

SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION

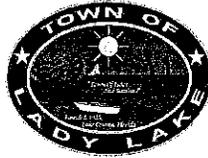
DATE: Wednesday, February 18, 2015
TIME: 4:30 p.m.
PLACE: 409 Fennell Blvd.
Town Hall Commission Chambers

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

1. Call to Order: Mayor Ruth Kussard
2. Roll Call
3. Public Comment
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 Three Service Lane Drive-Through Facility – Located at 1105 Caballero Court (within The Villages Downtown Center in Spanish Springs (Thad Carroll)
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)
6. Conceptual Presentation for the Sawmill Holdings, LLC Site – Proposing an RV Park Consisting of 185 Units – Located off of Hartsock Sawmill Road; Approximately 1,490 Lineal Feet East of the Intersection of S. Hwy 27/441 (Thad Carroll)
7. Conceptual Presentation of Village Veranda at Lady Lake – Proposing a Facility to be Developed in Three Phases Including Three (3) Outparcels with Office and Clinic for a Total of 22,000 Sq. Ft. of Commercial Spaces, and a Proposed Multi-Story Building with 90 Assisted Living Units and 40 Memory Care Facility Units – Located on S. Hwy 27/441, Just North of the Too Your Health Spa (V) Project (Thad Carroll)
8. Adjourn

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 five (5) calendar 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 accommodation at this meeting should contact the Clerk's Office at least five (5) calendar 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 which record is not proved 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.



SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED SPECIAL COMMISSION MEETING DATE: February 18, 2015

SUBJECT: Conceptual Presentation for the Citizen's First Bank Drive-Through Facility Major Site Plan- Re Application – MJSP 01/15-004 – A Development Consisting of a 330-square-foot Financial Institution Building with the Provision of a Two-Lane Service Drive-Through Facility proposed at 1105 Caballero Court (Alternate Key 3840565).

DEPARTMENT: Growth Management

STAFF RECOMMENDED MOTION:

Staff recommends advancing the site plan as presented since it meets site specifications as required per Town of Lady Lake Land Development Regulations and the provisions of the Village Downtown Center Memorandum of Agreement.

Applicant, Martin L. Dzuro, on behalf of the Villages Operating Company, has re-submitted a Major Site Plan application for the construction of new Citizen's First Bank-Drive-Through Facility to be located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by alternate key number 3840565. The applicant proposes the construction of a 330-square-foot Financial Institution Building with the provision of a Two-Lane Service Drive-Through Facility. 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.

The subject property is approximately .30+/- acres and is located within The Villages Center Planned Commercial Master Plan also referenced as Spanish Springs. The property is zoned "CP" Planned Commercial which permits development and construction of the proposed facility and is in accordance with the Memorandum of Agreement adopted by the Village Center and the Tri-County Villages Development of Regional Impact (DRI). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Commercial Design Standard

Attached are the site plan and façade elevations for the Citizen's First Bank- Drive-Through Facility:

Other

ATTACHMENTS: Ordinance Resolution Budget

Other – Site Plan

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

(11)

2-9-2015

DEPARTMENT HEAD



Submitted

2/9/15

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for:

2/18/15

Date

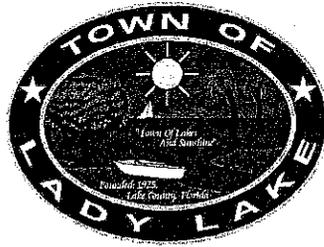
2/19/15

COMMISSION ACTION:

Approved as Recommended Disapproved

Tabled Indefinitely

Continued to Date Certain Approved with Modification



TECHNICAL REVIEW COMMITTEE COMMENTS FIRST REVIEW 02/05/2015

Project: The Villages Operating Company for Citizen's First Bank-Drive-Through Facility Site

Proposal: New Major Site Plan No. 01/15-004 Application– 1st Round of Comments for Site

Description:

On 01/15/2015, Town Staff received a new Major Site Plan application proposing the construction of new Citizen's First Bank- Drive-Through Facility to be located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by alternate key number 3840565. The applicant proposes the construction of a 330-square-foot Financial Institution Building with the provision a two-lane service Drive-Through Facility. 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.

The property is zoned "CP" Planned Commercial, which permits development and construction of the proposed facility and is in accordance with the Village Downtown Center Memorandum of Agreement adopted for this property. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales & Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

The engineering plans submitted, consisting of ten (10) sheets, are drawn on 24"x36" sheets and certified by Jeffrey Allen Head, Professional Engineer with Farmer Barley and Associates, Inc., dated January 13, 2015. The landscaping plans and Irrigation Plans submitted, consisting of three (3) sheets, are drawn on 24"x36" and certified by Suzanne M. Stanch, Registered Landscape Architect with Michael Pape and Associates, dated January 13, 2015.

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. All comments addressed under the GM Review Report dated 01-29-2015.
-

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.
-

FIRE

Questions may be directed to Capt. Dan Hickey, Fire Marshall with the Villages Fire Dept. at 352-205-8280

1. All comments addressed at this time as per communication dated 01-22-2015
-

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. All comments addressed at this time as per communication dated 01-26-2015.
-

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 Utilities is provided by the Villages.
-

ENGINEERING CONSULTANT

Questions may be directed to Chris Schultz, P.E., at chris.schultz@neel-schaffer.com

1. Final comments to be submitted this week.
-

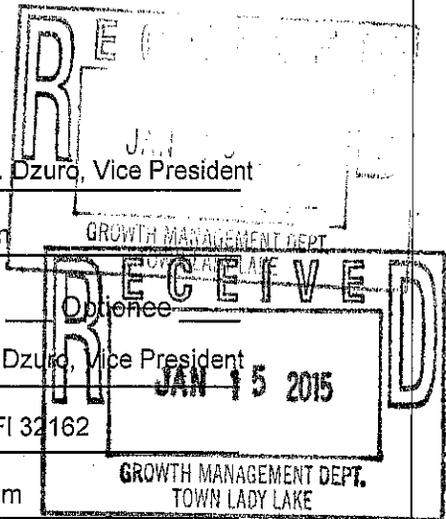
LAKE-SUMTER MPO

Questions may be directed to Olga Marcondes, P.E., at omarcondes@LakeSumterMPO.com or at

352-315-0170

1. Project satisfied by the Lake-Sumter MPO Office as per communication dated 08-26-2014 and subsequently on 01/27/2015.

**TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW**



1. Applicant's Name: The Villages Operating Company, Martin L. Dzuro, Vice President
Telephone/Email: 352-753-6260 marty.dzuro@thevillages.com
Applicant is: Owner Developer Lessee Agent Optionee
2. Owner's Name: The Villages Operating Company, Martin L. Dzuro, Vice President
Address: 1045 Lake Sumter Landing, The Villages, FL 32162
Telephone/Email: 352-753-6260 marty.dzuro@thevillages.com
3. Engineer's Name: Farner Barley & Associates, Inc., Jeffrey A. Head, P.E.
Address: 4450 NE 83rd Road, Wildwood, FL 34785
Telephone/Email: 352-748-3126 jhead@farnerbarley.com
Reg. Number: 58058
4. Architect's Name: KP Studio Architects, Ed Plaster Jr., V.P.
Address: 537 NE 83rd Avenue, Ocala, FL 34470
Telephone/Email: 352-622-7163 eplaster@kpstudioarchitect.com
Registration Number: _____
5. Landscape Architect: Mike Pape & Associates, Inc.
Address: 2351 SE 17th Street, Ocala, FL 34471
Telephone/Email: 352-351-3500 mail@mpala.net
Registration Number: _____
6. Project Name: Citizens First Bank Drive Thru at Spanish Springs
Physical Location/Address: 1129 Main Street, The Villages, FL 32159
11. The property is located in the vicinity of the following streets:
Caballero Court & Paige Place

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW
Page 2

8. Area of property 12,364 Square Feet 0.28 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 plans

10. The property is currently zoned: PUD

11. Briefly describe the proposed project: 330 sf drive thru teller building with paved access lanes

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 ___ No X If yes, list the type, date and result:

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

- X a. Name of project.
- X b. General statement of intended use of site.
- X c. Legal description of the property and size of parcel in acres or square feet.
- X d. Name and address of owner.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 3

- X e. Name, address and phone number of owner's agent.
- X f. Name, address, signature and registration of the professionals preparing the plans.
- X g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.
- X 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).
- X i. Linear dimensions of the site.
- X j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.
- X k. Finished grading elevations.
- X l. Zoning of the site and of all adjacent parcels.
- X m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).
- X n. Percent of open space of site.
- X o. Location of proposed signs.

Building and Structure

- X a. Existing and proposed structures.
- X b. Intended use.
- X c. Number of stories.
- X d. Height of building(s).
- X e. Number of dwelling units and density.
- N/A f. Projected number of employees, if applicable.
- N/A g. If restaurant, show number of seats and occupancy load.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 4

- X 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.
- X i. Photograph or sketch of proposed sign with dimensions and material type.

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

- X a. Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary.
- X b. All parking spaces delineated.
- X c. Number of parking spaces.
- X d. Number and location of handicapped spaces.
- X e. Number of square feet of paved parking and driveway area.
- X f. Surface materials and cross-section of proposed paved areas.
- N/A g. Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter.
- X h. Description/location of proposed driveway(s) and median cut(s).
- X i. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary.
- N/A j. Location of traffic-control signs and signalization devices, if required.
- N/A k. Number and location of required loading spaces.
- N/A i. Number and location of required bicycle spaces.

Drainage and Stormwater

- N/A a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.
- N/A b. Size, material and location of stormwater structures and pipes.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 5

- X c. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.

Proposed Water, Sewer and Solid Waste Facilities

- X a. Size, material, specifications and location of water mains, valves, services and fire hydrants.
- X b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.
- N/A c. Size and location of septic tank and drainfield, if applicable.
- N/A d. Grease separation system, if applicable: Size, location and materials.
- X e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

- X 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.
- X b. Irrigation system plan.

Environmental Protection

- N/A a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.
- N/A b. Conservation easements per the requirements.
- X 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

- N/A a. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 6

- X b. Drainage calculations as required in the Stormwater Management chapter.
- N/A c. Fire flow calculations, if applicable.
- N/A d. Lift station calculations, where required.
- N/A e. Copy of HRS permit, where required.
- N/A f. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.
- N/A g. Environmental assessment per the requirements, if applicable.
- N/A 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.

<u>Office Use</u>	
Date Application Received: <u>01-15-15</u>	Received by: <u>W. Thon</u>
Fees Paid:	
Site Development Plan - Minor	
Site Development Plan - Major up to 100,000 sq. ft.	<u>2,190.00</u>
Site Development Plan - Major 100,001 sq. ft. and up	

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

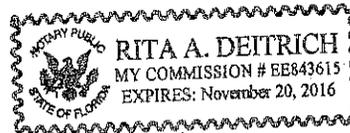
Before me, the undersigned authority, personally appeared Martin L. Dzuro,
who being by me first duly sworn on oath, deposes and says:

- (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:
Citizens First Bank Drive Thru at Spanish Springs
- (3) That he/she has appointed Jeffrey A. Head, P.E. 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 13th day of January,
2015, by Martin L. Dzuro, who is personally known to me or who has
produced N/A as identification and who did (did not) take an oath.


