployment Technology" section below for details.

Support of Deployment Technology
The web deployment technology, consisting of the Java Plugin and Web Start technologies, has a shorter support lifecycle. For all major releases of Java SE starting with Java SE 7, Oracle provides five (5) years of Premier Support for these technologies. Extended Support is not available for the deployment stack. See the Oracle Lifetime Support Policy for details.

Deployment Technology for Java SE 6 will be available until Jun 2017.

Extended Support Life for Java SE 6
In April 2014 Oracle extended the support lifetime for Java SE 6. Before this extension the end of Premier Support was Dec 2013 and the end of Extended Support was scheduled for Jun 2017. The new support dates are: End of Premier Support on Dec 2015, and End of Extended Support on Dec 2018.

The extension of Support Life for Java SE 6 does not include the Java SE 6 Deployment Technology. Java SE 6 Deployment Technology will only be available until Jun 2017. Update releases of Java SE 6 released after Jun 2017 will not include deployment technology.

Update Releases & Revisions
As a new implementation of an existing release, an update or revision itself does not have a separate EOL period. Once a new update or revision is posted, the previous, displaced download will be moved to the Java Product Archive page.

Relevant Links
Oracle Java SE Support
Oracle Java SE Advanced, Oracle Java SE Advanced Desktop & Oracle Java SE Suite
Java SE
Java Product Archive
My Oracle Support

E-mail this page Printer View

ORACLE CLOUD
Learn About Oracle Cloud Computing

JAVA
Learn About Java
Download Java for Consumers

CUSTOMERS AND EVENTS
Explore and Read Customer Stories

COMMUNITIES
Blogs
Discussion Forums

SERVICES AND STORE
Log In to My Oracle Support
Training and Certification

QUOTATION

Quote #:	706728746
Customer #:	40191163
Contract #:	WN05ACA
CustomerAgreement #:	250WSCA10ACS;B27160
Quote Date:	04/29/2015
Customer Name:	TOWN OF LADY LAKE

Date: 4/29/2015

Thanks for choosing Dell! Your quote is detailed below; please review the quote for product and informational accuracy. If you find errors or desire certain changes please contact your sales professional as soon as possible.

Sales Professional Information

SALES REP:	BILL MURRAY	PHONE:	1800 - 4563355
Email Address:	Bill_Murray@Dell.com	Phone Ext:	80000

GROUP: 1 QUANTITY: 1 SYSTEM PRICE: $6,500.03 GROUP TOTAL: $6,500.03

Description	Quantity
PowerEdge R730 Server (210-ACXU)	1
PowerEdge R730/R730xd Motherboard (591-BBCH)	1
Dell Hardware Limited Warranty Plus On Site Service (976-8706)	1
ProSupport: 7x24 HW / SW Tech Support and Assistance, 3 Year (976-8707)	1
ProSupport: Next Business Day Onsite Service After Problem Diagnosis, 3 Year (976-8708)	1
Dell ProSupport. For tech support, visit http://support.dell.com/ProSupport or call 1-800-945-3355 (989-3439)	1
On-Site Installation Declined (900-9997)	1
US Order (332-1286)	1
PowerEdge R730 Shipping (340-AKKB)	1
R730/xd PCIe Riser 2, Center (330-BBCO)	1
R730 PCIe Riser 3, Left (330-BBCQ)	1
R730/xd PCIe Riser 1, Right (330-BBCR)	1
Broadcom 5720 QP 1Gb Network Daughter Card (540-BBBW)	1
iDRAC8 Enterprise, integrated Dell Remote Access Controller, Enterprise (385-BBHO)	1
OpenManage Essentials, Server Configuration Management (634-BBWU)	1
Chassis with up to 16, 2.5" Hard Drives (350-BBEP)	1
Bezel (350-BBEJ)	1
Power Saving Dell Active Power Controller (750-AABF)	1
UEFI BIOS (800-BBDM)	1
RAID 5 for H330/H730/H730P (3-16 HDDs or SSDs) (780-BBJV)	1
PERC H730 Integrated RAID Controller, 1GB Cache (405-AAEG)	1
Intel Xeon E5-2630 v3 2.4GHz,20M Cache,8.00GT/s QPI,Turbo,HT,8C/16T (85W) Max Mem 1866MHz (338-BFFU)	1
Upgrade to Two Intel Xeon E5-2630 v3 2.4GHz,20M Cache,8.00GT/s QPI,Turbo,HT,8C/16T (85W) (374-BBHD)	1
8GB RDIMM, 2133MT/s, Dual Rank, x8 Data Width (370-ABUJ)	8
2133MT/s RDIMMs (370-ABUF)	1
Performance Optimized (370-AAIP)	1

Pricing Proposal
Quotation #: 7929714
Created On: 4/22/2014
Valid Until: 5/22/2014

City of Lady Lake FL

John Pearl
409 Fennell Boulevard
Lady Lake, FL. 32159
UNITED STATES
Phone: (352) 751-1572
Fax:
Email: jpearl@ladylake.org

Public Account Representative

Thomas Miner
100 North Tampa St.
Tampa FL 33610
Phone: 813-240-7024
Fax: 813-342-8527
Email: Thomas_Miner@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	CISStd ALNG LicSAPk MVL 2Proc Microsoft - Part#: YJD-01075	1	$1,529.90	$1,529.90
			Shipping	$0.00
			Total	$1,529.90

Additional Comments

Please note that SHI now has Adobe, Oracle, Symantec, McAfee, Trend Micro and Corel under State Contract # 252-030-09-ACS.

To process your order, you can e-mail your request to floridateam@shi.com. You can also fax it to 732-868-6055. Please include a contact e-mail address on all orders, as this is required by most vendors.

SHI Fed ID# 22-3009648
SHI is a Certified Minority (Asian-Pacific) Large Account Reseller, specializing in the sale and distribution of government priced software and hardware...including, but not limited to- Microsoft, Symantec, Adobe, Trend Micro, Citrix, Nuance, McAfee, LANDesk, Intel, Cisco, HP, IBM, VMware and more.

The Products offered under this proposal are subject to the SHI Return Policy posted at www.shi.com/returnpolicy, unless there is an existing agreement between SHI and the Customer.

J-18

REGULAR TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE : May 18, 2015

SUBJECT: Interlocal Agreement between Lake County and the Town Regarding Building Permits and Inspections for The Villages

DEPARTMENT: Town Manager

STAFF RECOMMENDED MOTION: Approval of Agreement between Lake County and the Town Regarding Building Permits and Inspections for The Villages

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SUMMARY:
The Villages either has, or intends to purchase lots located in the older section of The Villages, East of Highway 441. The Villages intends to replace the existing mobile homes with new, conventionally built homes. This agreement will allow the building permits and inspections on the lots either owned by, or under contract with The Villages to be permitted through the Town as long as The Villages, or the owner under contract with The Villages, has applied for annexation into the Town.

FISCAL IMPACT: TBD

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: **[ ] Ordinance** **[ ] Resolution** **[ ] Budget Resolution**
[X] Other – Interlocal Agreement
[ ] Support Documents

DEPARTMENT HEAD (K)	**Submitted** 5/11/15	**Date**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER (L)	**Approved Agenda Item for:** 5/18/15	**Date** 5/11/15

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**
[ ] Continued to Date Certain **[ ] Approved with Modification**

INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE TOWN OF TOWN OF LADY LAKE REGARDING
BUILDING PERMITS AND INSPECTIONS
FOR THE VILLAGES

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Town of Lady Lake, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "Town," regarding the issuance of building permits and inspections for privately owned property.

WHEREAS, the Town and County desire to provide for the most efficient planning and building inspection processes for both entities; and

WHEREAS, The Villages either has, or intends to, purchase lots located in an older section of The Villages East of US 27, or either has, or intends to, enter into agreements with existing property owners, to replace existing mobile homes with new, conventionally built homes; and

WHEREAS, the properties subject to this Agreement shall be located within the boundaries of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the Town of Lady Lake, executed on August 27, 2013; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with each other and to provide services in a manner that will accord best with economic and other factors; and

WHEREAS, the Town desires to issue the building permits on the lots either owned by, or under contract with, The Villages as it would be the in the best interests of the citizens of Lake County, Florida.

NOW, THEREFORE, in consideration of the mutual terms and conditions understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **Town Responsibilities.** The Town agrees as follows:

A. To ensure that The Villages, or the owner under contract with The Villages, has applied for annexation of such property into the Town of Lady Lake. This is a condition precedent and must be satisfied before the Town has authority to issue any building permits for any property located within the unincorporated area.

B. To ensure that the improvements constructed on each property is designed in a way that complies with the Town's Code and Land Development Regulations, and Comprehensive Plan Policies, including any architectural design criteria.

C. To ensure that The Villages obtains any necessary Town zoning and planning approvals or development orders, other than building permits, if necessary. The Villages, or property owner, shall pay the Town any required annexation application and permitting fees, and pay to the County impact fees at the current County rates.

D. The Town Building Department is hereby designated by the parties as the appropriate agency to review building construction plans, to issue building permits, and to conduct necessary building and fire inspections for the properties identified herein located within the unincorporated County. The Town shall provide to the County, upon request of County, any necessary information regarding the project, including inspection and permit status, and shall make all sites available to the County for inspection as needed.

E. The Town will diligently process the annexation application and any other applications for comprehensive plan amendments and zoning requests as required by Florida law and the Town's Ordinances and Land Development Regulations.

3. County Responsibilities. Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and perform any necessary building inspections on properties either owned by The Villages, or under contract with the Villages, that is located in the unincorporated area of Lake County. Such properties must be located within the area defined in the Lady Lake ISBA, and the property owner shall have applied for annexation into the Town of Lady Lake prior to the issuance of any building permits.

4. Term of Agreement. This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing through its Chairman, authorized to execute the same by Board action on the _____ day of _____, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

ATTEST:

_____
Town Clerk

TOWN OF LADY LAKE

_____
Print Name: _____

Date: _____

Approved as to Form and Legality:

_____
Town Attorney

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

_____
Neil Kelly, Clerk of the Board
of County Commissioners
of Lake County, Florida

_____
Jimmy Conner
Chairman

This _____ day of _____, 2015.

Approved as to form and legality:

_____
Sanford A. Minkoff
County Attorney

K-19

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: **Resolution No. 2015-102 –Sunset Professional Plaza — A Variance from the Provisions of Chapter 17, Section 4.B.2.E., of the Town of Lady Lake Land Development Regulations to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466.**

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2015-102- Request to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466.

SUMMARY:

On March 5, 2015, Town Staff received a variance application for secondary wall signage along the façade of two (2) buildings facing Highway 466. Applicant, Jay Berry with Berry's Signs, has filed the variance application for the Sunset Professional Plaza on behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC, for properties addressed as 801 and 805 Highway 466. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs on the additional wall could help many businesses and offices in the plaza since the signs could attract drivers from Highway 466 who would not see the businesses otherwise. Additionally, the applicant insisted that due to the building design, there is not public entrance on Highway 466, which limits the wall signage placement in accordance to the current sign code.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.

2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 18 Township 18 Range 24, Lady Lake Florida. The property is zoned "RP" Residential Professional, which permits the development in existence. The Future Land Use Map designation for the site is PS (Professional Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (8) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, May 30, 2015. The property was posted on Wednesday, April 1, 2015.

- As requested by the Town Commission during the regular meeting on April 20, 2015, the applicant has incorporated wall signage options of all proposed tenants for the Town Commission's consideration.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-102 and provided comments on 04/07/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Planning and Zoning Board** heard the application for Resolution 2015-102 at their regular meeting on Monday, April 13, 2015, and recommended approval with a 4-0 vote.

On April 20, 2015, the **Town Commission** heard Resolution 2015-102 at their regular meeting and elected to table the item to allow applicant to submit wall signage rendering options for the Town Commission's final consideration to be decided at this meeting.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance(s) [X] Resolution [ ] Budget Resolution

[ ] Other

[ ] Support Documents/Contracts Available for Review in Manager's Office

---

5/11/2015	DEPARTMENT HEAD	Submitted 5/11/15	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 5/18/15	Date 5/11/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2015-102

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17, SECTION 4.b.2.E., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH ONLY ALLOWS WALL SIGNS TO BE PLACED ON THE MAIN FAÇADE OF THE BUSINESS. THE VARIANCE REQUEST IS TO ALLOW A SECONDARY WALL SIGNS TO BE PLACED ON THE SOUTH ELEVATION OF BUILDINGS "A" AND "B" LOCATED WITHIN THE SUNSET PROFESSIONAL PLAZA, WHICH DO NOT HAVE A PUBLIC ENTRANCE, ADDRESSED AS 801 AND 805 HIGHWAY 466, BEING PROPERTIES OF THE SUNSET PROFESSIONAL PLAZA CONDOMINIUM, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, PARAMOUNT URGENT CARE, INC., JD ORIAS NOVIS PARTNERSHIP COMPANY LLC, and TWVH LLC are the owners of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the Property Owners have petitioned for a variance from the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business. The variance request is to allow secondary wall signs to be placed on the south elevation of Buildings "A" and "B" located within the Sunset Professional Plaza which do not have a public entrance, addressed as 801 and 805 Highway 466, within the town limits of the Town of Lady Lake, Florida; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business, and to allow secondary wall signs to be placed on the south elevation of Buildings "A" and "B" located within the Sunset Professional Plaza, which do not have a public entrance, addressed as 801 and 805 Highway 466, within the town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this _____ day of _____, 2015, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

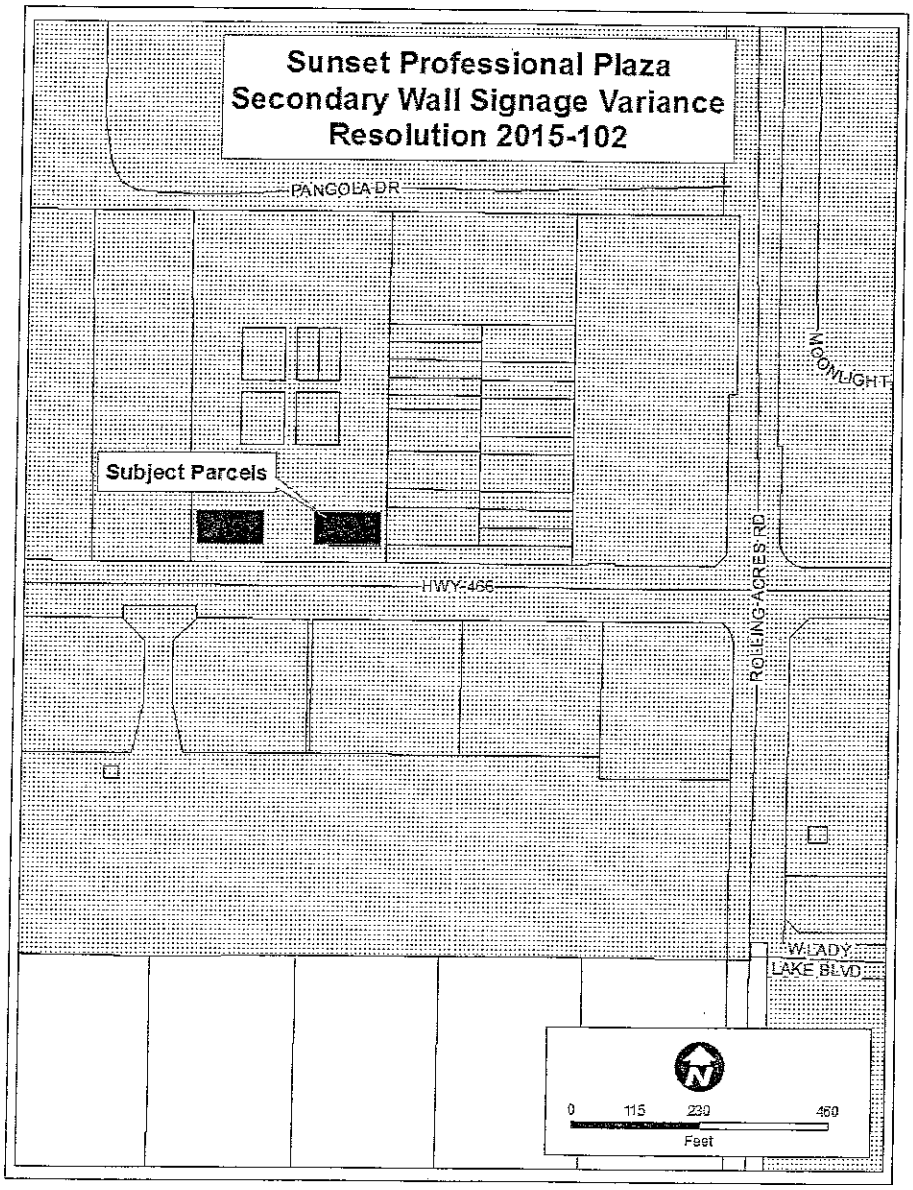
_____
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Description and Map

LADY LAKE, SUNSET PROFESSIONAL PLAZA CONDOMINIUM BUILDING A UNIT A-101 (ORB 4464 PG 1941-2004 AND ORB 4535 PG 102-107) ORB 4535 PG 108; and

LADY LAKE, SUNSET PROFESSIONAL PLAZA CONDOMINIUM BUILDING B UNIT B-101 (ORB 4464 PG 1941-2004 AND ORB 4535 PG 102-107) ORB 4535 PG 132; and|

LADY LAKE, SUNSET PROFESSIONAL PLAZA CONDOMINIUM BUILDING B UNIT B-102 (ORB 4464 PG 1941-2004 AND ORB 4535 PG 102-107) ORB 4535 PG 175 |

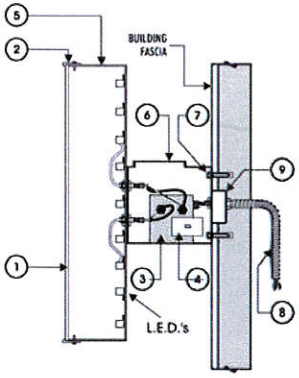


203.813 in
50 in
31 in
2.328 in
12 in
LAKE EYE
ASSOCIATES
Lighted channel letters, Day/Night faces, Blue during daytime, White at Night, White jewelite trimcap, Duranodic White sides/returns
Future Home of
BUILDING FASCIA
L.E.D.'s
L.E.D. CHANNEL LETTER ON RACEWAY
1. 3/16" THICK ACRYLIC LETTER FACES WITH TRANSLUCENT
2. 1" RETAINER CAP
3. ETL APPROVED TRANSFORMER (120v 60watt - 120vac)
4. DISCONNECT SWITCH ON RACEWAY END
5. 4" DEEP ALUMINUM RETURN
6. 8" X 8" ALUMINUM RACEWAY PAINTED TO MATCH BUILDING FASCIA
7. ATTACHMENT HARDWARE VARY ACCORDING TO CONDITIONS OF FACIA
8. PRIMARY ELECTRICAL SUPPLY INSIDE CONDUIT
9. STANDARD ELECTRICAL JUNCTION BOX
Berry's Signs
P.O. Drawer 491500
Leesburg, FL
34748
(352) 728-1119
FAX (352) 728-8669
www.BerrysSigns.com
mail@berryssigns.com
This design is the property of Berry's Signs and cannot be used or distributed without the approval of said company.
DRWG.# 0000
DATE: 02-18-15,
REV. DATE
LOCATION:
FILE: Lake Eye Assoc.
SALES REP.: Jay
DRAWN BY: Jeremy
SCALE: NTS
PAGE#: (1) of (1)
Client:
Approved by:
Date:
Notes:

113.289 in

22 in

Humana®



L.E.D. CHANNEL LETTER ON RACEWAY

1. 3/16" THICK ACRYLIC LETTER FACES WITH TRANSLUCENT
2. 1" RETAINER CAP
3. ETL APPROVED TRANSFORMER (120v 60watt - 120vac)
4. DISCONNECT SWITCH ON RACEWAY END
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Berry's Signs

P.O. Drawer 491500
Leesburg, FL
34748

(352) 728-1119
FAX (352) 728-8669
www.BerrysSigns.com
mail@berryssigns.com

This design is the property of Berry's Signs and cannot be used or distributed without the approval of said company.

DRWG.#	0000
DATE:	05-07-15.
REV. DATE	
LOCATION:	
FILE:	Humana
SALES REP.:	Jay
DRAWN BY:	Jeremy
SCALE:	NTS
PAGE#:	(1) of (1)

Client:

Approved by:

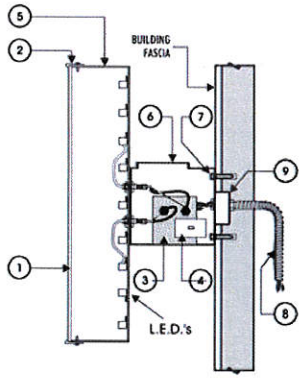
Date:

Notes:

145.609 in

18 in

URGENT CARE



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FAX (352) 728-8669
www.BerrysSigns.com
mail@berryssigns.com

This design is the property of Berry's Signs and cannot be used or distributed without the approval of said company.

DRWG.#	0000
DATE:	11-17-14.
REV. DATE	
LOCATION:	
FILE:	Paramount Urgent Care Sunset Plaza
SALES REP.:	Jay
DRAWN BY:	Jeremy
SCALE:	NTS
PAGE#:	(1) of (1)

Client:

Approved by:

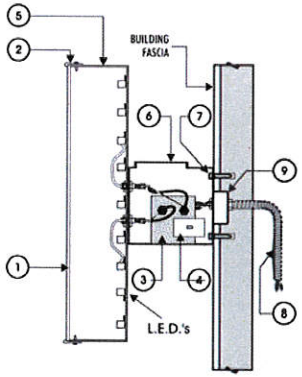
Date:

Notes:

195.619 in

39.058 in

DR. NOVIS INTERNAL MEDICINE



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FAX (352) 728-8669
www.BerrysSigns.com
mail@berryssigns.com

This design is the property of Berry's Signs and cannot be used or distributed without the approval of said company.

DRWG.#	0000
DATE:	02-18-15.
REV. DATE	
LOCATION:	
FILE:	Dr. Novis Internal Med.
SALES REP.:	Jay
DRAWN BY:	Jeremy
SCALE:	NTS
PAGE#:	(1) of (1)

Client:

Approved by:

Date:

Notes:

Howell Dental Office South of Hwy 466.

Real Estate Office South of Hwy 466.

Grizzard Real Estate Office
South of Hwy 466.

801 Hwy 466 without signs.

805 Hwy 466 without signs.
PARAMOUNT URGENT CARE

Dermatology Office South of Hwy 466.
DERMATOLOGY CENTER

TOWN OF LADY LAKE
VARIANCE APPLICATION

LAKE EYE (TWVH LLC)
DR. NOVIS
Alt. Key Number 1809134

1. Owner's name: Paramount Urgent Care

   Mailing Address: 8460 E. County Rd 466 #A Ladylake

   Email Address: _____

   Telephone #: 352-638-8935

2. Applicant's Name: Jay Berry

   Mailing Address: PO Box 491500 Leesburg Fl 34749

   Email Address: permitting@jwberrysigns.com

   Telephone #: 352-728-1119

3. Applicant is: Owner: __ Agent ✓ Purchaser __ Lessee __ Optionee __

4. Property Address/Location: 805 Hwy 466 Unit A-101 LADY LK

5. Legal Description: Alt Key 3894144

6. The variance requested is as follows: Allow a sign on side facing Hwy 466

7. The variance is necessary for the following reasons: so customers can find office

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

   Building code

9. Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

Our ENTRANCE Door is on the side facing parking

10. Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

11. A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criterion?

yes

12. Have any land use applications been filed within the last year in connection with this property? ____Yes ___No. If yes, briefly describe the nature of the request and the date it was done:

This application must be accompanied by proof of ownership and authorization from the owner if represented by an agent or contract purchaser. It must also include a drawing showing the exact locations and dimensions of all existing and proposed buildings and additions, required setbacks, existing easements and clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my knowledge.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

Office Use:

Date Application Received: $850.00 Received by: 03-10-15

Fees Paid: Cotton

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Jay Berry / J.W. / Berry Signs, who being by me first duly sworn on oath, deposes and says:

(1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That he desires approval for: Variance - Front Wall Signage on multi tenant development - no entrance

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 5 day of March, 2015, by JAY BERRY, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

VALERIE A. TEICHMANN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE139550
Expires 1/27/2016

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Adrian J Easterling who being by me first duly sworn on oath, deposes and says:

(1) That he is the fee-simple owner of the property legally described on page one of this application.

(2) That he desires approval for:
Sinage on 466 front wall - varience

(3) That he has appointed Jay Barry / J.W. Barry Signs to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 3 day of March, 2015, by Adrian J Easterling, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

VALERIE A. TEICHMANN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE139550
Expires 1/27/2016

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

2

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared ALONA NOVIS who being by me first duly sworn on oath, deposes and says:

(1) That he/she is the fee-simple owner of the property legally described on page one of this application.

(2) That he/she desires approval for:

Sign Exterior 801 CR 466, Lady Lake Suite 101

(3) That he/she has appointed JOHN TOSCANI to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 30 day of March, 2015, by Alona Novis, who is personally known to me or who has produced Drivers License as identification and who did (did not) take an oath.

Marlene J. Meade
Notary Public

MARLENE J. MEADE
Notary Public - State of Florida
My Comm. Expires Oct 30, 2017
Commission # FF 067218

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Nikki Reynolds who being by me first duly sworn on oath, deposes and says:

(1) That he/she is the fee-simple owner of the property legally described on page one of this application.

(2) That he/she desires approval for:

Exterior Sign facing CR 466, for 801 CR 466, Lady Lake

(3) That he/she has appointed John Toscani to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

Nikki Reynolds
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 30 day of March, 2015, by Nikki Reynolds, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Gayle A. Yarbrough
Notary Public

Notary Public State of Florida
Gayle A Yarbrough
My Commission FF 045831
Expires 10/11/2017

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

PROPERTY RECORD CARD

General Information

Owner Name:	PARAMOUNT URGENT CARE	**Alternate Key:**	3894144
Mailing Address:	8460 E COUNTY ROAD 466 STE A LADY LAKE, FL 32159 *Update Mailing Address*	**Parcel Number:**	18-18-24-100000A10100
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	805 HIGHWAY 466 UNIT A-101 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, SUNSET PROFESSIONAL PLAZA CONDOMINIUM BUILDING A | UNIT A-101 (ORB 4464 PG 1941-2004 AND ORB 4535 PG 102-107) | ORB 4535 PG 108 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	(1940)	0	0		1	LT	$0.00	$15,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
4535 / 108	9/23/2014	WD	Q	I	$1,382,900.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$15,000	$15,000	$15,000	5.38560	$80.78
LAKE COUNTY MSTU AMBULANCE	$15,000	$15,000	$15,000	0.46290	$6.94
LAKE COUNTY MSTU FIRE	$15,000	$15,000	$15,000	0.47040	$7.06
SCHOOL BOARD STATE	$15,000	$15,000	$15,000	5.74600	$86.19
SCHOOL BOARD LOCAL	$15,000	$15,000	$15,000	1.50000	$22.50
TOWN OF LADY LAKE	$15,000	$15,000	$15,000	3.75000	$56.25
ST JOHNS RIVER FL WATER MGMT DIST	$15,000	$15,000	$15,000	0.31640	$4.75
LAKE COUNTY VOTED DEBT SERVICE	$15,000	$15,000	$15,000	0.16000	$2.40
LAKE COUNTY WATER AUTHORITY	$15,000	$15,000	$15,000	0.25540	$3.83

NORTH LAKE HOSPITAL DIST	$15,000	$15,000	$15,000	1.00000	$15.00
				Total: 19.0467	**Total:** $285.70

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

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Property data last updated on 29 March 2015.