Notary Public Rita A. Deitrich



NOTE

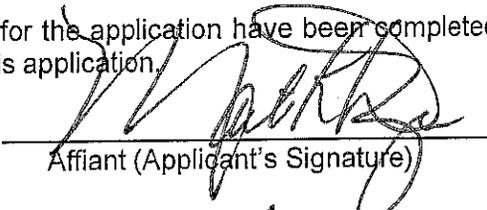
All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

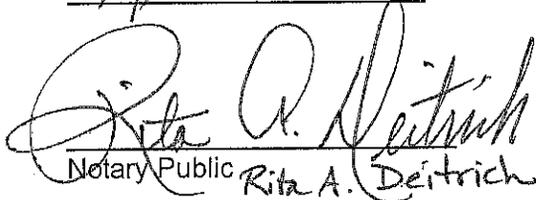
Before me, the undersigned authority, personally appeared Martin L. Dzuro,
who being by me first duly sworn on oath, deposes and says:

- (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:
Citizens First Bank Drive Thru at Spanish Springs
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

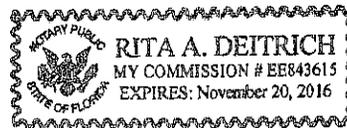


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 13th day of January,
2015, by Martin L. Dzuro, who is personally known to me or who has produced
N/A as identification and who did (did not) take an oath.



Notary Public Rita A. Deitrich



PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OPERATING COMPANY	Alternate Key:	3840565
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-300100001100
		Millage Group and City:	FVCD (Lady Lake)
		Total Millage Rate:	18.57630
Property Location:	LADY LAKE FL 32159 Update Property Location	Trash/Recycling /Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	LADY LAKE, VILLAGE CENTER DOWNTOWN BUILDING AREA 11 BEING IN 07-18-24 PB 55 PG 72-79 ORB 3171 PG 1171		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		13146	SF	\$0.00	\$262,920.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
3171 / 1171	5/1/2006	WD	M	V	\$1.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$262,920	\$262,920	\$262,920	5.38560	\$1,415.98
LAKE COUNTY MSTU AMBULANCE	\$262,920	\$262,920	\$262,920	0.46290	\$121.71
SCHOOL BOARD STATE	\$262,920	\$262,920	\$262,920	5.74600	\$1,510.74
SCHOOL BOARD LOCAL	\$262,920	\$262,920	\$262,920	1.50000	\$394.38
TOWN OF LADY LAKE	\$262,920	\$262,920	\$262,920	3.75000	\$985.95
ST JOHNS RIVER FL WATER MGMT DIST	\$262,920	\$262,920	\$262,920	0.31640	\$83.19
LAKE COUNTY VOTED DEBT SERVICE	\$262,920	\$262,920	\$262,920	0.16000	\$42.07
LAKE COUNTY WATER AUTHORITY	\$262,920	\$262,920	\$262,920	0.25540	\$67.15

NORTH LAKE HOSPITAL DIST	\$262,920	\$262,920	\$262,920	1.00000	\$262.92
				Total:	Total:
				18.5763	\$4,884.09

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.

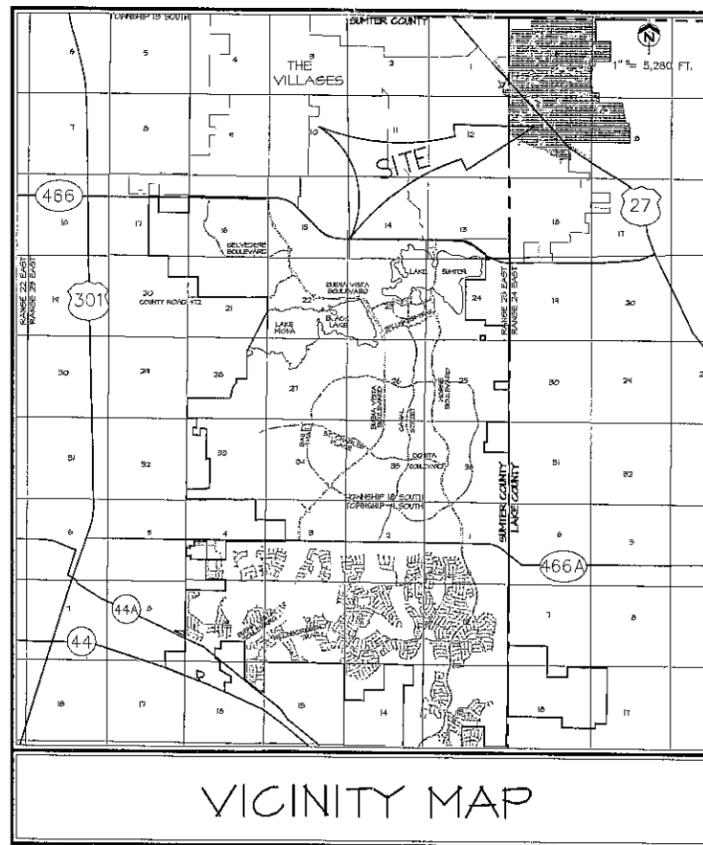
Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 1 February 2015.

The Villages®

SITE PLAN OF CITIZENS FIRST BANK DRIVE THRU @ SPANISH SPRINGS TOWN CENTER

LEGAL DESCRIPTION

BUILDING AREA II, VILLAGE CENTER DOWNTOWN,
ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 55, PAGES 72 THROUGH 79, INCLUSIVE,
OF THE PUBLIC RECORDS OF LAKE COUNTY,
FLORIDA.



VICINITY MAP

SECTIONS 7, TOWNSHIP 18 SOUTH; RANGE 24 EAST
LAKE COUNTY, FLORIDA

SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL PHOTOGRAPH
- 3 MASTER DEVELOPMENT PLAN
- 4 DEMOLITION PLAN
- 5 SITE PLAN
- 6 GRADING & DRAINAGE PLAN
- 7 UTILITY PLAN
- 8 GENERAL DETAILS
- 9 DUMPSTER PAD AND ENCLOSURE DETAILS
- EI EROSION CONTROL PLAN

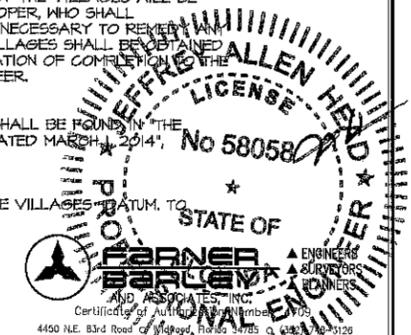
THIS PLAN HAS BEEN APPROVED BY THE VILLAGES AND NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES RESERVES THE ABSOLUTE RIGHT TO REVIEW THE FINISHED CONSTRUCTION AND TO DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. THE PARCEL DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE VILLAGES TO SPECIFICALLY REQUEST A FINAL INSPECTION. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO THE TOWN OF LADY LAKE BY THE PROJECT ENGINEER.

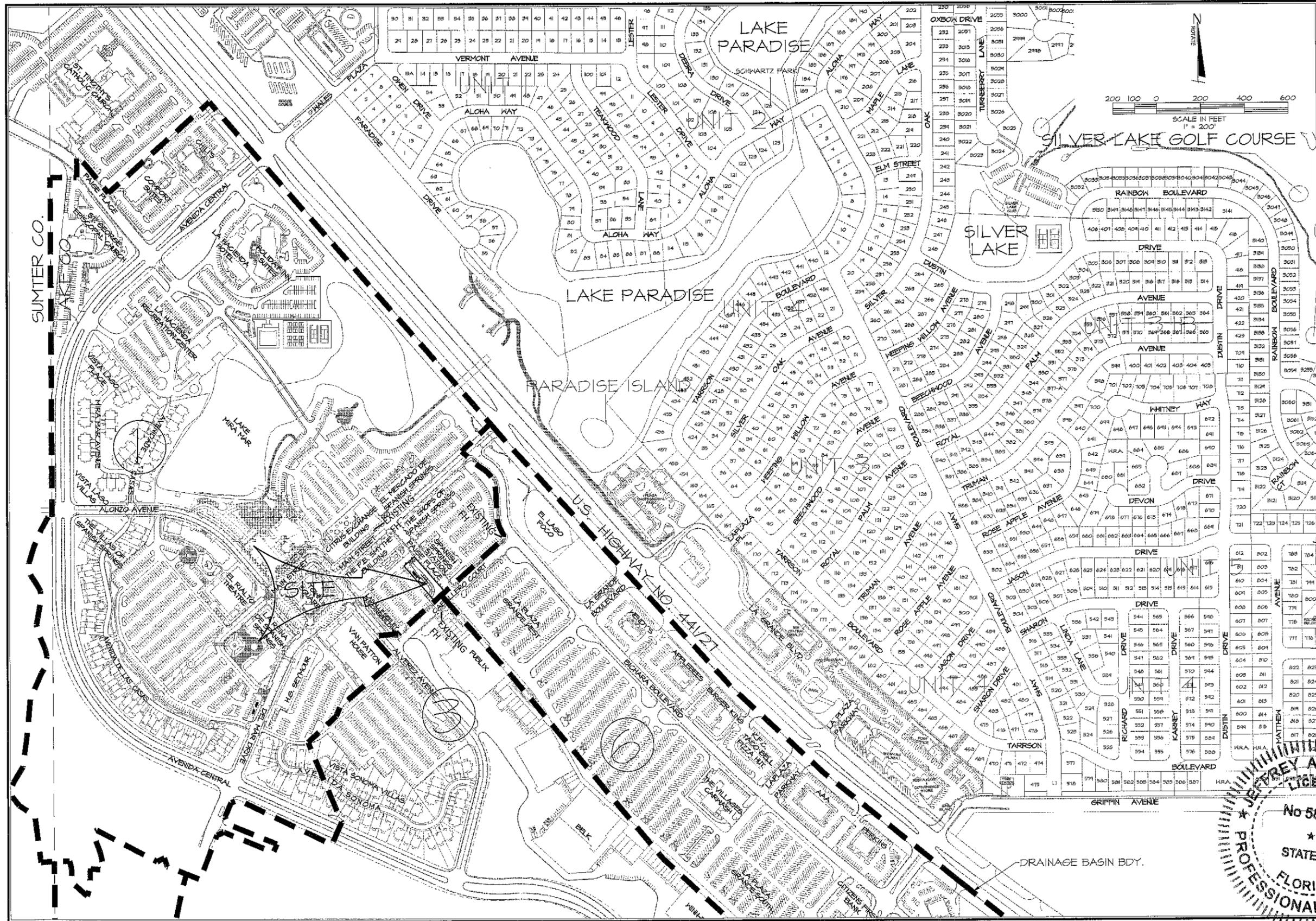
THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED MARCH 2, 2014, PREPARED BY GRANT & DZURO.