PROPERTY RECORD CARD

General Information

Owner Name:	JD ORIAS NOVIS PARTNERSHIP COMPANY LLC	**Alternate Key:**	3894147
Mailing Address:	PO BOX 658 FRUITLAND PARK, FL 34731-0658 *Update Mailing Address*	**Parcel Number:**	18-18-24-100000B10100
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	801 HIGHWAY 466 UNIT B-101 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, SUNSET PROFESSIONAL PLAZA CONDOMINIUM BUILDING B | UNIT B-101 (ORB 4464 PG 1941-2004 AND ORB 4535 PG 102-107) | ORB 4535 PG 132 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	(1940)	0	0		1	LT	$0.00	$15,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
4535 / 132	9/26/2014	WD	Q	I	$585,800.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$15,000	$15,000	$15,000	5.38560	$80.78
LAKE COUNTY MSTU AMBULANCE	$15,000	$15,000	$15,000	0.46290	$6.94
LAKE COUNTY MSTU FIRE	$15,000	$15,000	$15,000	0.47040	$7.06
SCHOOL BOARD STATE	$15,000	$15,000	$15,000	5.74600	$86.19
SCHOOL BOARD LOCAL	$15,000	$15,000	$15,000	1.50000	$22.50
TOWN OF LADY LAKE	$15,000	$15,000	$15,000	3.75000	$56.25
ST JOHNS RIVER FL WATER MGMT DIST	$15,000	$15,000	$15,000	0.31640	$4.75
LAKE COUNTY VOTED DEBT SERVICE	$15,000	$15,000	$15,000	0.16000	$2.40
LAKE COUNTY WATER AUTHORITY	$15,000	$15,000	$15,000	0.25540	$3.83

NORTH LAKE HOSPITAL DIST	$15,000	$15,000	$15,000	1.00000	$15.00
				Total: 19.0467	**Total:** $285.70

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

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Property data last updated on 29 March 2015.

PROPERTY RECORD CARD

General Information

Owner Name:	TWVH LLC	**Alternate Key:**	3894148
Mailing Address:	PO BOX 658 FRUITLAND PARK, FL 34731-0658 *Update Mailing Address*	**Parcel Number:**	18-18-24-100000B10200
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	801 HIGHWAY 466 UNIT B-102 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	– *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, SUNSET PROFESSIONAL PLAZA CONDOMINIUM BUILDING B | UNIT B-102 (ORB 4464 PG 1941-2004 AND ORB 4535 PG 102-107) | ORB 4535 PG 175 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	(1940)	0	0		1	LT	$0.00	$15,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
4535 / 175	9/26/2014	WD	Q	I	$821,300.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$15,000	$15,000	$15,000	5.38560	$80.78
LAKE COUNTY MSTU AMBULANCE	$15,000	$15,000	$15,000	0.46290	$6.94
LAKE COUNTY MSTU FIRE	$15,000	$15,000	$15,000	0.47040	$7.06
SCHOOL BOARD STATE	$15,000	$15,000	$15,000	5.74600	$86.19
SCHOOL BOARD LOCAL	$15,000	$15,000	$15,000	1.50000	$22.50
TOWN OF LADY LAKE	$15,000	$15,000	$15,000	3.75000	$56.25
ST JOHNS RIVER FL WATER MGMT DIST	$15,000	$15,000	$15,000	0.31640	$4.75
LAKE COUNTY VOTED DEBT SERVICE	$15,000	$15,000	$15,000	0.16000	$2.40
LAKE COUNTY WATER AUTHORITY	$15,000	$15,000	$15,000	0.25540	$3.83

NORTH LAKE HOSPITAL DIST	$15,000	$15,000	$15,000	1.00000	$15.00
				Total: 19.0467	**Total:** $285.70

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

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Property data last updated on 29 March 2015.

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

March 30, 2015

RE: Variance Resolution 2015-102

Dear Property Owner:

This is to notify you that Applicant, Jay Berry with Berry's Signs, has filed a variance application for the Sunset Professional Plaza on behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, TWVH LLC, and Sunset Professional Center, LLC, for properties addressed as 801 through 805 Highway 466, within the Sunset Professional Plaza, in the Town limits of the Town of Lady Lake, Florida. The requested variance from the Land Development Regulations is as follows:

Resolution 2015-102

Variance application in accordance with the provisions of Chapter 17, Section 4.b.2.E., which only allows wall signs to be placed on the main façade of the business. The applicant proposes the installation of 25.5 square feet in copy area of additional secondary wall signage to be placed on the south elevation of the Paramount Space of building "A" (Alternate Key 3863759) facing Highway 466 where there is a public entrance.

Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD- Monday, April 13, 2015 at 5:30 p.m.
COMMISSION MEETING- Monday, April 20, 2015 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,

Wendy Then
Town Planner

AltKey	OwnerName	OwnerAddre	OwnerCity	nerSt	OwnerZip
3863922	BRIDGE HOUSE TRADING COMPANY LLC	PO BOX 1266	TAVARES	FL	32778
1800609	SOUTHERN ROLLING ACRES LLC	C/O PO BOX 940279	MAITLAND	FL	32794
2516801	NARAIN SHAKTI & BINDOO	2112 PARK HOLLAND CT	LEESBURG	FL	34748
3894159	SUNSET PLAZA OWNER'S ASSN INC	801-809 HIGHWAY 466	LADY LAKE	FL	32159
3894144	PARAMOUNT URGENT CARE	8460 E COUNTY ROAD 466 STE A	LADY LAKE	FL	32159
3894147	JD ORIAS NOVIS PARTNERSHIP COMPANY LLC	PO BOX 658	FRUITLAND PARK	FL	34731
3894148	TWVH LLC	PO BOX 658	FRUITLAND PARK	FL	34731
3894150	SUNSET PROFESSIONAL CENTER LLC	PO BOX 492722	LEESBURG	FL	34749
3894151					
3894152					
3894153					
3894154					
3894155					
3894156					
3894157					
3894158					

Berry's Signs

1.) No diminution in value of surrounding prooerties would be suffered.
No, surrounding properties would not suffer any diminution of value. Having the channel letter sign on the additional wall could help many businesses and offices in the plaza with advertising and sales in the future.

2.) Granting the permit would be of benefit to the public interest.
Yes, granting this permit would be of benefit to the public interest. By approving this new sign it will attract drivers from CR-466 who would not see it otherwise. Allowing signs to face this road could help many businesses in the plaza.

3.) Denial of the permit would result in unnecessary hardship to the owner seeking it.
Yes, a denile of the permit will result in unnecessary hardship to the tenants seeking it. If the channel letter sign on the opposite side of the building is denied the owner could lose business because from all of the drivers on CR-466. There is a public entrance to the plaza from CR-466, which makes sence for there to be a sign.

4.) The use must not be contrary to the spirit of this code.
The use of this property improvement is not contrary to the spirit of the code. The sign can update the per-existing structure to ensure that all necessary building codes are following and make the property more appealing to the eye. The value of the property will not be jeopardized.

5.) Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute evidence of unnecessary and undue hardship and be grounds to justify granting of a varience.
If the request is denied the tenants would most likely leave the structure as is. It would be of best interest to the tenants to approve the new sign. It will be of benefit to the tenants because it will help the tenents advertise the business and make money.

6.) Physical hardship such as disabilites of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.
Not Applicable, the applicant dose not suffer from any phisical disabilities.

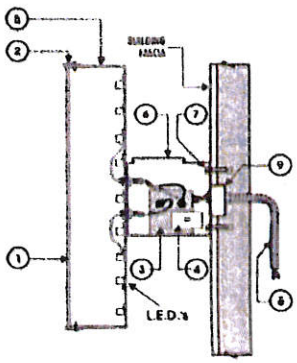
Post Office Drawer 491500 • Leesburg, FL 34749-1500
Phone (352) 728-1119 • (800) 443-0125 • Fax (352) 728-8669

203.414 in

18 in

PARAMOUNT URGENT CARE

Lighted channel letters, Red faces, Red jewelite trimcap, Red sides/returns



L.E.D. CHANNEL LETTER ON RACEWAY

1. 3/16" THICK ACRYLIC LETTER FACES WITH TRANSLUCENT
2. 1" RETAINER CAP
3. ETL APPROVED TRANSFORMER (120v 60hz - 12Vdc)
4. DISCONNECT SWITCH ON RACEWAY END
5. 4" DEEP ALUMINUM RETURN
6. 8" X 8" ALUMINUM RACEWAY PAINTED TO MATCH BUILDING FASCIA
7. ATTACHMENT HARDWARE VARY ACCORDING TO CONDITIONS OF FACIA
8. PRIMARY ELECTRICAL SUPPLY INSIDE CONDUIT
9. STANDARD ELECTRICAL JUNCTION BOX

Berry's Signs

P.O. Drawer 491500
Leesburg, FL
34748

(352) 728-1119
FAX (352) 728-8669
www.BerrysSigns.com
mail@berryssigns.com

This design is the property of Berry's Signs and cannot be used or distributed without the approval of said company

DRWG.#	0000
DATE:	11-17-14.
REV. DATE	
LOCATION	
FILE:	Paramount Urgent Care Sunset Plaza
SALES REP.:	Jay
DRAWN BY:	Jeremy
SCALE:	NTS
PAGE#:	(1) of (1)

Client

Approved by:

Date

Notes.

TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL COMMENTS 04/07/2015

Project: Sunset Professional Plaza
Proposal: Secondary Wall Sign Variance- Resolution 2015-102.

Description:

On 03/5/2015, Town Staff received a variance application for secondary wall signage along the façade of two (2) buildings facing Highway 466. Applicant, Jay Berry with Berry's Signs, has filed the variance application for the Sunset Professional Plaza on behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC, for properties addressed as 801 through 805 Highway 466. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business.

The property is zoned "RP" Residential Professional, which permits the development in existence. The Future Land Use Map designation for the site is PS (Professional Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

Sign Design proposal has been provided by Berry's Signs.

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. No comments outstanding as per GM Review completed 04-06-2015.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept. regarding this project as per email dated 4/1/2015.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. No comments at this time as per communication dated 04-07-2015. If approved, sign engineering will be reviewed at the Sign permitting phase.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. No comments at this time from the Lady Lake Public Works Dept. since no utilities will be affected at this time with the sign proposal.

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 13, 2015

SUBJECT: **Resolution No. 2015-102 –Sunset Professional Plaza –to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466.**

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2015-102 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2015-102 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY:

On 03/5/2015, Town Staff received a variance application for secondary wall signage along the façade of two (2) buildings facing Highway 466. Applicant, Jay Berry with Berry's Signs, has filed the variance application for the Sunset Professional Plaza on behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC, for properties addressed as 801 and 805 Highway 466. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs on the additional wall could help many businesses and offices in the plaza since the signs could attract drivers from Highway 466 who would not see the businesses otherwise. Additionally, the applicant insisted that due to the building design, there is not public entrance on Highway 466, which limits the wall signage placement in accordance to the current sign code.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 18 Township 18 Range 24, Lady Lake Florida. The property is zoned "RP" Residential Professional, which permits the development in existence. The Future Land Use Map designation for the site is PS (Professional Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (8) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, May 30, 2015. The property was posted on Wednesday, April 1, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-102 and provided comments on 04/07/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

Public Hearings:

The **Town Commission** first and final reading has been tentatively scheduled for Resolution 2015-102 at the regular meeting on Monday, April 20, 2015.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance(s) [X] Resolution [ ] Budget Resolution

[ ] Other

[ ] Support Documents/Contracts Available for Review in Manager's Office

4-7-15

DEPARTMENT HEAD	Submitted 4/7/15	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 4/13/15	Date 4/7/15

BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved

4-0 - McKenzie/Montelcone

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: T. Carroll

~~Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter. There was no one.~~

~~***Upon a motion by Member Monteleone, and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-02 to the Town Commission for consideration by the following roll call vote:***~~

~~*MCKENZIE*~~	~~*YES*~~
~~*MONTELEONE*~~	~~*YES*~~
~~*PIERSON*~~	~~*YES*~~
~~*GAUDER*~~	~~*YES*~~

3. Resolution No. 2015-102 – Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC for the Sunset Professional Plaza – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466 (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated that on March 5, 2015, Town staff received a variance application for secondary wall signage along the façade of two buildings facing Highway 466. The applicant, Jay Berry with Berry's Signs, has filed the variance application for the Sunset Professional Plaza on behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC, for properties addressed as 801 through 805 Highway 466. She stated the variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business.

Aerial views of the property and photos of the property and postings were shown.

Ms. Then stated a Justification Statement has been submitted as required of this application. She stated the applicant has stated that having the channel letter signs on the additional wall could help many businesses and offices in the plaza since the signs could attract drivers from Highway 466 who would not see the businesses otherwise. Additionally, the applicant insisted that due to the building design, there is no public entrance on Highway 466, which limits the wall signage placement in accordance to the current sign code.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 18, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "RP" Residential Professional, which permits the development in existence. The Future Land Use Map designation for the site is PS (Professional Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then stated that notices to inform the surrounding property owners (8) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, May 30, 2015. In addition, the property was posted on Wednesday, April 1, 2015. She reported that of the eight notices sent out, five return receipts were received back, and there have been no objections or letters of support regarding the application to date.

Ms. Then stated the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-104 and provided comments on April 6, 2015. It was determined that the application was complete and ready for transmittal to the Planning and Zoning Board and the Town Commission. The Town Commission will review the application for Resolution No. 2015-102 for final consideration at its regular meeting on Monday, April 20, 2015 at 6:00 p.m.

Ms. Then stated the applicant was present to answer any questions.

Chairperson Gauder commented that with all the traffic on Highway 466, he would hate to see more signs, but he realizes that businesses must have people coming in and they need to know where to go. He asked if there was anyone in the audience who wished to speak on this matter. There was no one.