NOTE: ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FL 34185
JEFFREY A. HEAD, P.E.
FLA. LIC. NO. 58058

OWNER/DEVELOPER:
THE VILLAGES OPERATING COMPANY
1045 LAKE SUMTER LANDING
THE VILLAGES, FL 32162
MARTIN L. DZURO, VICE PRESIDENT





DATE	REVISIONS


FARNER BARLEY AND ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 Certificate of Authorization Number: 4709
 4450 N.E. 83rd Road • Miami, Florida 33178 • (305) 748-3128


THE VILLAGES
 VILLAGES OF LAKE
 CITIZENS FIRST BANK DRIVE THRU
 SPANISH SPRINGS TOWN CENTER
 MASTER DEVELOPMENT PLAN

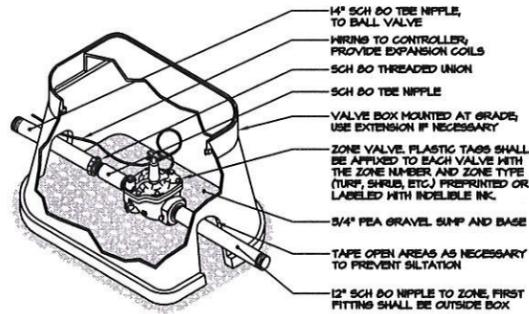
DATE: 1/6/15
 DRAWN BY: BRP
 CHECKED BY: JAH
 FILE NO.: 15-0000000000
 SHEET NO.: 14 OF 22

No. 58158
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

NOTES:
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

IRRIGATION MAINTENANCE:

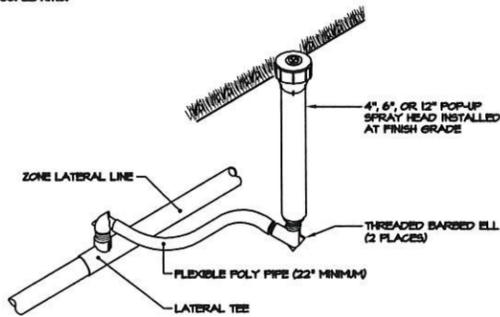
1. THE IRRIGATION SYSTEM SHALL BE OPERATED, INSPECTED, AND ADJUSTED ANNUALLY BY A QUALIFIED PROFESSIONAL TO ENSURE THE SYSTEM IS FUNCTIONING WITHIN DESIGN PARAMETERS. WHENEVER AREAS OF PLANT MATERIAL DISPLAY DROUGHT STRESS, THE SYSTEM SHALL BE INSPECTED AND REPAIRED IF MALFUNCTION IS THE CAUSE.
2. IRRIGATION USING MICRO-SPRAY (TREE ZONES) MAY BE RUN ANY TIME.
3. IRRIGATION OF NEW LANDSCAPE IS ALLOWED AT ANY TIME OF THE DAY ON ANY DAY FOR THE INITIAL 90 DAYS, AND ON EVERY OTHER DAY FOR THE NEXT 90 DAYS.
4. 3" OF FINE STRAW MULCH SHALL BE REAPPLIED ONCE PER YEAR, OR AS NEEDED.
5. ALL LANDSCAPE AREAS, INCLUDING SOIL, TREES, SHRUBS AND GROUNDCOVERS SHALL BE FERTILIZED THICE PER YEAR.
6. WEEDING AND MOHNS SHALL BE PERFORMED AS NEEDED AS PART OF ROUTINE MAINTENANCE.
7. PRUNING SHALL BE PERFORMED AS NEEDED AS PART OF ROUTINE MAINTENANCE TO MAINTAIN THE DESIGN INTENT AND THE HEALTH OF THE PLANT MATERIAL.



INSTALL TOP OF VALVE A MAXIMUM OF 6" FROM FINISHED GRADE.
INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

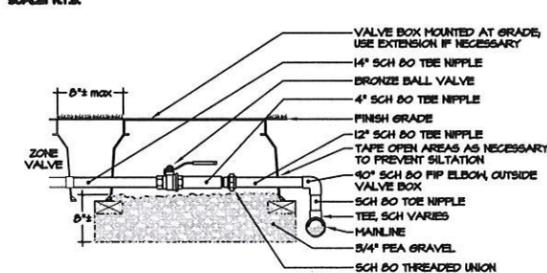
ZONE VALVE

SCALE: N.T.S.



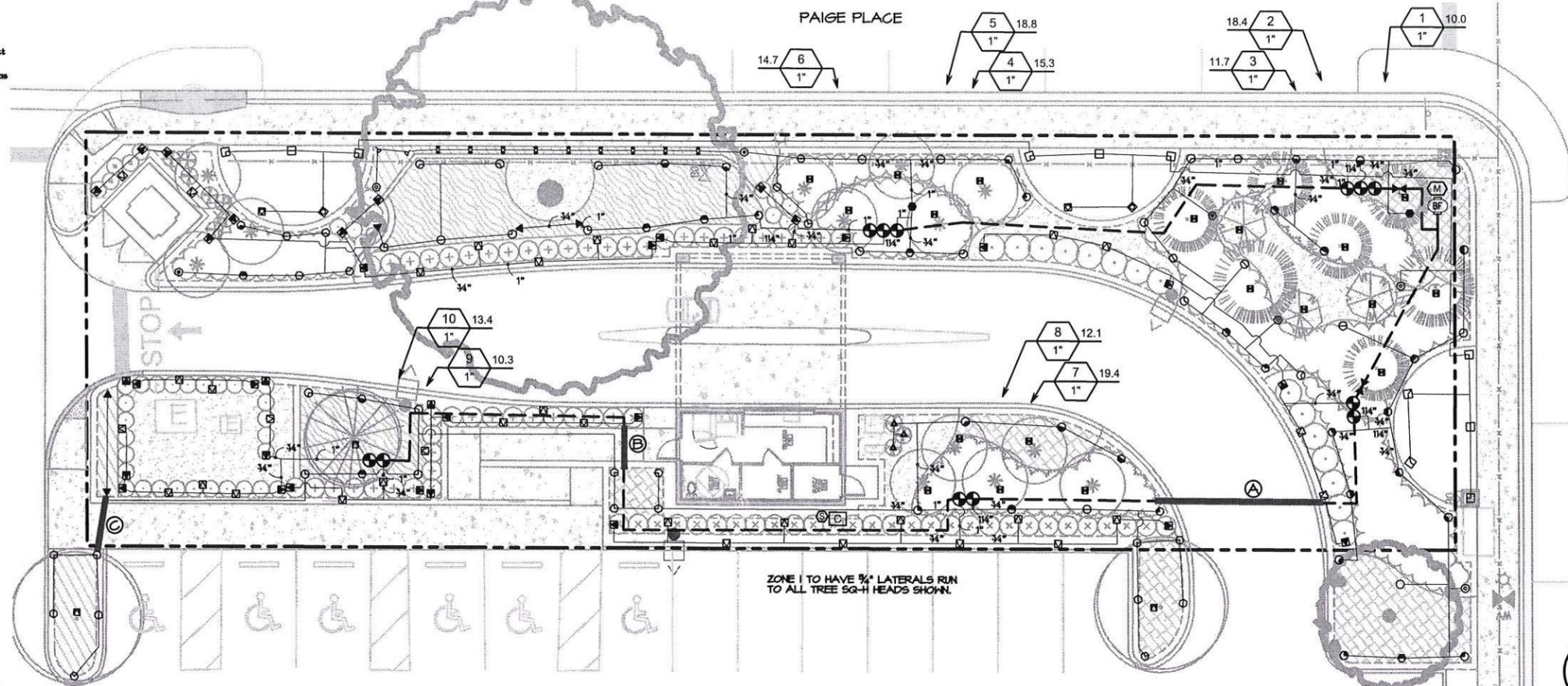
SPRAY HEAD INSTALLATION

SCALE: N.T.S.



BALL VALVE

SCALE: N.T.S.



IRRIGATION SPECIFICATIONS

1. The Contractor shall be entirely responsible for proper coverage and operation of the system. The Contractor shall be responsible for getting all locales and for any repairs to existing improvements damaged by his work.
2. The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system meeting the performance requirements outlined herein, prior to installation, estimates shall be provided for approval by the Landscape Architect, including cutsheets for all irrigation components.
3. All irrigation components shall be installed in accordance with the manufacturer's specifications. No components of the irrigation system shall be installed outside of the property limits.
4. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees shall be included as work required.
5. The water source shall be the 3" Irrigation Meter at the corner of Paige Place and Caballero Court.
6. The controller shall be Hunter or Rainbird and mounted in an unobstructed location. Confirm location for controller and rain sensor with the Owner. The controller shall be hard-wired, not plugged into a receptacle.
7. 2 spare control wires shall be run from the controller both clockwise and counter-clockwise to the farthest valves. These 4 spare wires shall be tagged and labeled as such, and coiled neatly in the respective valve boxes.
8. All PVC pipe in the system shall be purple Class 160 IPS Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2241, Type I, requirements, NSF approved, unless otherwise noted.
9. Flexible pipe connections to gear-driven and spray heads shall be approved flexible pipe (funny pipe), threaded into a barb x thread PVC fitting. Length of funny pipe shall be at least 6" longer than the depth of the zone lateral and a minimum of 22". Kai-flex and glued connections may be acceptable with approval by the Landscape Architect prior to bidding.
10. The use of barbed insertion type fittings (couplings, tees, etc.) between the sprinkler and the PVC service is prohibited.
11. Drip irrigation and risers are prohibited.
12. All PVC fittings shall be purple Schedule 40, Type I, NSF approved conforming to the ASTM-D2466 requirements.
13. Ball valves 2 inches and smaller shall meet Federal Specification HH-V-54 Type I, Class A. Valves shall be threaded, bronze, rough bodied, and have finished trimmings. Ball valves shall be Nibco T-899-10-KC or approved equal.
14. Separation of zones covering turf areas and bed areas shall be required, even where such areas are spray zones. All trees shall have coverage provided by a separate zone, using Handjets, or by using Hunter AFB adjustable flood bubblers on a rotor zone. Zones shall be properly balanced.
15. Gate valves 2 inches and over in size shall be resilient-seat with cast iron bodies meeting ANSI A 2109 - latest. Valves shall have either threaded or mechanical joint connections, non-rising stems, and 2" square operating nuts. Resilient-seated gate valves shall be American-Daring GFS 80, Kennedy 800 Series, Glow F61CS, or approved equal.
16. The remote control valves shall be Hunter or Rainbird. All valves shall be installed in a rectangular Ametek-type valve box, properly sized for access. Valves shall be placed in unobstructed turf areas rather than bed areas. All valve box covers shall be branded with a heat branding kit with two inch letters/numbers to identify their respective components and zone designations (as applicable). All valves shall be labeled with plastic tags with the zone designations either preprinted or labeled with indelible ink. Refer to the Details for additional installation requirements.
17. A rain sensor, Mini-Clik II, or approved equal, shall be installed in an unobstructed location per the manufacturer's specifications.
18. All PVC piping shall be installed in the trenches with a minimum of 12" of cover, and a maximum of 24", except where specific permission is obtained from the Landscape Architect for less cover due to existing conditions. Trenches shall be fully compacted to allow no settling. Hand trenching and alternative routing of piping may be required to preserve roots of existing trees when encountered. Coord with MPA as needed.
19. Any pipe installed and subsequently removed shall not be reinstalled.
20. There shall be no or minimal overspray onto walkways, and there shall be no overspray onto buildings, walls, or structures. Adjustable heads shall be used where possible for this purpose.
21. 100% overlapping head-to-head coverage shall be required in all areas requiring spray and rotor coverage, as reasonably possible.
22. The Contractor shall be responsible for adjusting and balancing the system for proper operation and coverage, including moving heads, changing head size, or nozzle, etc. The Landscape Architect shall have the right to inspect the work to insure that the system conforms with the specifications, as a condition for final payment to the Contractor.
23. All lines being tested shall be subjected to 150 psi pressure and maintained for at least 2 hours with no loss of pressure. Any defects or leaks revealed shall be located and repaired and another pressure test run before backfilling.
24. Warranty: The Contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible as-built copies from the original plan showing dimensioned locations of all system components shall be required for final payment.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Hunter SRV	1"	Tree	10.0
2	Hunter SRV	1"	Shrub Spray	10.4
3	Hunter SRV	1"	Turf Spray	11.1
4	Hunter SRV	1"	Shrub Spray	15.5
5	Hunter SRV	1"	Shrub Spray	15.6
6	Hunter SRV	1"	Shrub Spray	14.7
7	Hunter SRV	1"	Shrub Spray	14.4
8	Hunter SRV	1"	Shrub Spray	12.1
9	Hunter SRV	1"	Shrub Spray	10.5
10	Hunter SRV	1"	Shrub Spray	19.4