Upon a motion by Member McKenzie, and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-102 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	***YES***
MONTELEONE	***YES***
PIERSON	***YES***
GAUDER	***YES***

~~**4. Resolution No. 2015-103 – Benchmark Lady Lake 25 Associates, LLC for the Texas Roadhouse Restaurant – Variance Request Pursuant to Chapter 17, Section 17-3).c).1).A). to Allow a Freestanding Sign to be Erected 64 feet from the Closest Freestanding Sign on the Property Owned by Benchmark Lady Lake 25 Associates, LLC – Located at 745 North Hwy 27/441 (Wendy Then)**~~

~~Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated the applicant, Martin J. DelleBovi, submitted a variance application on behalf of property owner Benchmark Lady Lake 25 Associates, LLC, pursuant to the provisions of Chapter 17, Section 17-3).c).1).A) of the Town of Lady Lake Land Development Regulations which requires that no freestanding sign shall be erected closer than 100 feet from any other freestanding sign. The variance request is to allow a freestanding sign to be erected 64 feet from the closest freestanding sign on the property owned by Benchmark Lady Lake 25 Associates, LLC, located at 745 North Hwy 27/441 and identified by alternate key #3861958. The proposed monument sign is designed to be approximately 8' high with a minimum five foot setback along North Highway 27/441, which meets sign code requirements.~~

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 20, 2015

SUBJECT: **Resolution No. 2015-102 –Sunset Professional Plaza — A Variance from the Provisions of Chapter 17, Section 4.B.2.E., of the Town of Lady Lake Land Development Regulations to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466.**

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2015-102- Request to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466.

SUMMARY:

On 03/5/2015, Town Staff received a variance application for secondary wall signage along the façade of two (2) buildings facing Highway 466. Applicant, Jay Berry with Berry's Signs, has filed the variance application for the Sunset Professional Plaza on behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC, for properties addressed as 801 and 805 Highway 466. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs on the additional wall could help many businesses and offices in the plaza since the signs could attract drivers from Highway 466 who would not see the businesses otherwise. Additionally, the applicant insisted that due to the building design, there is not public entrance on Highway 466, which limits the wall signage placement in accordance to the current sign code.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.

2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 18 Township 18 Range 24, Lady Lake Florida. The property is zoned "RP" Residential Professional, which permits the development in existence. The Future Land Use Map designation for the site is PS (Professional Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (8) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, May 30, 2015. The property was posted on Wednesday, April 1, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-102 and provided comments on 04/07/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Planning and Zoning Board** heard the application for Resolution 2015-102 at their regular meeting on Monday, April 13, 2015, and recommended approval with a 4-0 vote.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance(s) [X] Resolution [ ] Budget Resolution

[ ] Other

[ ] Support Documents/Contracts Available for Review in Manager's Office

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DEPARTMENT HEAD	Submitted 4/14/15	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 4/20/15	Date 4/14/15

4-14-15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [✓] Continued to Date Certain TO 5/18/15
HAW/RIC 5-0

[ ] Approved with Modification

CC: THAD - G.M.

801
Norman N. Novis MD, PA
352-314-9767
352-314-9767
Future
Home of

805
PARAMOUNT URGENT CARE
NOW OPEN
BUILDING
BUILDING
WHY LEASE
WHEN YOU
CAN OWN
DON'T MISS

INSULCO
352-572-6415
PARAMOUNT URGENT CARE
NOW OPEN

801
805-809
Sunset
Professional
Center

K-20

TOWN COMMISSION BOARD AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: **Ordinance 2015-02 - The Phillip and Donna Willman Center – Rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land on Property Identified by Alternate Key #2830476 and #3539605 – Located Along County Road 25, North of the Allstor Commerce Center.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance 2015-02 for the rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Use on Property Identified by Alternate Key #2830476 and #3539605 – Located along County Road 25, North of the Allstor Commerce Center.

SUMMARY:

Applicant, James Senatore, has submitted an application on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25, north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced by Alternate Key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake. The applicant has filed the following application for this property:

- Rezoning of 2.67 ± acres from Lady Lake CP (Planned Commercial), to Lady Lake CP (Planned Commercial) to change language of the Memorandum of Agreement (MOA) to include new permitted uses and to establish new terms regarding landscaping buffers, new buildings, fencing, parking spaces, and hour of operation.

The subject property is currently home to Water Wizard Irrigation. Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to use the property primarily as a RV storage facility consisting of approximately 70 RV spaces with a typical dimension of 14'x56'. As part of the application, the applicant has provided the new Memorandum of Agreement (MOA) ordinance terms (Exhibit "B") and bubble plan (Exhibit "C") showing the new proposed building, retention pond area, parking area, landscaping buffers and fence detail, and gate. For safety, security purposes, and in accordance with the land use, the

applicant will be proposing a gate at the entrance and opaque fencing along the perimeter of the property to secure the RV storage facility.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for transmittal to the Planning & Zoning Board.

The Future Land Use and Zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial General-Retail and Sales Services (RET).
East	Lake County- Urban Low Density
North	Lady Lake- Commercial General-Retail and Sales Services (RET). Lake County- Urban Low Density Lady Lake- Single Family Low Density
South	Lake County-Urban Low Density

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "CP" Planned Commercial and the current Future Land Use Designation of the subject property (2.67 ± acres) Lady Lake Commercial General – Retail Sales & Services (RET) is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Zoning

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake-Light Commercial (LC)
East	Lake County- R1
North	Lady Lake-Light Commercial (LC) Lake County-R1 Lady Lake- RS-3
South	Lake County-R1

Comments:

1.) Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in Ordinance 2004-16 Memorandum of Agreement executed on November 1, 2004, as recorded in ORB. 2705 PGS. 0141-147.

2.) Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.

3.) In accordance with comments provided by Lake County Public Works, at the time that the developer proceeds with the site plan application, it will be required the submittal of a R.O.W. Vacation application for Oxford Avenue since the County does not want to have a platted right-of-way next to a future driveway for a commercial business as this practice would be against access management rules.

4.) Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.

The initial notices to inform the surrounding property owners (3) within 150' of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return receipt on Monday, March 30, 2015. The property was posted on Wednesday, April 1, 2015. Then additional notices were sent on April 28, 2015, to advice adjacent property owners of the application's public hearing date changes, and the property was re-posted as well.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Ordinance 2015-02 and provided comments on 04/07/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Planning and Zoning Board** heard the application for Ordinance 2015-02 at their regular meeting on Monday, April 13, 2015, and recommended approval with a 4-0 vote.

Public Hearing Dates:

The **Town Commission** is scheduled to consider Ordinance 2015-02 on second and final reading at their regular meeting to be held on Monday, June 1, 2015, at 6:00 p.m.

FISCAL IMPACT: $ -0- [ ] Capital Budget

[ ] Operating [ ] Other

ATTACHMENTS: [X] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other

[ ] Support Documents/Contracts Available for Review in Manager's Office

(11) 5-11-15

DEPARTMENT HEAD **Submitted** 5/11/15 **Date**

FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 5/15/15	Date

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2015-02

AN ORDINANCE OF THE TOWN OF LADY LAKE AMENDING ORDINANCE NO. 2004-16 REQUESTING AMENDMENT OF THE MEMORANDUM OF AGREEMENT (MOA) FOR CERTAIN PROPERTY OWNED BY PHILLIP AND DONNA WILLMAN, LOCATED WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; IDENTIFIED BY ALT. KEY #s 2830476 & 3539605, WITH A ZONING DESIGNATION OF LADY LAKE PLANNED COMMERCIAL "CP"; PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was-in compliance with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, on March 16, 2015, pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed the proposed amendment to the Memorandum of Agreement which is attached hereto as Exhibit "B" and recommended to the Town Commission of the Town of Lady Lake that said amendment be adopted, and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE THAT:

Section 1. Amendment for Changes within the Site. Based upon the petition of certain landowners of property, which is located in the Town limits of the Town of Lady Lake, and described in Exhibit "A" hereto, a request has been made to modify and amend the existing "Planned Commercial" Memorandum of Agreement to include and establish new permitted uses, as well as other terms pertaining to offsite roadway improvements and water and sewer connections, as described in the Memorandum of Agreement "Exhibit B", and shown on the Bubble Plan "Exhibit C".

Section 2. Conflict. The prior agreement adopted under Ordinance No. 2004-16 is hereby deleted in its entirety and is replaced in its entirety by Exhibit "B."

Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not effect the remaining portions of this Ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not effect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date. This Ordinance shall become effective immediately upon final reading and adoption by the Town Commission of Town of Lady Lake, Florida in accordance with Florida law.

PASSED AND ORDAINED in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, this ___day of _____, **2015**.

TOWN OF LADY LAKE, FLORIDA

_____

Ruth Kussard, Mayor

ATTEST:

_____

Kris Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____

Derek Schroth, Town Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION: LOTS 2, 3, 4, AND 5, BLOCK OF 16 OF THE PLAT OF CONANT, FILED AUGUST 13, 1885, IN THE RECORDS OF SUMTER COUNTY, NOW LAKE COUNTY, FLORIDA.

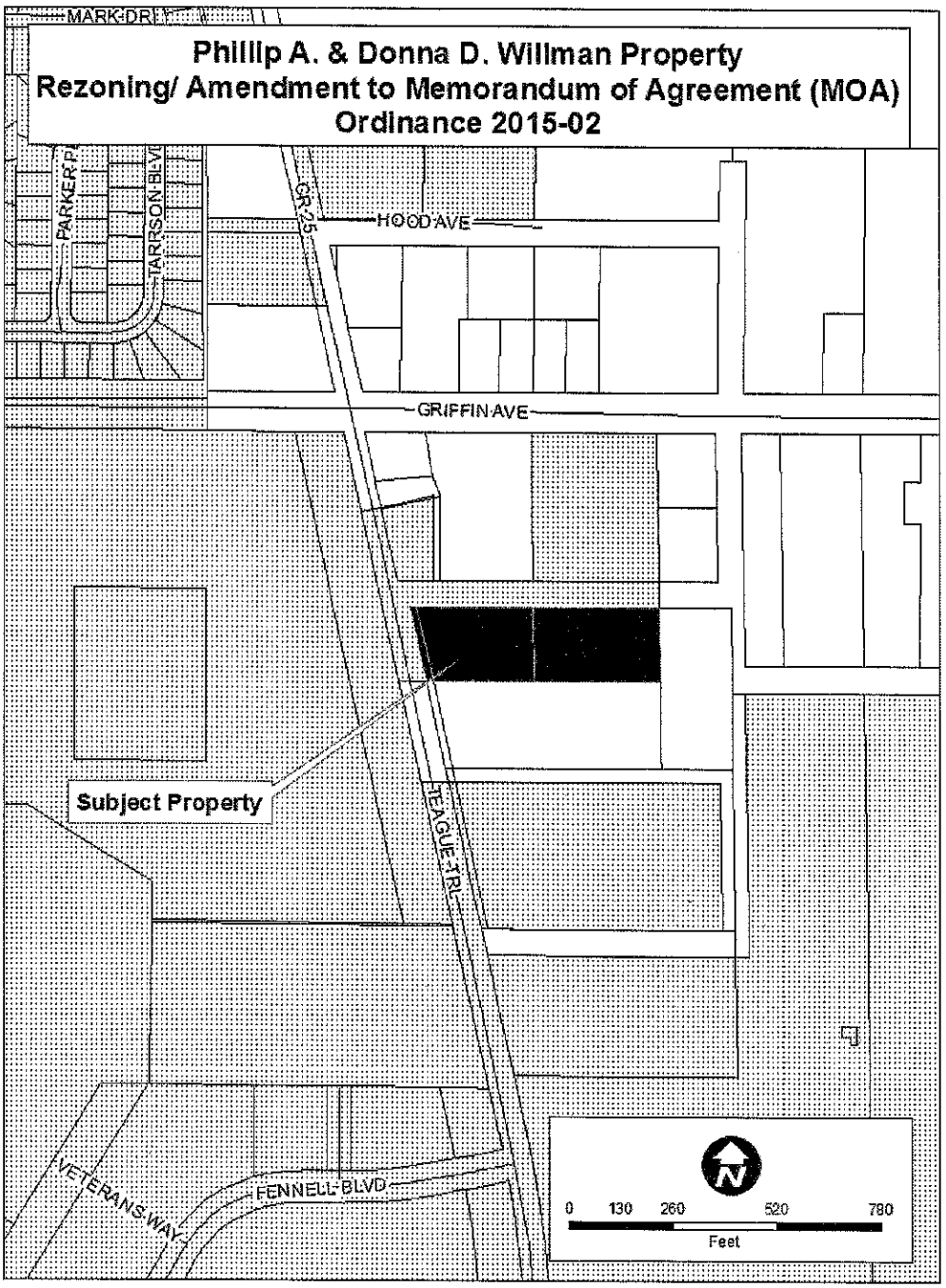


EXHIBIT "B"
MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated this ___ day of ____, ~~2004~~ 2015 between the Town of Lady Lake, Florida (the "Town") and Phillip Allan Willman and Donna Denese Willman. ("Property Owners").

RECITALS

1. The Property Owners are the fee simple owners of certain real property in Lady Lake, Florida, as described in the legal description attached as Exhibit ~~"1".~~"A".

2. The real property described in the legal description is zoned ~~RS-3 and LC~~ "CP" "Planned Commercial" pursuant to the Ordinance No. 2004-16, November 1, 2004 in the Town of Lady Lake.

3. ~~The applicant wishes to rezone the real property to Town of Lady lake Planned Commercial~~. The applicant wishes to amend the existing MOA to include additional uses.

4. ~~At this time, the parties wish to enter into a Memorandum of Agreement pursuant to the provisions of the "Town's Land Development Regulations.~~ On November 1, 2004, the Town and the Property Owners entered into a Memorandum of Agreement ("MOA") pursuant to the provisions of Chapter 5, Section 4) under the Planned Commercial Zoning District (CP) of the Town's Land Development regulations

NOW THEREFORE, In recognition of the foregoing, the parties agree to the following terms and conditions as part of the CP zoning for that property described in the attached legal description, Exhibit ~~"1"~~ "A".

1. Permitted Uses. Retail Sales & Services, Offices, Office/Warehouse Facilities, Contractor's Office, Mini-Storage Warehouse and Motor Vehicles, Recreational Vehicles. or Boat Storage Facilities.

2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.

3. Hours of Operation. The hours of operation shall be as follows:
   A. Open at 8 a.m.
   B. Close at 5 p.m.
   C.. Unattended 24hr access to the facilities. Access shall be with coded key pad and automatic horizontal sliding gate~~.~~

~~3~~4. Design Standards.

   A. The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%).

B. Maximum building height is thirty-five feet (35') unless adequate fire protection measures are provided.

C. Setback requirements shall be:

1) Front Yard Setback:
   a) Local roadway - twenty-five (25) feet minimum
   b) Collector roadway - thirty-five (35) feet minimum
2) Rear Yard Setback: twenty (20) feet minimum
3) Side Yard Setback When Adjoining:
   a) Another lot - twenty (20) feet
   b) Local roadway - twenty-five (25) feet minimum

~~3.~~5. Parking and Accessibility. Parking requirements shall be as required pursuant to Chapter 7 of the Town's Land Development Regulations for the specific use. All regular parking spaces shall be ten by twenty (10 x 20) feet in size. Florida Accessible parking spaces should be twelve by twenty (12x20) feet in size with 8 feet wide minimum Van Accessible access aisle.

~~4.~~6. Landscaping. Landscaping requirements shall be Landscape Buffers Class ~~"C"~~"B" around the perimeter of the subject property line as delineated in Chapter 10, Landscaping section of the Land Development Regulations. Owner shall install solid PVC fencing along CR 25 and first 200' along north and south property lines, then chain link fencing with PVC slats for the remaining property lines. Existing trees located within the buffer shall take the place of required trees with proper approvals.

~~5.~~7. Heirs and Successors. The terms and conditions as set forth in this Memorandum of Agreement shall insure to the benefit of, and shall constitute a covenant running with the land and under the terms, conditions and provisions hereof, and shall be legally binding upon any heirs, assigns and successors in title or interest, and shall be subject to each and every condition herein set out.

~~6.~~8. The property shall be developed in substantial accordance with an approved site plan incorporating all conditions of this Memorandum of Agreement. Said plans shall be submitted for review and approval of the Technical Review Committee and Town Commission prior to authorization and issuance of a development ~~permit~~order.

9. Water Retention Areas. The drainage and storm water retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town Consulting Engineer. These areas shall be properly maintained by the developer.

~~7. All applicable rules and regulations for development within the Town shall be met, including but not limited to, final site plan approval, landscaping, drainage, parking, sign regulations, and all yard setbacks.~~

~~8~~10. Lighting. All lighting for the proposed facilities shall be designed and located such that light and/or glare shall be directed upon the subject property only.

~~9~~11. Infrastructure. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by impacts of the project (i.e. Concurrency Management).

~~10~~12. Signage. Owner will erect ground mounted sign to meet design standards. Final design and layout shall be submitted for proper approvals.

~~11~~13. ~~Proposed offsite roadway improvements to Oxford Avenue shall be constructed in accordance with the adopted Lake County road standards as established in Lake County Land Development Code. All costs associated with design, permitting, engineering, materials, construction, and inspections shall be the sole cost of the developer.~~

~~12~~14. Potable water & Sanitary Sewer. The property described in Exhibit ~~"1"~~ "A'" shall connect to the Town of Lady Lake's potable water, central sewer, and reclaim/reuse systems at time of commencement. ~~prior to issuance of a Certificate of Occupancy (C.O.). Connection of the property to the Town of Lady Lake's sanitary sewer system shall be made within two months from the date the owner is notified of sanitary sewer becoming available consistent with directives of the adopted Land Development Regulations. Until such time, sanitary sewer service shall be septic tank~~. All costs associated with design permitting, engineering, materials, construction and inspections shall be the sale cost of the developer

~~13~~15. Compliance with All Requirements. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the subject property without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and Town Code of Ordinances. Nothing herein shall relieve the Developer or their successors or assigns from obtaining any local, regional, state or federal permits or compliance with any applicable ordinance, laws, rules or regulations necessary for the development of the property.

~~14~~16. Recordation. The Memorandum of Agreement shall be recorded in the Public Records of Lake County, Florida.

~~15~~17. Enforcement. Enforcement of this Memorandum of Agreement shall be through the Town of Lady Lake Town Commission. Upon approval of this agreement, the aforementioned property shall only be used for the purposes described herein. No change in the use, further expansion of the uses, additions to the uses, or additions to the facilities shall be permitted except as approved by formal amendment of this Memorandum of Agreement. Any other proposed use shall be specifically authorized by amendment and approval of the Town of Lady Lake Commission and shall be legally binding upon any heirs, assigns and successors in title or interest.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written.

OWNER

By: _____
Phillip Allan Willman

By: _____
Donna Denese Willman

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by _____, Owner of the Property, who is personally known to me or has produced _____ as identification.

_____ My Commission Expires:

DRAFT

TOWN OF LADY LAKE, FLORIDA
LAKE COUNTY, FLORIDA

By: _____
Ruth Kussard, Mayor

ATTEST:

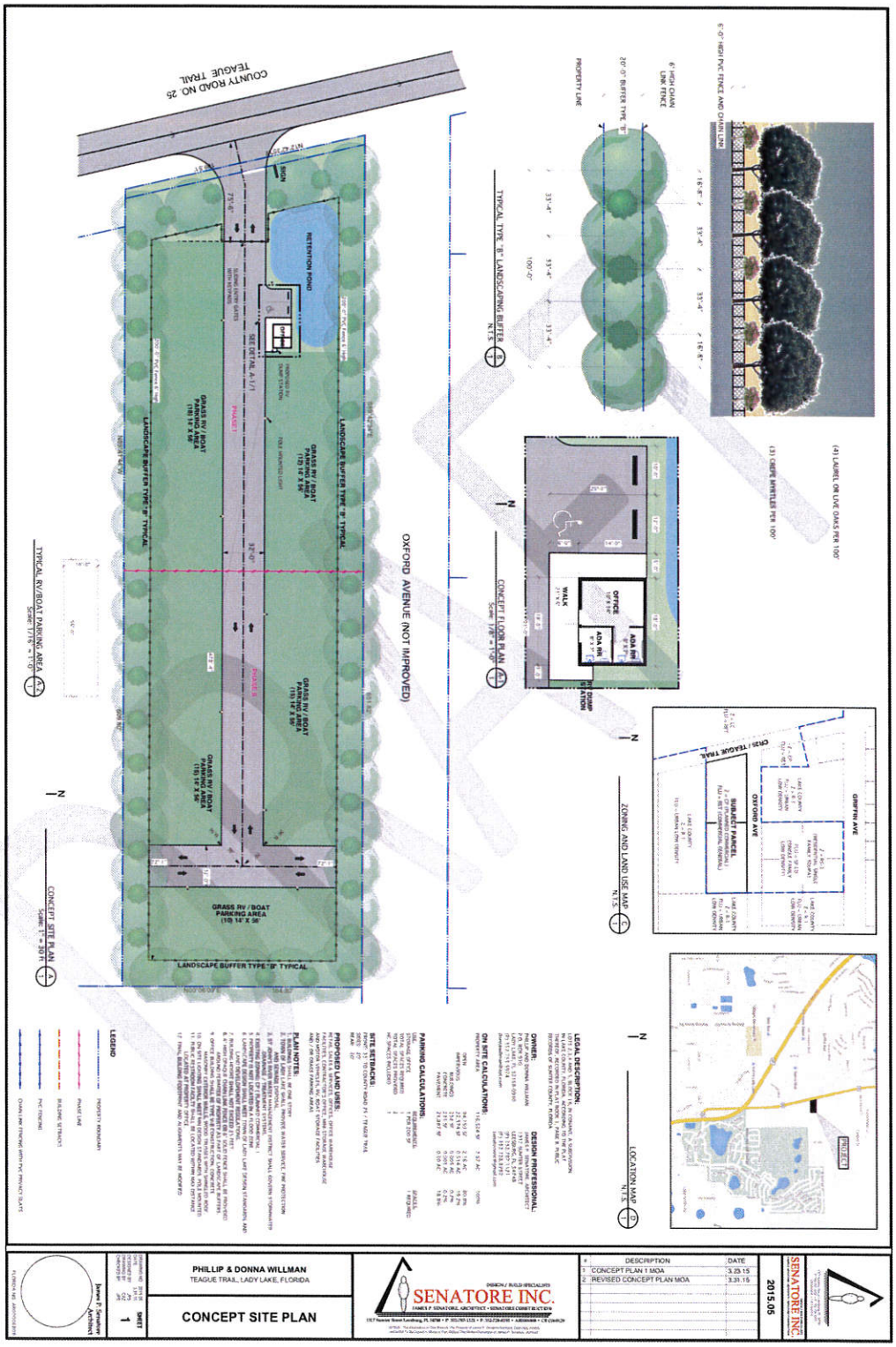
_____
Kris Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

DRAFT

EXHIBIT "C" – BUBBLE PLAN



RECEIVED
FEB 12 2015
GROWTH MANAGEMENT DEPT.

TOWN OF LADY LAKE
REZONING APPLICATION

Alternate Key Number 2830476 / 3569605

1. Owner's Name: **Phillip and Donna Willman**

   Mailing Address: **P.O. Box 930, Lady Lake, FL 32158**

   Email Address: **donnawillman@aol.com**

   Telephone #: **Phillip Willman 267-1692**

2. Applicant's Name: **Senatore Inc**

   Mailing Address: **1317 Sumter Street, Leesburg, FL 34748**

   Email Address: **senatoreinc@gmail.com**

   Telephone #: **James Senatore 787-1121**

3. Applicant is: Owner ___ Agent **X** Purchaser ___ Lessee ___ Optionee ___

4. Property Address/Location: **917 Teague Trail, Lady Lake, FL 32159**

5. Legal Description of Property to be rezoned:
   Conant Lots 2,3,4 and 5 Blk 16

6. The property is located in the vicinity of the following streets:
   CR25 and Griffin Ave

7. Area of Property: _____ Square feet **108029** Acres **2.48**

8. Utilities: Central Water ____ Central Sewer ____ Well ____ Septic Tank ____

9. Existing zoning of property: **CP – Planned Commercial**

10. Requested zoning of property: **CP – Planned Commercial with RV / Boat Storage**

    Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: ____ Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter ____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

11. Number, square footage and present use of the existing structures on the property:

12. Proposed use the property: **RV / Boat Storage**

13. Has any land use application been file within last year in connection with this property? ____Yes _X_No. If yes, briefly describe the nature of the request and the date when it was done:

_____

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

Applications shall include a legal description of the property, sketch or survey of the property. Proof of ownership and authorization from if represented by an agent or contract purchaser. If the rezoning request is not consistent with the Future Land Use classification, a Comprehensive Plan Amendment must be approved prior to the rezoning.

Rezoning Fees:
Rezoning (except PUD, PFD, CP)
PUD
PFD/CP
Substantial Alterations (PUDS) Fees Paid: _____

I certify that the statements in this application are true to the best of my knowledge.

_____
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FIFTY (50) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 02-12-15 Received by: Wthen

Fees Paid: $1,650.00

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared JAMES P. SENATORE, who being by me first duly sworn on oath, deposes and says:

(1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

(2) That the submittal requirements for the application have been completed and attached hereto as part of this application.

(3) That the applicant desires Rezoning to the CP zoning classification to allow: RV / Boat Storage

(4) That the sign cards will be posted at least seven (7) days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 12 day of FEBRUARY, 2015, by JAMES SENATORE, who is personally known to me or who has produced KNOWN as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Christopher A Zipperer
My Commission EE116661
Expires 07/28/2015

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared DONNA WILLMAN, who being by me first duly sworn on oath, deposes and says:

(1) That he is the fee-simple owner of the property legally described on page one of this application.

(2) That he desires approval for rezoning of said property with the classification of **CP** to allow:
RV / Boat Storage

(3) That he has appointed **Senatore Inc.** to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 11th day of February, 2015, by DONNA WILLMAN, who is personally known to me or who has produced KNOWN as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Christopher A Zipperer
My Commission EE116651
Expires 07/28/2015

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

PROPERTY RECORD CARD

General Information

Owner Name:	WILLMAN PHILLIP A & DONNA D	**Alternate Key:**	2830476
Mailing Address:	PO BOX 930 LADY LAKE, FL 32158-0930 *Update Mailing Address*	**Parcel Number:**	08-18-24-015001600400
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	CONANT, LOTS 4, 5 BLK 16 | ORB 1291 PG 1984 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		58806	SF	$0.00	$88,209.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	CARPORT/POLE SHED - UNFINISHED (UCP)	960	SF	1997	$1,505.00
0002	FENCING (FEN)	3996	SF	1997	$1,918.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
923 / 310	6/1/1987	WD	Q	V	$5,000.00
1291 / 1984	4/1/1994	WD	M	V	$1.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$91,632	$74,871	$74,871	5.38560	$403.23
LAKE COUNTY MSTU AMBULANCE	$91,632	$74,871	$74,871	0.46290	$34.66
LAKE COUNTY MSTU FIRE	$91,632	$74,871	$74,871	0.47040	$35.22
SCHOOL BOARD STATE	$91,632	$91,632	$91,632	5.74600	$526.52
SCHOOL BOARD LOCAL	$91,632	$91,632	$91,632	1.50000	$137.45
TOWN OF LADY LAKE	$91,632	$74,871	$74,871	3.75000	$280.77
ST JOHNS RIVER FL WATER MGMT DIST	$91,632	$74,871	$74,871	0.31640	$23.69
LAKE COUNTY VOTED DEBT SERVICE	$91,632	$74,871	$74,871	0.16000	$11.98
LAKE COUNTY WATER AUTHORITY	$91,632	$74,871	$74,871	0.25540	$19.12
NORTH LAKE HOSPITAL DIST	$91,632	$74,871	$74,871	1.00000	$74.87
				Total: 19.0467	**Total:** $1,547.51

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated

PROPERTY RECORD CARD

General Information

Owner Name:	WILLMAN PHILLIP A & DONNA D	**Alternate Key:**	3539605
Mailing Address:	PO BOX 930 LADY LAKE, FL 32158-0930 *Update Mailing Address*	**Parcel Number:**	08-18-24-015001600200
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, CONANT LOTS 2, 3 BLK 16 | ORB 1291 PG 1984 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	PASTURE IMPROVED GOOD (6200)	0	0		1.32	AC	$495.00	$1,683.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1291 / 1984	4/1/1994	WD	M	V	$48,000.00