IRRIGATION SLEEVING LEGEND

- (A) = (1) 4" SLEEVE
(2) 2" SLEEVES
- (B) = (1) 4" SLEEVE
(3) 2" SLEEVES
- (C) = (2) 2" SLEEVE

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA



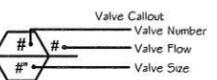
Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES
Edgewater, Florida EMAIL: CID@Atlantic.net
Tel: (386)-424-0021

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
⊗	Rain Bird 180G-PRS 15 Strip Series	E5T	30	0.61	4x15'
⊗	Rain Bird 180G-PRS 15 Strip Series	S5T	30	1.21	4x30'
⊗	Rain Bird 180G-PRS 10 Series MPR	120	30	0.53	10'
⊗	Rain Bird 180G-PRS 12 Series MPR	180	30	1.30	12'
⊗	Rain Bird 180G-PRS 12 Series MPR	90	30	0.65	12'
⊗	Rain Bird 180G-PRS 12 Series MPR	120	30	0.67	12'
⊗	Rain Bird 1812-PRS 15 Strip Series	E5T	30	0.61	4x15'
⊗	Rain Bird 1812-PRS 5 Series MPR	90	30	0.10	5'
⊗	Rain Bird 1812-PRS 8 Series MPR	160	30	0.52	8'
⊗	Rain Bird 1812-PRS 8 Series MPR	90	30	0.26	8'
⊗	Rain Bird 1812-PRS 8 Series MPR	120	30	0.35	8'
⊗	Rain Bird 1812-PRS 10 Series MPR	360	30	1.58	10'
⊗	Rain Bird 1812-PRS 10 Series MPR	180	30	0.79	10'
⊗	Rain Bird 1812-PRS 10 Series MPR	90	30	0.39	10'
⊗	Rain Bird 1812-PRS 10 Series MPR	120	30	0.53	10'
⊗	Rain Bird 1812-PRS 12 Series MPR	360	30	2.60	12'
⊗	Rain Bird 1812-PRS 12 Series MPR	180	30	1.30	12'
⊗	Rain Bird 1812-PRS 12 Series MPR	90	30	0.65	12'
⊗	Rain Bird 1812-PRS 12 Series MPR	120	30	0.67	12'
⊗	Rain Bird 1812-PRS 15 Series MPR	180	30	1.85	15'
⊗	Rain Bird 1812-PRS 15 Series MPR	90	30	0.92	15'
⊗	Rain Bird 1812-PRS 15 Series MPR	120	30	1.23	15'
⊗	Rain Bird 1812-PRS 12 Series MPE VAN	Adj	30	1.2	
⊗	Rain Bird 1812-PRS 8 Series VAN	Adj	30	8	
⊗	Rain Bird 1812-PRS 10 Series VAN	Adj	30	10	
⊗	Rain Bird 180G-PRS 5 Series Stream	180	30	0.50	1x10'
⊗	Rain Bird 1401 Bubbler	360	30	0.25	1'
⊗	Rain Bird 180G-PRS w/Rain Bird SQ 2.5 H	180	30	0.20	2.5'
⊗	Two Rain Bird 180G-PRS w/Rain Bird SQ 2.5 H	180	30	0.20	2.5'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊗	Rain Bird 100HVF in 12" Valve Box
⊗	Nibco T-113 1-1/2" in 10" Valve Box
⊗	Rain Bird ESP-12LUME 12 Station Controller
⊗	Rain Bird RSD Rain Sensor
⊗	Existing Water Meter 3/4" and Backflow Preventer
---	Irrigation Lateral Line: PVC Class 160
---	Irrigation Mainline: PVC 1-1/2" Class 160
---	Irrigation Sleeve: PVC Schedule 40 see schedule

SCALE: 1"=10'



REVISIONS

DATE	DESCRIPTION

MPA
MICHAEL PAPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2951 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351-3500

CITIZENS FIRST BANK DRIVE THRU SPANISH SPRINGS TOWN CENTER
The Villages
IRRIGATION PLAN

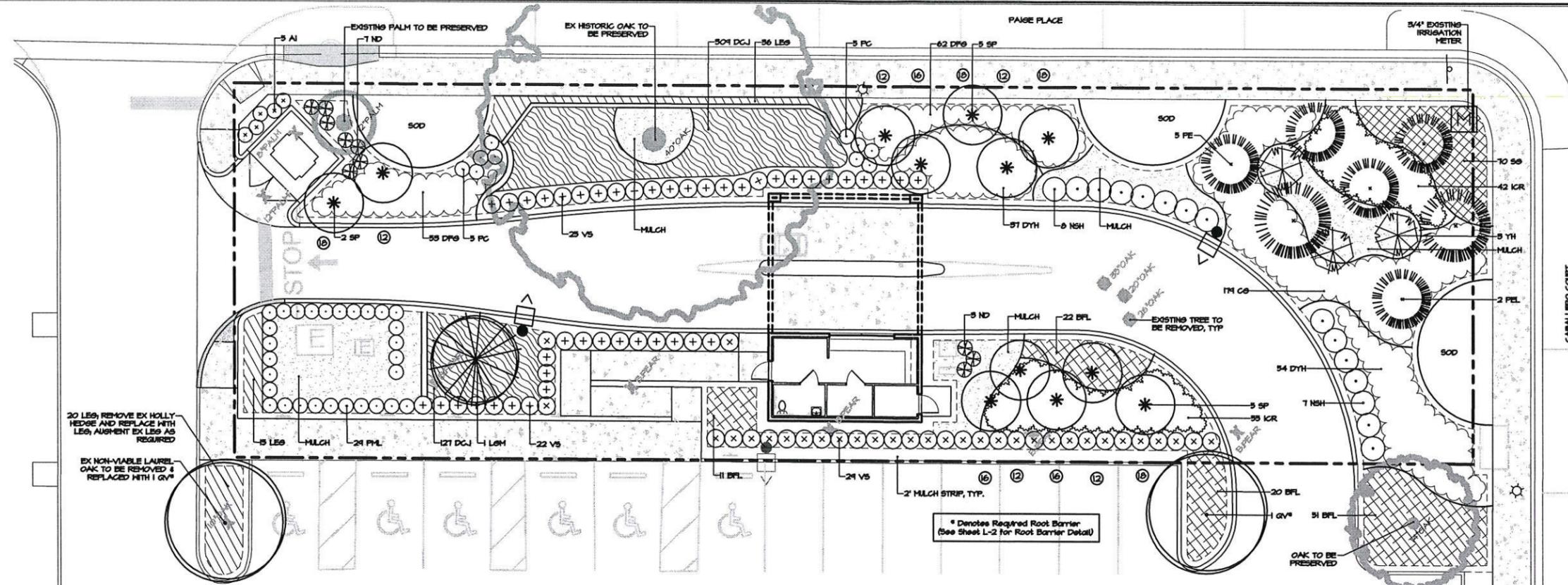
DATE: 01/13/15
JOB NO.: 20245
DWG NO.: 20245
DWG BY: JCR
CHD. BY: SS

SHEET 1 OF 1

IR-1

IMPORTANT! NOTICE TO CONTRACTORS:
This project is within the jurisdiction of The Villages. Bidding on these landscape plans is subject to mandatory procedures under The Villages' design review authority. Bidding shall occur only under direction of The Villages' Design Review Committee to insure that all requirements have been met. This solicited, submitted or received otherwise will not be qualified bids.
Details about this process shall be obtained by contacting Michael Pape & Associates PA.