Values and Estimated Taxes

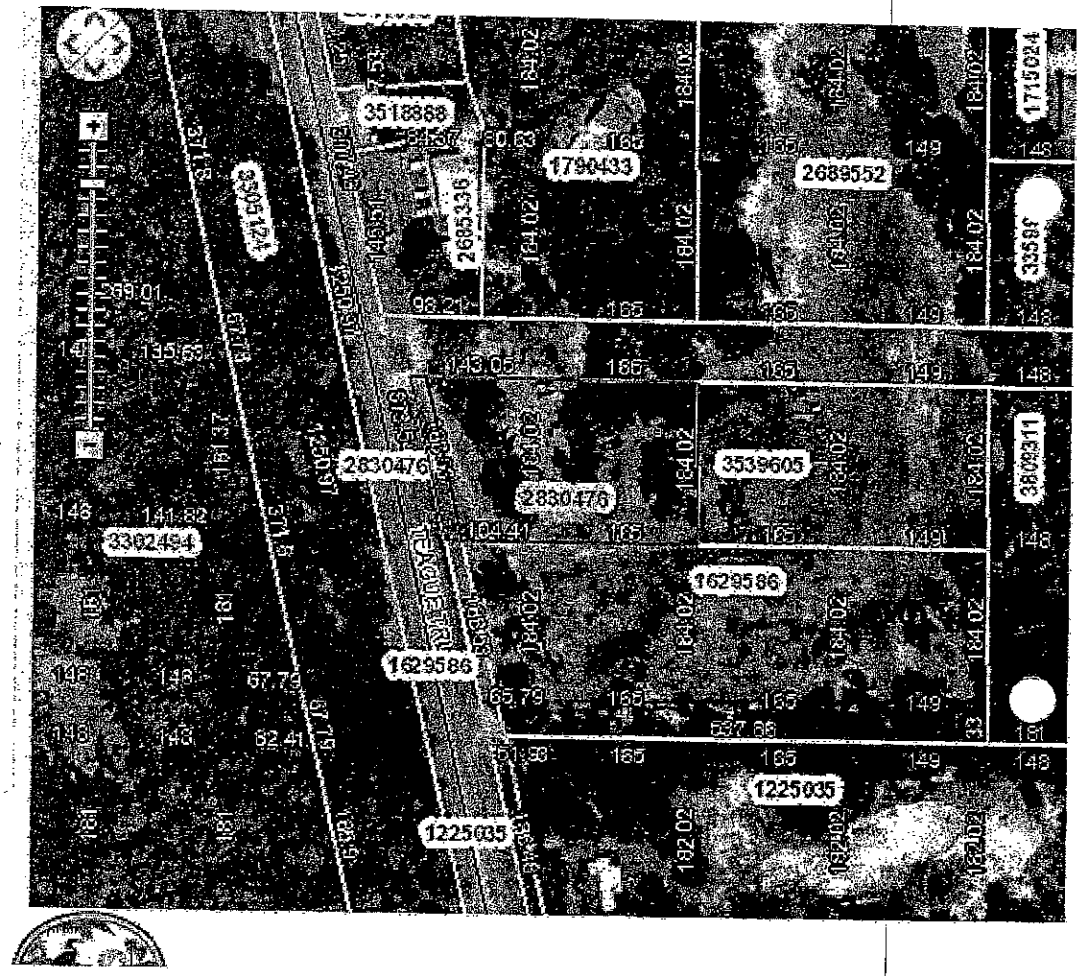
Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$1,683	$495	$495	5.38560	$2.67
LAKE COUNTY MSTU AMBULANCE	$1,683	$495	$495	0.46290	$0.23
LAKE COUNTY MSTU FIRE	$1,683	$495	$495	0.47040	$0.23
SCHOOL BOARD STATE	$1,683	$495	$495	5.74600	$2.84
SCHOOL BOARD LOCAL	$1,683	$495	$495	1.50000	$0.74
TOWN OF LADY LAKE	$1,683	$495	$495	3.75000	$1.86
ST JOHNS RIVER FL WATER MGMT DIST	$1,683	$495	$495	0.31640	$0.16
LAKE COUNTY VOTED DEBT SERVICE	$1,683	$495	$495	0.16000	$0.08
LAKE COUNTY WATER AUTHORITY	$1,683	$495	$495	0.25540	$0.13
NORTH LAKE HOSPITAL DIST	$1,683	$495	$495	1.00000	$0.50
				Total: 19.0467	**Total:** $9.44

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Parcel Details

ALT KEY:	2830476 [Property Appraiser, Tax Collector, Building Permits]
PARCEL NUMBER:	08182401500160040 0
PROPERTY ADDRESS:	LADY LAKE FL 32159
OWNER:	WILLMAN PHILLIP A & DONNA D
OWNER ADDRESS:	PO BOX 930 LADY LAKE, FL 32158
SUBDIVISION:	CONANT SUB, LADY LAKE
YEAR BUILT	
LAND VALUE	$88,209
TOTAL JUST VALUE	$91,632
LAST SALE PRICE	$5,000
LAST SALE DATE	6/1/1987
ACRES	1.15
SQUARE FEET	50094.00

« Back to Search Results



Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

March 30, 2015

RE: Ordinance #2015-02

Dear Property Owner:

Applicant, James P. Senatore, has submitted an application on behalf of Phillip A. & Donna D. Willman, for property located approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue, also known as the Water Wizard site. The property includes approximately 2.48± acres (referenced by alternate key numbers 2830476 and 3539605) in Section 08, Township 18 South, Range 24 East, currently in the Town of Lady Lake, Florida.

Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to amend their existing Memorandum of Agreement (MOA) to add the following permitted use: *Motor Vehicles, Recreational Vehicles or Boat Storage Facilities*. The existing permitted uses of the property include Retail Sales & Services, Offices, Office/Warehouse Facilities, Contractor's Office, and Mini-Storage Warehouse. As part of the application, the applicant has provided a new MOA ordinance terms (Exhibit "B") and bubble plan (Exhibit "C") showing a conceptual plan for the parcel. With the *Motor Vehicles, Recreational Vehicles or Boat Storage Facilities* land use, the applicant will be required to install a landscaping buffer and the storage area shall be screened with a six (6) foot opaque fence or wall. The petition is scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, April 13, 2015, at 5:30 p.m.
COMMISSION MEETING (1st Reading) - Monday, May 4, 2015, at 6:00 p.m.
COMMISSION MEETING (2nd Reading) - Monday, May 18, 2015, at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,

Wendy Then, CFM
Town Planner

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerSt	OwnerZip
3359909	SMITHGALL KENNETH E III	1714 GRIFFIN AVE	LADY LAKE	FL	32159
3809311	SMITHGALL KENNETH E JR TRUSTEE	PO BOX 273	LADY LAKE	FL	32158
1790433, 2685336	GERMEROTH DANIEL & HEATHER G	15515 TROTTING HORSE LN	TAVARES	FL	32778
3305124	FENNELL INVESTMENTS LTD	PO BOX 690550	STOCKTON	CA	95269

TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL COMMENTS 04/07/2015

Project: The Phillip & Donna Center
Proposal: Rezoning-CP/MOA Amendment- Ordinance 2015-02

Description:

On 02/12/2015, Town Staff received a Rezoning/CP MOA Amendment application from James Senatore, on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25, north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced by alternate key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake.

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "CP" Planned Commercial, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in Ordinance 20064-16 Memorandum of Agreement executed on November 1, 2004, as recorded in ORB. 2705 PGS. 0141-147.

2. Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.

3. Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept. regarding this project as per email dated 4/1/2015.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. No comments at this time as per communication dated 04-07-2015. If approved, ADA compliance will be reviewed during site plan process

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PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. No comments at this time from the Lady Lake Public Works Dept. Water, Sewer, and Reuse availability and allocation will be reviewed during the site plan process.

R- Town of Lady Lake

CFN 2004157205
Bk 02705 Pgs 0141 - 147; (7pgs)
DATE: 11/29/2004 10:09:01 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 61.00

ORDINANCE NO. 2004-16

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY OWNED BY PHILLIP AND DONNA WILLMAN, LOCATED WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT PROPERTY LOCATED IN CONANT SUBDIVISION, BLOCK 16, LOTS 2 AND 3 FROM LADY LAKE SINGLE-FAMILY LOW DENSITY RESIDENTIAL "RS-3" AND LOTS 4 AND 5 FROM LADY LAKE LIGHT COMMERCIAL "LC" TO LADY LAKE PLANNED COMMERCIAL "CP"; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida.

Section 1. Based upon the petition of certain landowners of property, which is located in the Town limits of the Town of Lady Lake, and described in Exhibit "A" hereto, a request has been made that the property be zoned to "Planned Commercial", as described in the Memorandum of Agreement "Exhibit B", and shown on the Bubble Plan "Exhibit C". Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake and the Florida Statutes, the property described in Exhibit "A" hereto is hereby rezoned to "Planned Commercial".

Section 2. This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

Passed and ordained this 1st day of November, 2004.

Henryka Presinzano, Mayor

Sue Gay, Town Clerk

ATTEST:

Leslie Campione, Town Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

LOTS 2, 3, 4, AND 5, BLOCK OF 16 OF THE PLAT OF CONANT, FILED AUGUST 13, 1885, IN THE RECORDS OF SUMTER COUNTY, NOW LAKE COUNTY, FLORIDA

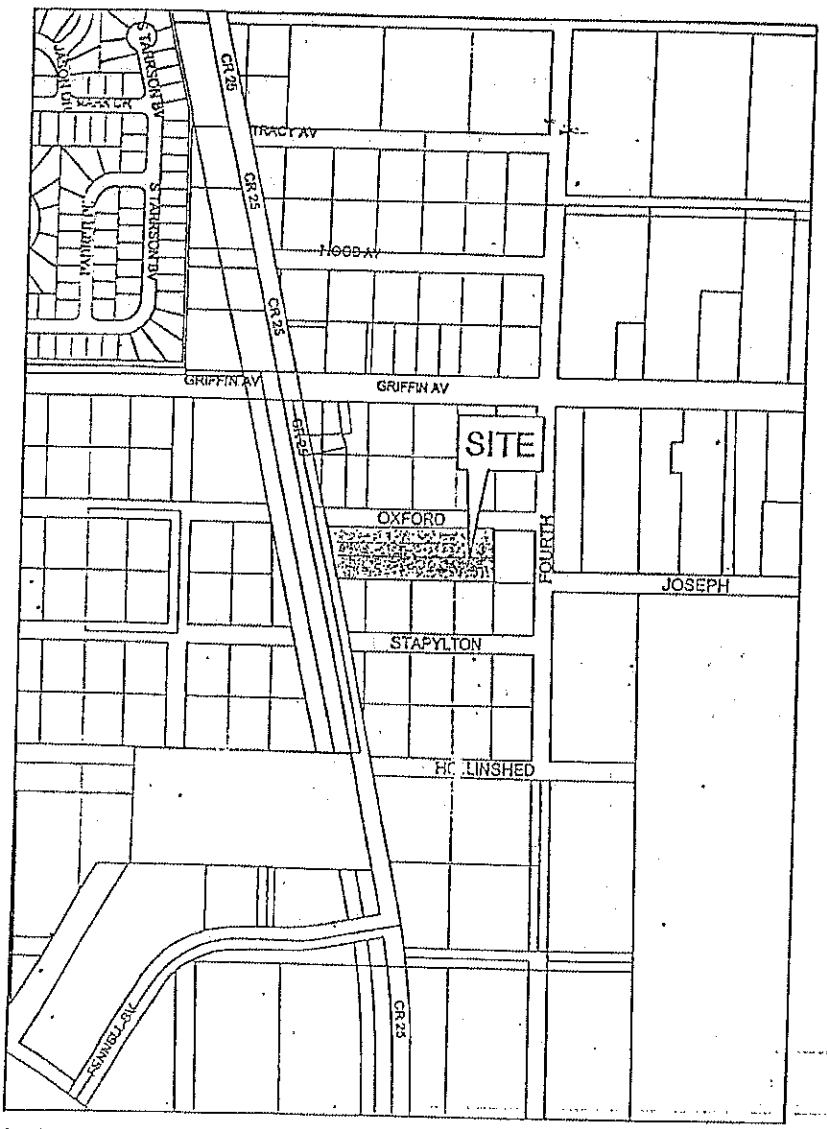

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EXHIBIT "B"

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated this 31st day of May, 2004 between the Town of Lady Lake, Florida (the "Town") and Phillip Allan Willman and Donna Denese Willman ("Property Owners").

RECITALS

1. The Property Owner is the fee simple owners of certain real property in Lady Lake, Florida as described in the legal description attached as Exhibit "1".

2. The real property described in the legal description is zoned RS-3 and LC in the Town of Lady Lake.

3. The applicant wishes to rezone the real property to Town of Lady Lake Planned Commercial (CP).

4. At this time, the parties wish to enter into a Memorandum of Agreement pursuant to the provisions of the "Town's Land Development Regulations.

NOW THEREFORE, In recognition of the foregoing, the parties agree to the following terms and conditions as part of the CP zoning for that property described in the attached legal description, Exhibit "1".

1. Permitted Uses. Retail Sales & Services, Offices, Office/Warehouse facilities, Contractor's Office, and Mini-Storage Warehouse.

2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.

3. Design Standards.
   a. The maximum impervious surface ration (which includes building coverage) shall be limited to eighty percent (80%).
   b. Maximum building height is thirty-five feet, 35'.
   c. Setback requirements shall be:
      1. Front Yard Setback
         a. Local Roadway-Twenty-five (25) feet.
         b. Collector Roadway – Thirty-five (35) feet.
      2. Rear Yard Setback: Twenty (20) feet.
      3. Side Yard Setback When Adjoining
         a. Another lot-Twenty (20) feet.
         b. Local Roadway – Twenty-five (25) feet.
   d. Parking requirements shall be as required pursuant to Chapter 7 of the Town's Land Development Regulations for the specific use.

e. Landscape requirements shall be Landscape Buffers Class "C" around the perimeter of the subject property line as delineate in Chapter 10, Landscaping section of the Land Development Regulations.

4. The terms and conditions as set forth in this Memorandum of Agreement shall insure to the benefit of, and shall constitute a covenant running with the land and under their terms, conditions and provisions hereof, and shall be legally binding upon any heirs, assigns and successors in title or interest, and shall be subject to each and every condition herein set out.

5. The property shall be developed in substantial accordance with an approved site plan incorporating all conditions of this Memorandum of Agreement. Said plans shall be submitted for review and approval of the Technical Review Committee and Town Commission prior to authorization and issuance of a development permit.