Handwritten signature and date: Sunshine 2/19/15



20 LEB REMOVE EX HOLLY HEDGE AND REPLACE WITH LEB, AUGMENT EX LEB AS REQUIRED

EX NON-VARIABLE LAUREL OAK TO BE REMOVED & REPLACED WITH 1 GV*

* Denotes Required Root Barrier (See Sheet L-2 for Root Barrier Detail)

SCALE: 1"=10'

LANDSCAPE SPECIFICATIONS

- The Contractor shall be responsible for getting all locates and for any repairs to existing improvements damaged by his work.
- All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, current edition.
- All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner; the Contractor shall be responsible for notifying the Landscape Architect of any conditions which would adversely affect the completed work.
- The Contractor shall be responsible for the grading, 4", in all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
- The Contractor shall be responsible for the thorough removal of existing vegetation and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation. A pre-emergent herbicide approved by the Landscape Architect shall be applied in accordance with the manufacturer's instructions for all plant beds.
- Limerock, debris, and other unsuitable materials shall be removed from the planting areas, and clean sandy fill used to bring all areas to proper grade. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils). Fertilizer shall be AgriForm tablets, incorporated into all shrub and tree planting pits per the manufacturer's instructions. Backfill shall consist of equal parts clean sandy fill and potting soil mix, well mixed.
- Refer to the Details for plant installation requirements. Care shall be taken to insure that all plants are set properly and the final grade conforms to adjacent lawns, walks, pavement, etc. All plant beds shall be top-dressed with 5" pine straw mulch.
- The Landscape Architect reserves the right to field locate or review flagged locations of any or all proposed plantings. Locations of trees and plants shall be coordinated with irrigation head locations to insure proper coverage, including minor adjustments of plant and head locations as needed.
- Sod shall be clean, weed-free Zoysia Empire, as indicated in the areas shown on the plan. Sod shall be installed in a level, clean manner without noticeable grade differences, rough edges, or gaps. Sod shall be rolled, and staked as necessary to prevent erosion.
- No substitutions shall be permitted without prior approval from the Landscape Architect.
- All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
- The Contractor shall be responsible for surveying any property lines, easements, or other boundaries if required to control the proper location of work within the project.
- The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
- The Contractor is entirely responsible for the work until the job is in full and exact compliance and conformity with provisions specified or implied in the plans and as otherwise directed and determined by the Landscape Architect. The Landscape Architect will inspect the work to insure that it complies as a condition for final payment to the Contractor.
- The Contractor is responsible for maintenance of the project during construction and shall bear all risk of loss, theft or damage to the project until all punchlist items are satisfactorily resolved and the job is officially turned over. Plantings shall be maintained by watering, removing dead branches, resetting plants to proper grades and upright positions, staking to ensure vertical growth, heading, moving, and any other operations necessary to complete maintenance, including the replacement of any material that exhibits visible and unmistakable evidence of "shocking" without full recovery prior to job completion and final inspection.
- Warranty: All new plant material, except trees, shall be guaranteed for 90 days, and shall be alive and in satisfactory growth for each specific plant at the end of the warranty period. Trees, Palms, and specimen plants shall be guaranteed for a period of 1 year. The warranty period shall commence upon the date of release of the retainage for the job, or for any defined phase of the job.
- At the end of the warranty period, and at any time during that period, any plant material that has died or is not in satisfactory condition as determined by the Owner and the Landscape Architect, shall be removed and replaced with new healthy material of the original specified size and type within 10 calendar days. Excluded are replacements of plants due to acts of God, theft, vandalism, or acts of negligence on the part of others, and due to deleterious soil and/or drainage conditions which the Contractor documented to the attention of the Owner and Landscape Architect at the time of installation. The new material shall be guaranteed as outlined above, commencing the date that the job is accepted. The Contractor shall be responsible for the cost of all material and labor.

SEE SHEET L-2 FOR ADDITIONAL DETAILS

PLANT SCHEDULE

Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	5	African Iris, White Dietsa vegeta	8 1/2" h x 5-6" spp mlt 9" oc	30" h x 1/2" mase; remove dead flower stalks
BFL	104	Blueberry Flax Lily Dianella laevis	8 1/2" h x 50" oc	24" h x 1/2" mase
CG	40	Cordgrass Spartina bakeri	8 1/2" h x 2' oc	4' h x 1/2" mase, allow natural growth cut back biannually
DGJ	486	Dwarf Confederate Jasmine Trachelospermum asiaticum 'Minka'	8 1/2" h x 15" runners; 5-7" runners mlt 18" oc	10-15" h, 1/2" mase; prevent intrusion into other plants
DPG	18	Dwarf Fakahatchee Grass Tripsacum floridanum	8 1/2" h x 24" OA; 2' oc	1/2" mase, allow natural growth maintain informally
DYH	41	Dwarf Yaupon Holly Ilex vomitoria 'Stokes Dwarf'	8 1/2" h x 10-12" h x 14-16" spp 30" oc	30" h x 1/2" mase
ICR	52	Dwarf Chinese Holly Ilex cornuta 'Robinda'	8 1/2" h x 24-30" h x 18-22" spp 30" oc	30" h x 1/2" mase
LEB	51	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess'	8 1/2" h x 5-7" spp mlt 2' oc	18" h x 1/2" mase
LEM	1	Little Gem Magnolia Magnolia grandiflora 'Little Gem'	Cont./B4B; 18-14" h x 6' spp 4" cal	Allow natural growth; prune only for form or dead wood
ND	10	Heavenly Bamboo Nandia domestica	8 1/2" h x 2-1/2" spp 1' cane mlt	Allow natural growth
NSH	5	Nellie Stevens Holly Ilex cornuta x attenuata 'Nellie R. Stevens'	8 1/2" h x 2-1/2" spp	5' h x 5' spp; 1/2" mase, maintain informally, do not shear
PC	10	Palmago Palmago capenata	8 1/2" h x 18" spp 8' oc	4' h x 1/2" mase; maintain informally do not shear
PE	5	Slash Pine Prunus ellottii	Cont./B4B; 14-16" h x 7-1" spp 1/2" cal mlt	Allow natural growth; prune dead wood
PEL	2	Slash Pine Prunus ellottii	Cont./B4B; 20" h x 1/2" spp 6" cal	Allow natural growth; prune dead wood
PHL	21	Japanese Yew, large Podocarpus macrophylla	Cont./B4B; 6 1/2" h x 50" spp; 1/2" mlt and vigorous; 50" oc	6' h x 6 1/2" h x 1/2" mase; may be sheared
GV	2	Live Oak Quercus virginiana	Cont./B4B; 15" h x 7-1" spp 4" cal mlt	Allow natural growth; prune only for form or dead wood
SG	10	Society Garlic Tibouchia violacea	8 1/2" h x 6-8" spp mlt 2' oc	24" h x 1/2" mase; remove dead flower stalks
SP	12	Sabal Palm Sabal palmetto	B.R., hurricane cut; No more than 4' of boots below the lowest living frond; See plan for CT heights	Allow natural growth; prune only dead fronds
VS	76	Sandwicha Viburnum Viburnum suspensum	8 1/2" h x 2-3" spp 9" oc	5' h x 5' h x 1/2" mase
YH	5	Yaupon Holly Ilex vomitoria	8 1/2" h x 7-1" spp; multi-trunk	Allow natural growth; do not shear; prune only for form or dead wood
SOD		Zoysia Empire Zoysia japonica Empire		
MULCH		Pine Straw	5" depth	Refresh annually, or as needed

NOTE: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan.

LANDSCAPE DATA

SITE AREA: 30 AC. (8,146 SF)

TREE REQUIREMENTS: 30 ACRES X 160' = 48* REQUIRED

LANDSCAPE BUFFERS REQUIRED: CLASS A BUFFER REQUIRED ALONG ALL BOUNDARIES (5-1/2' TOTAL)
 2 CANOPY TREES PER 100 LF = 10 TREES
 3 UNDERSTORY TREES PER 100 LF = 16 TREES
 CONTINUOUS HEDGE

PROVIDED: CANOPY = 1 EXISTING + 10 PROPOSED TREES
 UNDERSTORY = 1 EXISTING + 15 PROPOSED TREES
 HEDGE MATERIAL

PROPOSED TREES: EXISTING TREES PRESERVED: 48*
 PROPOSED CANOPY: 44*
 PROPOSED UNDERSTORY: 102* (PALMS COUNTED AS 8* EACH)

TOTAL EXISTING + PROPOSED: 144* PROVIDED

*EXISTING TREES LOCATED OUTSIDE OF PROJECT AREA IN PARKING LOT TO THE WEST ARE NOT INCLUDED IN THIS CALCULATION.

GENERAL NOTES:

- NO CONSTRUCTION OR DEMOLITION IS PROPOSED FOR THIS SITE BEYOND WHAT IS SHOWN ON THIS PLAN.
- ALL EXCAVATED SOIL, DEBRIS, AND YARD WASTE SHALL BE PROPERLY DISPOSED OF OFF SITE.
- ALL TREES, SHRUBS, AND SOD SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 57B. LANDSCAPING SHALL CONFORM GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES. ALL IRRIGATION ZONES SHALL BE "MODERATE WATER USE". SEE IRRIGATION PLAN.
- THE IRRIGATION WATER SOURCE SHALL BE THE 3/4" WATER METER LOCATED AT THE CORNER OF FAIRFACE AND CABALLERO COURT.
- ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
- ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNLSA.
- THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSES RIGHTS-OF-WAY.
- THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE INSTALLED LANDSCAPING.

IMPORTANT! NOTICE TO CONTRACTORS:

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Details about this process shall be obtained by contacting Michael Pape & Associates PA.

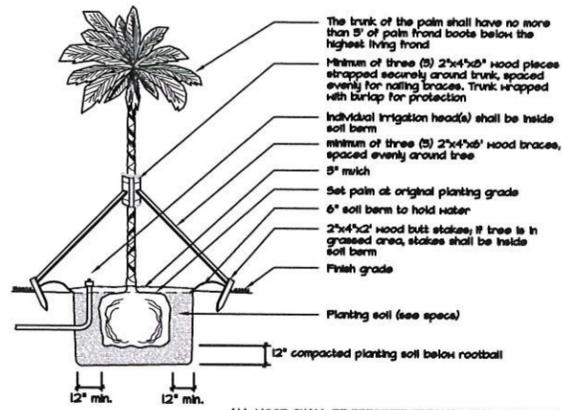
NO.	DATE	REVISIONS

MPA
 MICHAEL PAPE & ASSOCIATES, P.A.
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
 2551 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351-3500

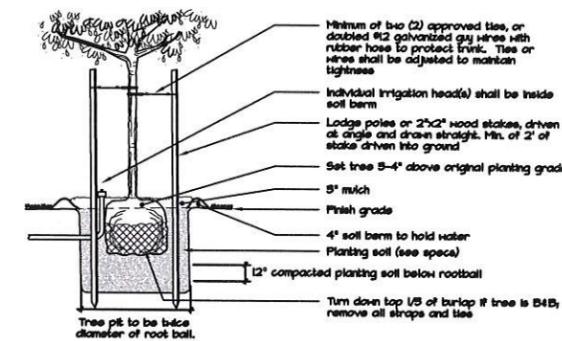
CITIZENS FIRST BANK DRIVE THRU SPANISH SPANISH TOWN CENTER
LANDSCAPE PLAN

DATE: 01/13/15
 JOB NO: 2045
 DWA NO: 2045
 DWN BY: SS
 GND BY: SS

SHEET 1 OF 2
 L-1

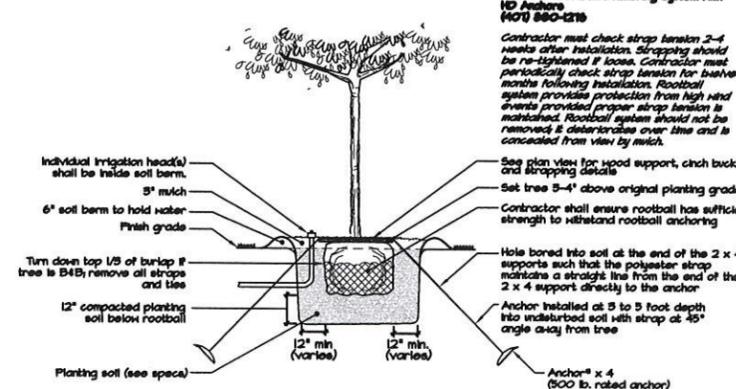
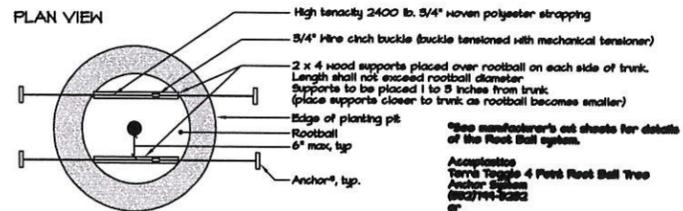


PALM INSTALLATION DETAIL



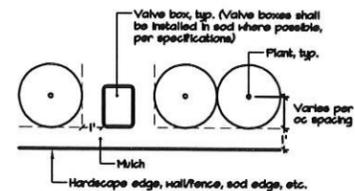
TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 8\"/>



TREE INSTALLATION DETAIL

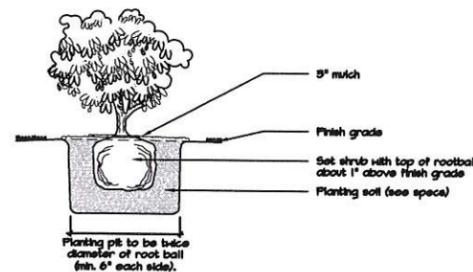
FOR 8-9\"/>



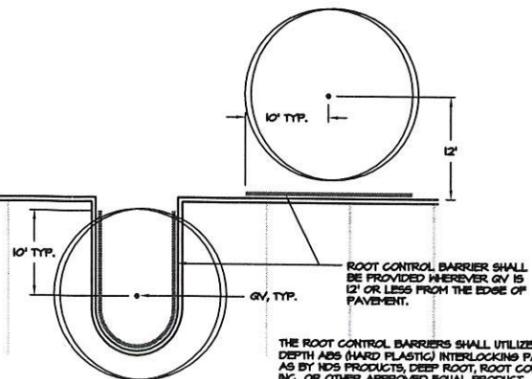
As shown on plan, all shrubs and groundcovers adjacent to car/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1\"/>

OFFSET DETAIL

N.T.S.

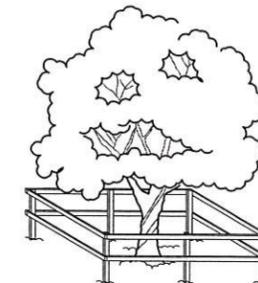


SHRUB INSTALLATION DETAIL



ROOT CONTROL BARRIER DETAIL

1\"/>



TREE PROTECTION DETAIL

NOT TO SCALE

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:
 - A. Finish grading 4\"/>
2. The Landscape Contractor shall be responsible for:
 - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
 - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - C. Providing competent supervision of the work at all times.
 - D. Reporting and repairing any damage caused by his work or actions.
 - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
 - G. Coordination with all other aspects of the job affecting the finished character of the landscaping particularly the drainage system to achieve proper results, including adjustments to plant locations if required.
 - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pope & Associates, P.A. is responsible for insuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

READ AND FOLLOW THE SPECIFICATIONS.

IMPORTANT! NOTICE TO CONTRACTORS:

This project is within the jurisdiction of The Villages. Bidding on these landscape plans is subject to mandatory procedures under The Villages' design review authority. Bidding shall occur only under direction of The Villages' Design Review Committee to insure that all requirements have been met. Bids solicited, submitted, or received otherwise will not be qualified bids.

Details about this process shall be obtained by contacting Michael Pope & Associates PA.

Signature
2/9/15

REVISIONS	DATE

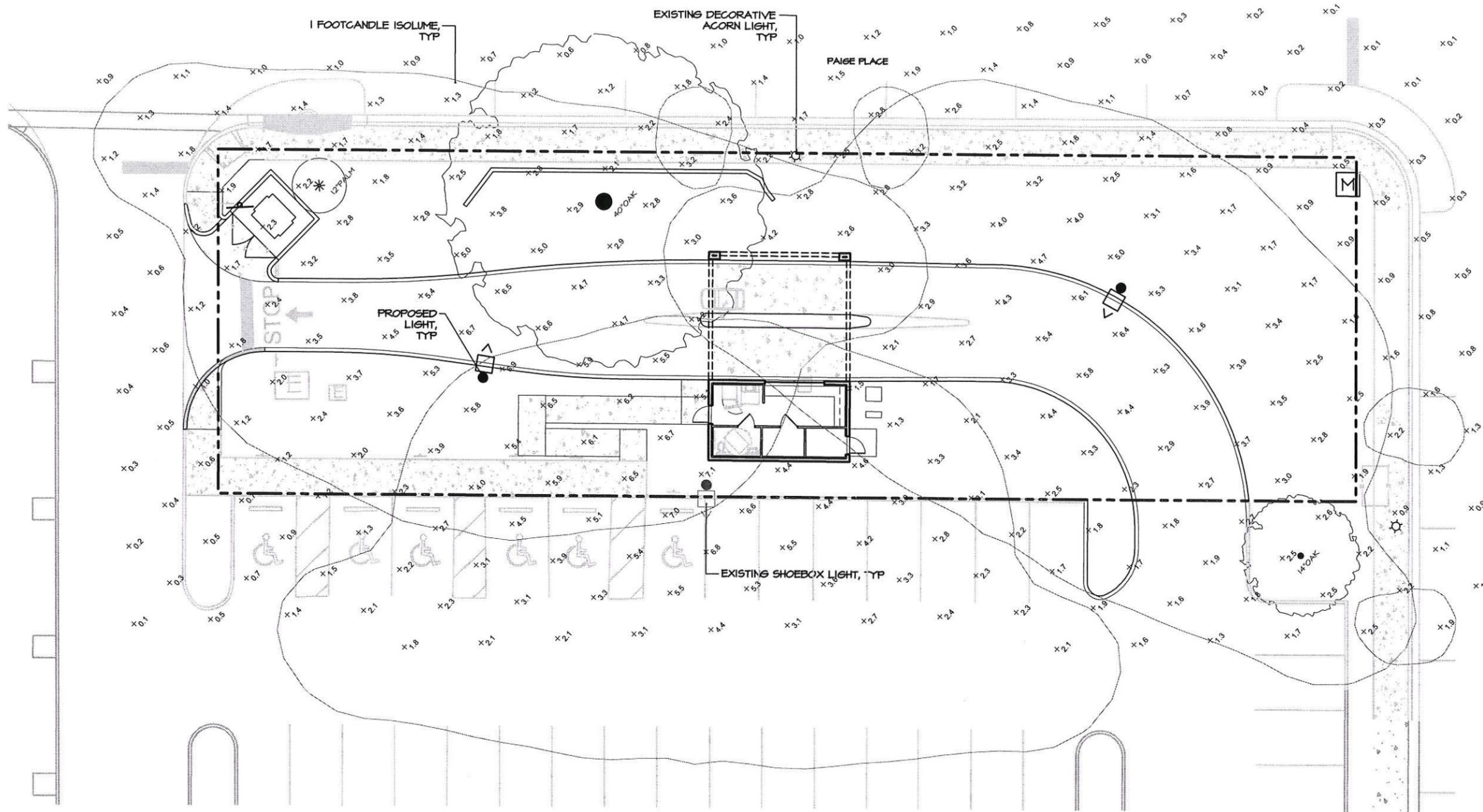
MPA
MICHAEL POPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2251 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351-3500

CITIZENS FIRST BANK DRIVE THRU SPANISH SPURS TOWN CENTER
The Villages
LANDSCAPE PLAN

DATE	01/13/15
JOB NO.	2045
DRAWING NO.	2045
DRAWN BY	SS
CHECKED BY	MP

SHEET 2 OF 2

L-2



SCALE: 1"=10'

NOTES:

1. Architectural lighting is required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Light installations for off site roadways and/or adjoining properties shown on this plan have been included in the calculations.
3. Site Calculations:
Average 3.7 fc
Max/Min Ratio 6.2:1

KEY

- DUKE ENERGY SINGLE SHOEBOX TRU425WNEFU0024 TRIBUTE BY LUMARK, TYPE III FORMED DISTRIBUTION, 400W, HPS, 30' MOUNTING HEIGHT, ROUND, BRONZE, TAPERED CONCRETE POLE BY AMERON, MODEL MER-1/BZ3 (2 TOTAL)

ALL LIGHT FIXTURES/POLES AVAILABLE THROUGH DUKE ENERGY, AND ARE TO MATCH PREVIOUS VILLAGE INSTALLATIONS

Spindler
02/19/15

REVISIONS	DATE

MPA
MICHAEL PAPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351-3500

CITIZENS FIRST BANK DRIVE THRU SPANISH SPRINGS TOWN CENTER
SITE LIGHTING PLAN
The Villages

DATE 01/08/15
JOB NO. 2045
DWS NO. 2045
DWN. BY SS
CND. BY SS

SHEET 1 OF 1
LTG-1



SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 18, 2015

SUBJECT: Site Plan Conceptual Presentation for Lady Lake Crossing Outparcel M – Located at the southwest corner of N. Hwy 27/441 and Fennell Blvd. for the construction of a 4,500 square-foot retail building (Alternate Key 3872774).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDATION:

Town Staff is soliciting feedback from the Town Commission regarding the proposed elevations as submitted for the project. The applicant is still compiling the engineering for the site plan; however, upon full site plan submittal anticipates no requested waivers for the project.

SUMMARY:

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. 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 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 square feet of retail space to be built into a 3-tenant building. For the .65-acre outparcel located in between the McDonald's Restaurant and the Tire Kingdom Shop, the developer proposes a 4,000-square-foot retail building.

At this time, the developer is ready to move forward with a proposal to develop the last outparcel (Outparcel M) as a 4,500-square-foot 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. Within your packets, you will find the following information

- Planned Unit Development Memorandum of Agreement Ord. 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.