6. The drainage and stormwater retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town Consulting Engineer. These areas shall be properly maintained by the developer.

7. All applicable rules and regulations for development within the Town shall be met, including but not limited to, final site plan approval, landscaping, drainage, parking, sign regulations, and all yard setbacks.

8. All lighting for the proposed facilities shall be designed and located such that light and/or glare shall be directed upon the subject property only.

9. The developer shall be responsible for the cost and installation of any required on-site and off-site infrastructure improvements necessitated by impacts of the project (i.e. Concurrency Management).

10. Proposed offsite roadway improvements to Oxford Avenue shall be constructed in accordance with the adopted Lake County road standards as established in Lake County Land Development Code. All costs associated with design, permitting, engineering, materials, construction and inspections shall be the sole cost of the developer.

11. The property described in Exhibit "1" shall connect to the Town of Lady Lake's potable water prior to issuance of a Certificate of Occupancy (C.O.). Connection of the property to the Town of Lady Lake's sanitary sewer system shall be made within two months from the date the owner is notified of sanitary sewer becoming available consistent with directives of the adopted Land Development Regulations. Until such time, sanitary sewer service shall be septic tank. All costs associated with design,

permitting, engineering, materials, construction and inspections shall be the sole cost of the developer.

12. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the subject property without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and Town Code of Ordinances.

13. Enforcement of this Memorandum of Agreement shall be through the Town of Lady Lake Town Commission. Upon approval of this agreement the aforementioned property shall only be used for the purposes described herein. No change in the use, further expansion of the uses, additions to the uses, or amendment of this Memorandum of Agreement. Any other proposed use shall be specifically authorized by amendment and approval of the Town of Lady Lake Town Commission and shall be legally binding upon any heirs, assigns and successors in title or interest.

Owners

by: _____
Phillip Allan Willman

by: _____
Donna Denese Willman

The Town of Lady Lake, Florida
Lake County, Florida

by: _____

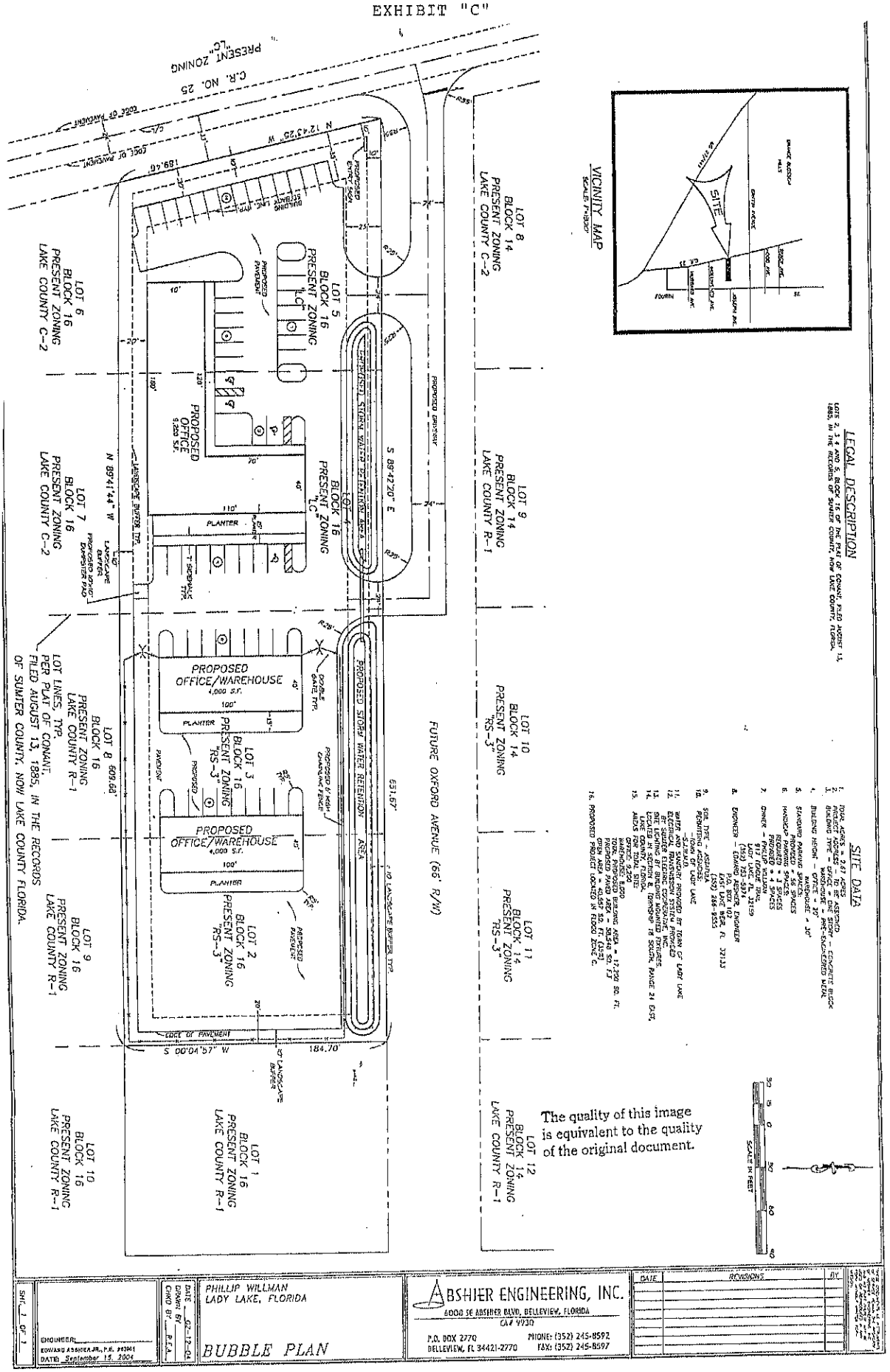
Attest:

_____

Approved as to Form:

_____

EXHIBIT "C"



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PHILLIP WILLMAN
LADY LAKE, FLORIDA

BUBBLE PLAN

ABSHIER ENGINEERING, INC.
6000 SE ABSHIER BLVD, BELLEVIEW, FLORIDA
CA# 9930
P.O. BOX 2770
BELLEVIEW, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

ENGINEER:
EDWARD ABSHIER JR., P.E. #63061
DATE: September 15, 2004

SHT. 1 OF 1

WATER WIZARD
352-753-5974

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 13, 2015

SUBJECT: **Ordinance 2015-02 - The Phillip and Donna Willman Center – Rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Use and Set Up an RV Storage Facility on Property Identified Under Alternate Key #2830476 and #3539605 – Located Along County Road 25, North of the Allstor Commerce Center.**

DEPARTMENT: **GROWTH MANAGEMENT**

RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance 2015-02 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Ordinance 2015-02 to the Town Commission with the Recommendation of Denial.**

   Staff is in support of Motion 1.

Applicant, James Senatore, has submitted an application on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25, north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced by alternate key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake. The applicant has filed the following application for this property:

- Rezoning of 2.67 ± acres from Lady Lake CP (Planned Commercial), to Lady Lake CP (Planned Commercial) to change language of the Memorandum of Agreement (MOA) to include new permitted uses and to establish new terms regarding landscaping buffers, new buildings, fencing, parking spaces, and hour of operation.

The subject property is currently home to Water Wizard Irrigation. Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to use the property primarily as a RV storage facility consisting of approximately 70 RV spaces with a typical dimension of 14'x56'. As part of the application, the applicant has provided the new Memorandum of Agreement (MOA) ordinance terms (Exhibit "B") and bubble plan (Exhibit "C")

showing the new proposed building, retention pond area, parking area, landscaping buffers and fence detail, and gate. For safety, security purposes, and in accordance with the land use, the applicant will be proposing a gate at the entrance and opaque fencing along the perimeter of the property to secure the RV storage facility.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for transmittal to the Planning & Zoning Board.

The Future Land Use and Zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial General-Retail and Sales Services (RET).
East	Lake County- Urban Low Density
North	Lady Lake- Commercial General-Retail and Sales Services (RET). Lake County- Urban Low Density Lady Lake- Single Family Low Density
South	Lake County-Urban Low Density

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "CP" Planned Commercial and the current Future Land Use Designation of the subject property (2.67 ± acres) Lady Lake Commercial General – Retail Sales & Services (RET) is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Zoning

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake-Light Commercial (LC)
East	Lake County- R1
North	Lady Lake-Light Commercial (LC) Lake County-R1 Lady Lake- RS-3
South	Lake County-R1

Comments:

1.) Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in

Ordinance 2004-16 Memorandum of Agreement executed on November 1, 2004, as recorded in ORB. 2705 PGS. 0141-147.

2.) Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.

3.) Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.

Notices to inform the surrounding property owners (3) within 150' of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return receipt on Monday, March 30, 2015. The property was posted on Wednesday, April 1, 2015.

Past Actions

The **Technical Review Committee (TRC)** members individually reviewed the application for Ordinance 2015-02 and provided comments on 04/07/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

Public Hearing Dates:

The **Town Commission** is scheduled to hear Ordinance 2015-02 for first reading on Monday, Monday 4, 2015, at 6:00 p.m.

The **Town Commission** is scheduled to consider Ordinance 2015-02 on second reading and final reading at their regular meeting to be held on Monday, May 18, 2015, at 6:00 p.m.

FISCAL IMPACT: $ -0- [ ] Capital Budget

[ ] Operating [ ] Other

ATTACHMENTS: [X] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other

[ ] Support Documents/Contracts Available for Review in Manager's Office

4-7-15

DEPARTMENT HEAD		Submitted 4/7/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date

TOWN MANAGER hk

Approved Agenda Item for: 4/13/15 Date 4/7/15

COMMISSION ACTION: [✓] Approved as Recommended [ ] Disapproved
4-0 Montelongo/McKenzie

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: T. Carroll

~~MINUTES OF THE TOWN OF LADY LAKE~~
~~REGULAR PLANNING AND ZONING BOARD MEETING~~
~~LADY LAKE, FLORIDA~~

~~April 13, 2015~~
~~5:30 p.m.~~

~~The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.~~

~~CALL TO ORDER:~~ ~~John Gauder, Chairperson~~

~~PLEDGE OF ALLEGIANCE:~~ ~~John Gauder, Chairperson~~

~~ROLL CALL~~ ~~Gil Pierson, Member~~
~~Mike McKenzie, Member~~
~~Alfred Monteleone, Member~~
~~John Gauder, Chairperson~~

~~Members Absent:~~ ~~William Sigurdson, Vice Chairperson/Member~~

~~STAFF MEMBERS PRESENT:~~ ~~Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Kris Kollgaard, Town Manager; and Julia Wolfe, Staff Assistant to Town Clerk~~

~~Also Present:~~ ~~Attorney Todd Mazenko, BRS Legal; Mayor Ruth Kussard; and Commissioner Paul Hannan~~

~~OPEN FORUM:~~

~~Chairperson Gauder asked if anyone in the audience had any comments or questions. There were no comments or questions.~~

~~NEW BUSINESS:~~

~~1. Approval of Minutes~~ ~~February 9, 2015 Regular Meeting~~

~~Upon a motion by Member McKenzie and a second by Member Monteleone, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of February 9, 2015 as presented by a vote of 4-0.~~

2. Ordinance No. 2015-02 – Phillip and Donna Willman Center – Rezoning/CP MOA Amendment to Add the Motor Vehicle, Recreational Vehicle or Boat Storage Land Use and Set Up an RV Storage Facility on Property Identified Under Alternate Key #2830476 and #3539605 – Located Along County Road 25, North of Allstor Commerce (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated the applicant, James Senatore, has submitted an application on behalf of property owners Phillip A. and Donna D. Willman for property located along County Road 25, north of the Allstor Commerce Center, approximately 440 lineal feet south of the intersection of County Road 25 and Griffin Avenue. The property includes approximately 2.67 ± acres (referenced

DRAFT

by alternate key numbers 2830476 and 3539605 respectively) currently in the Town of Lady Lake. The applicant has filed the following application for this property:

- Rezoning of 2.67 ± acres from Lady Lake CP (Planned Commercial), to Lady Lake CP (Planned Commercial) to change the language of the Memorandum of Agreement (MOA) to include new permitted uses and to establish new terms regarding landscaping buffers, new buildings, fencing, parking spaces, and hour of operation.

Ms. Then stated the subject property is currently home to Water Wizard Irrigation. Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to use the property primarily as a RV storage facility consisting of approximately 70 RV spaces with a typical dimension of 14'x56'. As part of the application, the applicant has provided the new Memorandum of Agreement (MOA) Ordinance terms (Exhibit "B") and Bubble Plan (Exhibit "C") showing the new proposed building, retention pond area, parking area, landscaping buffers and fence detail, and gate. For safety, security purposes, and in accordance with the land use, the applicant will be proposing a gate at the entrance and opaque fencing along the perimeter of the property to secure the RV storage facility.

Aerial views of the property and photos of the property and postings were shown.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for transmittal to the Planning and Zoning Board.

Ms. Then reviewed the main changes to the ordinance as listed below:

- Under permitted uses motor vehicles, recreational vehicles, or boat storage facilities.
- Hours of operation 8:00 am – 5:00 pm, with unattended 24 hour access to the facilities. Access shall be with coded key pad and automatic horizontal sliding gate.
- Buffer Class "B" - Owner shall install solid PVC fencing along CR 25 and first 200' along north and south property lines then chain link fencing with PVC slats for the remaining property lines. Existing trees located within buffer shall take the place of required trees with proper approvals.
- Signage- Owner will erect ground mounted sign to meet design standards. Final design and layout shall be submitted for proper approvals.
- Improvement to Oxford Avenue has been removed because it is a County road. Town staff has submitted the information to Lake County for them to provide the proper comments.