FISCAL IMPACT: \$ _____

- Capital Budget
- Operating
- Other

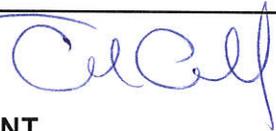
ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other – Conceptual Site Plan Material

WT
2-9-15

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

DEPARTMENT HEAD



Submitted

2/9/15

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for:

2/18/15

Date

2/18/15

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved w/Modification

SRK Lady Lake 43 Associates, LLC

4053 Maple Road
Suite 200
Amherst, NY 14226-1058
t (716) 833-4986
f (716) 833-2954
benchmarkgrp.com

February 9, 2015

Wendy Then
Thad Carroll
Town of Lady Lake
Municipal Complex
409 Fennell Blvd
Lady Lake, FL 32159

RE: Lady Lake Crossing - Outparcel

Dear Wendy and Thad:

Please be advised that we wish to request that we be permitted to present a development for the outparcel in front of Kohl's for our Lady Lake Crossing Shopping Center.

We propose construction of a +/- 4,500 square foot single story building with parking for 40 cars.

Our architect for the building is Cuhaci & Peterson of Orlando. They have designed the submitted elevations.

Our civil engineer, Kimley Horn, is doing the civil design. The building will tie into the utilities which were put in at the time of the Kohl's development.

I would like to present our plans to the Town Commission on February 18, 2015.

Please advise me if this is possible.

Thank you for your consideration.

Yours truly,



Martin J. DelleBovi
Executive Vice President
Director of Real Estate

MJD:kaa



Wendy Then

From: Marty DelleBovi <MDelleBovi@benchmarkgrp.com>
Sent: Friday, February 06, 2015 4:23 PM
To: Wendy Then; Thad Carroll
Cc: Tammy Metzger; Owen Mietus
Subject: Lady Lake Crossing outparcel
Attachments: 14_2150079_ Front Colored Elevation.jpg; 14_2150079_ Right Side Colored Elevation.jpg; 14_2150079_ Left Side Colored Elevation.jpg; 14_2150079_ Rear Colored Elevation.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Wendy and Thad,

Here are the elevations for the proposed 4500 sq. ft. outparcel building in front of Kohl's. We will get to you a complete package but I wanted to forward the elevations on to you. Thank you. Marty

Martin J. DelleBovi
Executive Vice President
Director of Real Estate
Phone 716.833.4986



LADY LAKE CROSSING

A Retail Shopping Center · Lady Lake, Florida

Presented by:

- The Benchmark Group
 - Marty DelleBovi
- Cuhaci & Peterson
 - Jay Brown
 - Crhis Renegar
- Kimley Horn
 - Jay Jackson





LADY LAKE CROSSING

Lady Lake, FL • C&P Project #205169 • 09-17-13

Cuhaci & Peterson • Orlando, FL • PH: 407-661-9100 • www.c-p.com





LADY LAKE CROSSING

Lady Lake, FL • C&P Project #205169 • 09-17-13

Cuhaci & Peterson • Orlando, FL • PH: 407-661-9100 • www.c-p.com



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:

Section 1. Approval of PUD The Owner's petition concerning the properties at issue which are located in the Town limits of the Town of Lady Lake, and more particularly described in Exhibit "A" attached hereto and incorporated herein, is approved. The properties at issue are zoned Planned Unit Development ("PUD") as set forth in the Memorandum of Agreement ("Exhibit B") and as shown on the Bubble Plan ("Exhibit C") both of which are attached hereto and incorporated herein. 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 Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned to Planned Unit Development ("PUD") as set forth herein.

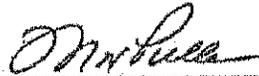
Section 2. Conflicting Provisions Repealed. To the extent this Ordinance conflicts with Ordinance No. 97-08, recorded in Official Records Book 1654, Page 2308, Public Records of Lake County, Florida, this Ordinance supersedes any conflicting provisions and such conflicting provisions in Ordinance No. 97-08 are hereby repealed.

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 upon passage.

PASSED AND ORDAINED this 16th day of February, 2006, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final reading.

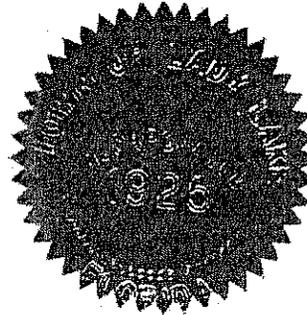


Max Pullen, Mayor

ATTEST:



Kristen Straka, Town Clerk



Approved as to Form:


Derek Schroth, Town Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel "A"

A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA, RUN N89°43'50"W, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1327.74 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 17 FOR A POINT OF BEGINNING; THENCE CONTINUE N29°43'50" DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 500/U.S. 27; THENCE RUN S58°56'45"E, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 580.63 FE TO A POINT ON THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S00°36'27"E, ALONG SAID EAST LINE, A DISTANCE OF 1020.72 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 17; THENCE DEPARTING SAID EAST LINE, RUN S89°43'02"W, ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 17, A DISTANCE OF 1326.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN N00°39'32"W, A DISTANCE OF 1322.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.597 ACRES, MORE OR LESS.

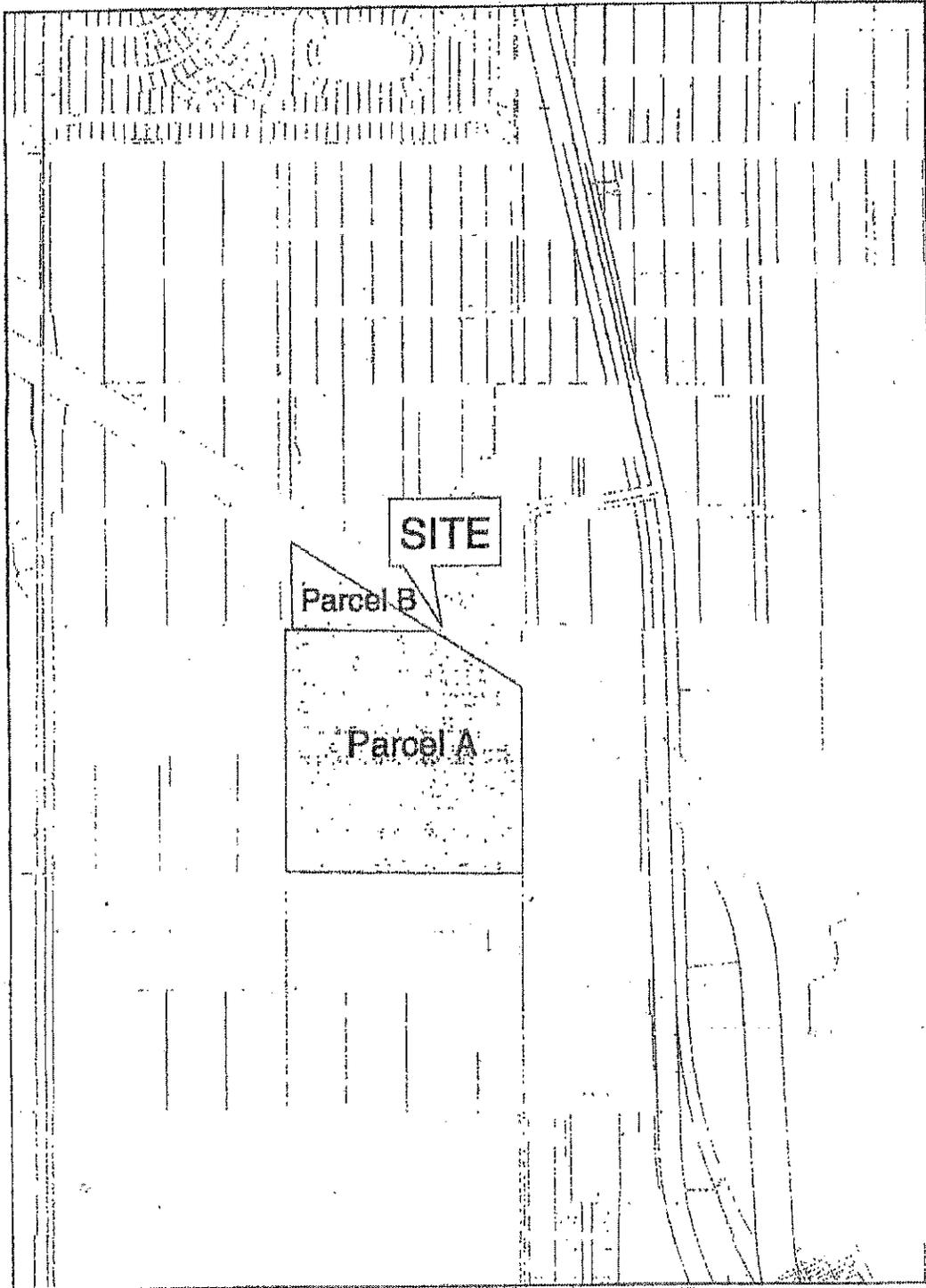
AND ALSO: (PARCEL B)

A PARCEL OF LAND LYING IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ 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 N89°43'50"W, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1327.74 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 8 FOR A POINT OF BEGINNING; THENCE RUN N31°03'15"E, 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 S58°56'45"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 712.03 FE TO A POINT ON THE AFORESAID SOUTH LINE OF AFORESAID SOUTH LINE OF SAID SECTION 8; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 89°43'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 833.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.542 ACRES, MORE OR LESS.

SRK LADY LAKE 43 ASSOCIATES LLC



The quality of this image
is equivalent to the quality
of the original document.

EXHIBIT "B"

MEMORANDUM OF AGREEMENT

This memorandum of agreement, dated this 11th day of February, 2006 between SRK Lady Lake 43 Associates, LLC, f/k/a M/Z Associates, LLC, d/b/a Benchmark Development, hereinafter referred to as the Developer, and the Town of Lady Lake, Florida, hereinafter referred to as the Town.

This Planned Unit Development is granted by the Town of Lady Lake Commission, Lake County, Florida to the Developer for the purposes and terms, and conditions as set forth hereon pursuant to authority granted by the Town Charter, Land Development Regulations, and Comprehensive Plan.

BACKGROUND: The Developer is desirous of obtaining a Commercial Planned Unit Development (PUD) zoning classification to allow a variety of medical, professional office and commercial uses as described herein.

1. Permission

Permission is granted to the Developer to construct, operate, and maintain a Planned Unit Development in and on real property in the Town of Lady Lake, Florida. The property is more particularly described as:

Parcel "A"

A parcel of land lying in the Northeast ¼ of the Northwest ¼ of Section 17, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 17, Township 18 South, Range 24 East, Lake County, Florida, run N89°43'50"W, along the North line of said Section 17, a distance of 1327.74 feet to the Northwest corner of the Northeast ¼ of the Northwest ¼ of said Section 17 for a point of beginning; thence run continue N89°43'50"E, a distance of 833.52 to a point on the southerly right-of-way line of State Road 500/U.S. 27; thence run S58°56'45"E, along said right-of-way line, a distance of 580.63 feet to a point on the East line of the Northeast ¼ of the Northwest ¼ of said Section 17; thence departing said right-of-way line, run S00°36'27"E, along said East line, a distance of 1020.72 feet to the Southeast corner of the Northeast ¼ of the Northwest ¼ of said Section 17; thence departing said East line, run S89°43'02"W, along the South line of the Northeast ¼ of the Northwest ¼ of said Section 17, a distance of 1326.54 feet to a point on the West line of the Northeast ¼ of the Northwest ¼ said Section 17; thence departing said South line, run N00°39'32"W, a distance of 1322.89 feet to the point of beginning.