The Future Land Use and Zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial General-Retail and Sales Services (RET)
East	Lake County- Urban Low Density
North	Lady Lake- Commercial General-Retail and Sales Services (RET) Lake County- Urban Low Density Lady Lake- Single Family Low Density
South	Lake County-Urban Low Density

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The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "CP" Planned Commercial and the current Future Land Use Designation of the subject property (2.67 ± acres) Lady Lake Commercial General – Retail Sales & Services (RET) is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Zoning

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake-Light Commercial (LC)
East	Lake County- R1
North	Lady Lake-Light Commercial (LC) Lake County-R1 Lady Lake- RS-3
South	Lake County-R1

Comments for this application are as follows:

1) Permitted Uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in the Memorandum of Agreement of Ordinance No. 2004-16 executed on November 1, 2004, as recorded in ORB. 2705 PGS. 0141-147.

2) Should the amendment to the Memorandum of Agreement be approved, the applicant will be required to submit a site plan application to develop the site.

3) Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation. Sufficient capacity exists for all utilities.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return receipt on Monday, March 30, 2015. The property was posted on Wednesday, April 1, 2015. To date, three certified mail receipts have been returned, and there have been no objections or letters of support regarding the application to date.

Ms. Then stated the application materials were circulated to members of the Technical Review Committee (TRC) on Tuesday, April 7, 2015. No comments were forwarded that would prohibit advancement of the application to the Planning and Zoning Board. She stated the Town Commission is tentatively scheduled to hear Ordinance No. 2015-02 for first reading at their regular meeting on Monday, May 18, 2015 at 6 p.m., and for second/final reading at the regular meeting to be held on Monday, June 1, 2015 at 6 p.m.

Ms. Then stated the applicant was present to answer any questions.

Member Monteleone asked if the two cows and the baby calf would be relocated.

Phillip Willman, property owner, replied that he would probably move the cows to his home.

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Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter. There was no one.

Upon a motion by Member Monteleone, and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-02 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	***YES***
MONTELEONE	***YES***
PIERSON	***YES***
GAUDER	***YES***

~~**3. Resolution No. 2015-102 – Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC for the Sunset Professional Plaza – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow Secondary Wall Signs to be Placed on the South Elevation of Buildings "A" and "B" Located within the Sunset Professional Plaza Which Do Not Have a Public Entrance, Addressed as 801 and 805 Highway 466 (Wendy Then)**~~

~~Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated that on March 5, 2015, Town staff received a variance application for secondary wall signage along the façade of two buildings facing Highway 466. The applicant, Jay Berry with Berry's Signs, has filed the variance application for the Sunset Professional Plaza on behalf of owners Paramount Urgent Care, Inc., JD Orias Novis Partnership Company LLC, and TWVH LLC, for properties addressed as 801 through 805 Highway 466. She stated the variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business.~~

~~Aerial views of the property and photos of the property and postings were shown.~~

~~Ms. Then stated a Justification Statement has been submitted as required of this application. She stated the applicant has stated that having the channel letter signs on the additional wall could help many businesses and offices in the plaza since the signs could attract drivers from Highway 466 who would not see the businesses otherwise. Additionally, the applicant insisted that due to the building design, there is no public entrance on Highway 466, which limits the wall signage placement in accordance to the current sign code.~~

~~When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:~~

~~1. No diminution in value of surrounding properties would be suffered.~~
~~2. Granting the permit would be of benefit to the public interest.~~
~~3. Denial of the permit would result in unnecessary hardship to the owner seeking it.~~
~~4. The use must not be contrary to the spirit of this Code.~~
~~5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.~~
~~6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.~~

K-21

RESOLUTION NO. 2015-105

A RESOLUTION OF THE TOWN OF LADY LAKE ESTABLISHING A DEDICATED FUND FOR REIMBURSEMENT OF THE COMMUNICATION SERVICES TAX OVERPAYMENT TO THE TOWN OF LADY LAKE.

WHEREAS, the Town of Lady Lake is fiscally responsible and is in sound financial condition; and

WHEREAS, the Town of Lady Lake was notified in 2014 by the Florida Department of Revenue that the Town was overpaid in Communication Services Tax funds; and

WHEREAS, the Town of Lady Lake has been advised by the Florida Department of Revenue that they are doing an audit to determine the amount of overpayment made to the Town; and

WHEREAS, the Town of Lady Lake desires to establish a separate Dedicated Fund in accordance with GASB 54, to assign a portion of the Town's fund balance, with the primary intention of the fund being for reimbursement of Communication Services Tax overpayment.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE THAT:

1. Funds in the Dedicated Repayment Fund can only be spent on the reimbursement of the overpayment once the amount is determined by the Department of Revenue.
2. Any funds left over after the reimbursement is made in full will revert back to the General Fund.
3. The Town Commission, by resolution, may amend, alter, rescind or modify this Resolution in its sole discretion by majority vote at any time or for any reason.

PASSED AND RESOLVED in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, this **18th** day of **May, 2015.**

TOWN OF LADY LAKE, FLORIDA

_____

Ruth Kussard, Mayor

ATTEST:

_____

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____

Derek Schroth, Town Attorney

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L-22

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 18, 2015

SUBJECT: Appointment to the Police Pension Board

DEPARTMENT: Clerk's Office

STAFF RECOMMENDED MOTION: Appoint One Member to the Police Pension Board

SUMMARY: Board Member Van Reynolds has recently resigned from the Police Pension Board.

There are currently five applications on file for this board for consideration. The applicants are Frank Kirschenheiter, Rick (Doc) Jones, Peter Chiasson, Phil Mathias and Leonard Cieciek.

FISCAL IMPACT: N/A

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other [X] Support Documents (Applications)

DEPARTMENT HEAD	**Submitted** 5/18/15	**Date**
HR	**Approved as to form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 5/18/15	**Date** 5/11/15

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**

[ ] Continued to Date Certain **[ ] Approved with Modification**

May 5, 2115

Received
MAY 7 2015
Town of Lady Lake
Town Manager's Office

Mayor and Council
Town of Lady Lake
Municipal Complex
409 Fennell Blvd
Lady Lake, Florida 32159

In Re: Lady Lake Police Officer Pension Board

Lady and Gentlemen,

It is with regret and appreciation that I tender this my resignation as a member of said Board. I sincerely appreciate the opportunity that I have had to serve on this Board.

This decision is brought about by the fact that we purchased a home in Tennessee where we plan to spend the summers which will result in my being absent approximately one-third of the year. I have determined that my absence would be unfair to the other members and to the City.

Again, thank you very much for this opportunity.

Sincerely,

Van Reynolds

cc: Kristen Kollgard, Town Manager

Nancy Slaton

From: Christopher Ayres [chr.ayres@gmail.com]
Sent: Wednesday, February 19, 2014 10:12 PM
To: Nancy Slaton; Julia Wolfe
Subject: Fwd: New Board/Committee Application

Here's another one that came in.

Chris Ayres
www.CAWDinc.com
www.GiantStrideDives.com
www.MillionAyres.com

---------- Forwarded message ----------
From: **LadyLake.org** <ladylake@host103.hostmonster.com>
Date: Thu, Feb 13, 2014 at 5:45 PM
Subject: New Board/Committee Application
To: chr.ayres@gmail.com
Cc: frank@acomputergeek.com

Name: Francis (Frank) Kirschenheiter
Application Date: 2/13/2014
Address: 1449 W Schwartz Blvd
Location of residence: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Business Location: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Home Phone: 352-205-2332
Work Phone: 352-205-2332
Cell Phone: 352-205-2332
Email: frank@acomputergeek.com
Boards to serve on: Police Pension Board / ~~LIBRARY BOARD~~ / LIAISON TO LAKE COUNTY / ECONOMIC DEV. ADVISORY COMM.
Occupation: Computer and Networking technician and manager
Training or experience related to board sought: Used libraries somewhat extensively all of my life.
Installed some of the first CD-ROM reference networking in libraries in Illinois.
Besides 15 years in corporate IT systems development and programming, I had my own PC sales and service networking company in Illinois, Chicago suburbs since 1985 and purchased a computer repair company in Ocala and moved it to Lady Lake in 2013.
I have experience with and installed various PC accounting systems since 1985.
Member of professional/business organizations: none to speak of (mostly of a technical IT nature)
Served in past?: No
If yes, which one?:
Nationality:
Convicted of felony?: No
Reference 1: Dan Bard, 352-259-9433
Reference 2: Henryka Presinzano, 1448 W Schwartz Blvd, 352-871-1409
Reference 3: Dan Bard, 352-259-9433
Additional comments: I would like to get more involved in the town that we have recently relocated to and

expect to spend the next 30 years in. I would rather not let things go to chance but would like to influence for a positive good.
From: LadyLake.org
Cc: frank@acomputergeek.com

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 8-18-14

Name: Richard A. (Rick) Jones
(Doc)

Mailing Address: 725 Agua Way - Lady Lake, Fl. 32159

Location of residence: El Cortez Village

Business Location (if applicable): NA
(Economic Development Advisory Committee only)

Home Phone: 352 409-0888 Work Phone: Same

Cell Phone: Same E-Mail Address: peggyandricky@comcast.net

Check below the Committees or Boards that you are willing to serve on:

- [ ] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Planning & Zoning Board
- [✓] Parks & Recreation Advisory Board
- [✓] Police Pension Board
- [ ] Tree & Beautification Advisory Committee

Occupation: Retired School Admnt Ed Consultant

Training or experience related to activities of boards or committees to which appointment is sought: Served on several boards in West Va. Supervise 39 Summer Playground sites for two summers work with many Law Enf. Agencies in W Va & Fl. Served on Lake Co Grant Committees.

Member of the following professional or business organizations: NASSP (Ret.) Villages Rotary Club, National Notary Assoc.

Have you served on a Town board or committee in the past? Not in Fla.

If yes – name of committees/boards and dates Served on many committees in Char West Va.

Nationality: (optional) Caucasian (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) No

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Pete Wahl – Allende Ave – 751-0322
2. Randy McDaniel – Villages Charter School – 352-840-3027
3. Gary Lester – Lake Sumter Landing – 352-753-6706

Additional information may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Richard A. Jones

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 01-30-12

Julia Wolfe

From: Christopher Ayres <chr.ayres@gmail.com>
Sent: Wednesday, March 25, 2015 11:55 AM
To: Nancy Slaton; Julia Wolfe
Subject: Fwd: New Board/Committee Application

From: **LadyLake.org** <ladylake@host103.hostmonster.com>
Date: Sat, Mar 21, 2015 at 3:00 PM
Subject: New Board/Committee Application
To: pachiasson@aol.com

Name: Peter Chiasson
Application Date: March 21, 2015
Address: 136 Palermo Place
Location of residence: Lady Lake
Business Location:
Home Phone: 352-430-2662
Work Phone:
Cell Phone: 352-255-2760
Email: pachiasson@aol.com
Boards to serve on: Police Pension Board
Occupation: Retired...but work part time on one of The Villages golf courses
Training or experience related to board sought: Degreed Mechanical Engineer, MBA, Chairman of the Board, CEO, President, Vice President and Owner of various companies. Taught management, marketing, economics and MBA courses at both the graduate and undergraduate levels. Have served on several boards of both public and private companies. Worked to develop a new master plan for a small town in NH. Served on Zoning Board for both New Durham NH and Lady Lake FL.
Member of professional/business organizations: Retired now but previously was a member of many business organizations.
Served in past?: Yes
If yes, which one?: Lady Lake Zoning Board (2007-2008), New Durham (NH) Zoning Board (1990-1993)
Nationality: American (French-Italian)
Convicted of felony?: No
Reference 1: Frank Scordino, Lady Lake, 352-750-6375
Reference 2: Jack Powers, Lady Lake, 352-751-1638
Reference 3: Jimmy Cesaroni, Lady Lake, 352-259-4768
Additional comments: Preference for either the Police Pension Board or the Economic Development Committee but will serve on the Zoning Board if the town feels this will be more helpful.
From: LadyLake.org
Cc: pachiasson@aol.com

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 02 MAR 15

Name: PHIL MATHIAS

Mailing Address: 1

Location of residence: 1404 MEADOW VIEW WAY

Business Location (if applicable): _____
(Economic Development Advisory Committee only)

Home Phone: _____ Work Phone: _____

Cell Phone: 352-636-2358 E-Mail Address: PKMATHIAS@CENTURYLINK.NET

Check below the Committees or Boards that you are willing to serve on:

- [X] Citizens Advisory Task Force
- [ ] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [X] Planning & Zoning Board
- [X] Parks, Recreation & Tree Advisory Board
- [X] Police Pension Board

Occupation: RETIRED ENGR.

Training or experience related to activities of boards or committees to which appointment is sought: _____

Member of the following professional or business organizations: _____

Have you served on a Town board or committee in the past? YES.

If yes, name of committees/boards and dates: _____

P&R / P&Z /

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Jim Richards
2. Ruth Kuzzard
3. Mike Burske

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

_____
Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: APRIL 27, 2015

Name: LEONARD CIECIEK

Mailing Address: 908 VENTURA DR

Location of residence: LADY LAKE

Business Location (if applicable): N/A
(Economic Development Advisory Committee only)

Home Phone: 352-753-7537 **Work Phone:** N/A

Cell Phone: 734-276-7359 **E-Mail Address:** LCCIEK@YAHOO.COM

Check below the Committees or Boards that you are willing to serve on:

- [ ] Citizens Advisory Task Force
- [ ] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [ ] Planning & Zoning Board
- [ ] Parks, Recreation & Tree Advisory Board
- [X] Police Pension Board

Occupation: RETIRED

Training or experience related to activities of boards or committees to which appointment is sought: TELCOM MANAGER, PREPARE BUDGETS, FORECAST & PLANNING

Member of the following professional or business organizations: NONE

Have you served on a Town board or committee in the past? NO
If yes, name of committees/boards and dates: N/A

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. BILL CORCORAN 1368 CANERO DR THE VILLAGES 750-0644
2. JAMES BORN 905 PASADENA LADY LAKE 750-9185
3. CHARLES BRYCELAND 17990 POPLAR TERRACE THE VILLAGES 750-9029

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Leonard Cocuk

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

POLICE PENSION BOARD

- VOTING FORM -

Date: May 18, 2015

Please mark your selection (1) below and sign your name at the bottom.

Appointments:

	Yes	No
Frank Kirschenheiter	☐	☐
Rick (Doc) Jones	☐	☐
Peter Chiasson	☐	☐
Phil Mathias	☐	☐
Leonard Cieciek	☐	☐

VOTED

Thank you.

Selection made by: _____

(Name of Commissioner)