Containing 38.587 acres, more or less.

And also: (Parcel B)

A parcel of land lying in the Southeast ¼ of the Southwest ¼ 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 N89°43'50"W, along the South line of said Section 8, a distance of 1327.74 feet to the Southwest corner of the Southeast ¼ of the Southwest ¼ of said Section 8 for a point of beginning; thence run N31°03'15"E, a distance of 433.32 to a point on the southerly right-of-way line of State Road 500/U.S. 27; thence run S58°56'45"E, 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 S89°43'50"W, along said South line, a distance of 833.52 feet to the point of beginning.

Containing 3.542 acres, more or less.

2. Land Use

The above described property, containing 42.129± acres, shall be used for the following uses. The tract designations correspond to the attached Concept Plan.

<u>Tracts</u>	<u>Permitted Uses</u>
A, B & C	All permitted uses in the LC, CT, and HC zoning districts.

ALL	<u>Prohibited Uses:</u> Bars, Lounges, and Night Clubs (Restaurants with liquor licenses are permitted) Kennels, boarding Mini-storage warehouses Mobile Home Sales Motor vehicle, RV and Boat Storage Facilities
-----	--

3. Design Standards

A. Impervious Surface Ratio

The maximum impervious surface ratio shall be 80%.

B. Access

Direct ingress and egress to the development shall be from only (1) entrance road entering from SR 500 (U.S. 27), as shown on the attached Concept Plan. Such Direct Access Road shall be substantially as shown on the Concept Plan, but may be extended south along Clay Street, provided offsite right-of-way can be obtained by the Town. In that event, the Town and the Owner shall cooperate to extend Clay Street southward, through a separate agreement, which shall provide for impact fee credits and/or direct reimbursement for design, permitting and construction costs expended by the Owner.

C. Maximum Height of Structures

No structure shall exceed thirty-five (35) feet without proof of adequate fire protection being provided to the Town.

D. Distance from Property Boundaries

All structures shall be setback a minimum of ten (10) feet from property contiguous to the PUD boundaries. The setback between structures shall be a minimum of ten (10) feet unless structures abut in which case the setback shall be zero feet. The front setback shall be a minimum of fifty (50) feet from an arterial roadway.

The Property shall be developed substantially in accordance with the Concept Plan, however, nonsubstantial deviations in lot or building size and location, road layout, and similar improvements may be made by approval of the Town Manager or designee, without formal amendment to Ordinance No. 2006-04, or this Agreement.

E. Parking

Individual parking spaces shall be 10' x 18'. Parking requirements shall be as required to support each specific use. Parking shall meet the parking requirements of the Land Development Regulations.

4. Open Space

A. Open Space

The Developer shall provide a minimum of twenty (20) percent of the PUD site as common space and recreation area. Said space may be

developed as, but not limited to, lakes, landscaped areas and/or passive recreational area(s).

B. Maintenance of Open Space and Recreational Areas

The Town will not be responsible for the maintenance of any common open space or recreational structure or area(s). The Developer shall be responsible for maintaining recreational areas or establishing an appropriate legal entity with the ability to pay the cost on maintaining such.

5. Improvement Plans

A. The Developer or its designee shall provide all necessary improvements within PUD. This shall include roads and parking areas, drainage, water, wastewater, solid waste disposal, street lights, C.A.T.V., telephone and power. The Town of Lady Lake Subdivision Regulations shall apply.

B. Utilities

Prior to receiving Final Development Plan approval, the Developer shall submit a Master Site Plan, Utilities Improvement Plan and Drainage Plan acceptable to the Town. The plans may be submitted and constructed in phases at the option of the Developer pursuant to the Town's approval.

C. Roads

All roads shall be constructed according to the road specifications listed below:

1. All edge of pavement radii shall be a minimum of twenty-five (25) feet except at parking areas which may be ten (10) feet.
2. Minimum width of streets shall be twenty (20) feet.
3. Streets shall be constructed to Town standards. Width, thickness and compaction for subgrade, base and asphalt surface will be the same as the standard Town typical specifications.

6. Maintenance

The Town will not be responsible for the maintenance of any onsite transportation improvement not dedicated to the Town. The Developer shall be responsible for maintaining the onsite transportation improvements not dedicated to the Town or establish an appropriate legal entity to pay the cost of maintaining such.

7. Landscaping

Plans and site design for the installation of landscaping shall be submitted with the major site plan approval.

8. Interior Improvements

A. Maintenance

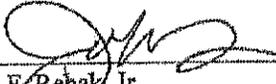
With the exception of public utilities, such as telephone, electric and cable television, maintenance of all site improvements shall be the responsibility of the Developer or a legally created entity established for such. The Town will not be responsible for the maintenance of any of the above improvements.

9. Plat Requirements

- A. Prior to request of any building permits from the Town, the Developer shall submit a Preliminary Plan of the subdivision pursuant to Ordinance No. 94-08 Town of Lady Lake PUD Land Development Regulations Ordinance.
- B. The Developer shall submit Improvement Plans. Upon issuance of a development order, the Developer may commence development construction but no certificate of occupancy may be issued prior to final platting. Chapter 8, Section 6 of the Land Development Regulations shall apply.
- C. The PUD project may be developed and platted in phases in which event the requirements of this agreement will apply to each phase only.
- D. The Developer shall submit a final subdivision plat conforming to Chapter 177 Florida Statutes depicting lots and common areas within thirty (30) months of final development approval date.
- E. The Developer shall submit an opinion of title current with ninety (90) days of the requested final plat review, in accordance with Chapter 177, Florida Statutes.
- F. Upon recording of the Final Plat of each Phase in the Public Records, the Developer shall provide the Town with a copy of the plat which shall include plat book and page numbers.
- G. The Developer shall submit Record Drawings to the Town upon completion of the project.

- H. The final plat must be approved by the Town Commission and recorded in the public records of Lady Lake County prior to the developer selling any lot or parcel; provided however, notwithstanding anything herein to the contrary, the developer may gain approval, sell and begin construction of up to two lots or buildings prior to plat approval as a lot split or site plan approval, provided all Town, regional and state requirements are met.

SRK Lady Lake 43 Associates, LLC
f/k/a M/Z Associates, LLC
a/k/a Benchmark Development

By: 
John E. Rehak, Jr.,
Vice President

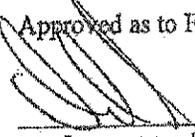
The Town of Lady Lake, Florida
Lady Lake, Florida

By: 
Mr. Max Fuller, Mayor

Attest:



Approved as to Form:


Mr. Dawn Schenk, Town Attorney

Phyllis Ehart

SRK 43.

From: Bill Vance
Sent: Thursday, November 09, 2006 11:16 AM
To: Phyllis Ehart
Subject: FW: Letter supporting administrative deviation of PUD Lot Line.

Attachments: gw1185.pdf



gw1185.pdf (631 KB)

-----Original Message-----

From: Jimmy Crawford [mailto:Jcrawford@gray-robinson.com]
Sent: Wednesday, November 08, 2006 4:29 PM
To: Bill Vance
Cc: jrehak@benchmarkgrp.com; MDelleBovi@benchmarkgrp.com
Subject: Letter supporting administrative deviation of PUD Lot Line.

Bill: Thanks, please let me know if you need more than the attached letter. The original is coming snail mail.

Jimmy

Jimmy D. Crawford
GrayRobinson
1635 East Hwy. 50
Suite 300
Clermont, Florida 34711
352.394.2103 phone
352.394.2105 facsimile

THIS DOCUMENT CONTAINS LEGALLY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY REVIEW, DISSEMINATION OR DISTRIBUTION OF THIS MESSAGE IS PROHIBITED. IF THIS EMAIL WAS RECEIVED IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN EMAIL. THANK YOU.

SECTION 8 & 17, TOWNSHIP 22 SOUTH, RANGE 30 EAST
VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
PARCEL "A"

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN N89°43'50"W, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1327.74 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 FOR A POINT OF BEGINNING; THENCE CONTINUE N29°43'50"E, A DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 5000 L.S. 27; THENCE RUN S58°56'45"E, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 580.63 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S00°36'27"E, ALONG SAID EAST LINE, A DISTANCE OF 1020.72 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID EAST LINE, RUN S89°43'02"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1326.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN N00°39'52"W, A DISTANCE OF 1322.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.597 ACRES, MORE OR LESS.

AND ALSO (PARCEL B)

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 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 N89°43'50"W, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1327.74 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 FOR A POINT OF BEGINNING; THENCE RUN N47°03'15"E, A DISTANCE OF 433.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 5000 L.S. 27; THENCE RUN S58°56'45"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 712.03 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF AFORESAID SOUTH LINE OF SAID SECTION 8; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S89°43'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 833.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.542 ACRES, MORE OR LESS.

APPLICANT:

BENCHMARK DEVELOPMENT
4053 MAILE ROAD
AMHERST, NEW YORK 14226-1072
PHONE (716) 833-4986
FAX (716) 833-2954
CONTACT: JOHN REHAK, JR.

CIVIL ENGINEER:

KIMLEY-HORN & ASSOCIATES, INC.
3660 MAGUIRE BLVD, SUITE 200
ORLANDO, FL 32803
PHONE: (407) 898-1511
FAX: (407) 894-4791
CONTACT: JAY JACKSON

PHASING

THIS PROJECT SHALL BE DONE IN MULTIPLE PHASES DEPENDING ON MARKET DEMAND.

STORMWATER MANAGEMENT

THE PROJECT WILL BE DESIGNED WITH CENTRAL STORMWATER MANAGEMENT FACILITY UNDER CRITERIA IN ACCORDANCE WITH THE TOWN OF LADY LAKE AND SJRWMD STANDARDS.

UTILITIES

DOMESTIC WATER, WASTE WATER AND FIRE PROTECTION SERVICES SHALL BE PROVIDED BY THE TOWN OF LADY LAKE UTILITIES.

PERMITTED PUD COMMERCIAL USES

ALL USES PERMITTED UNDER THE LC, CT AND HC ZONING DISTRICTS AND OTHERS DEEMED APPROPRIATE BY THE TOWN MANAGER, LESS THOSE PROHIBITED USES SHOWN IN THE MEMORANDUM OF AGREEMENT.

MAXIMUM DENSITY

COMMERCIAL - 10,000 SF/GI/ACRE
HOTEL - 60 UNITS/ACRE
MULTIFAMILY - 12 UNITS/ACRE

OPEN SPACE

TWENTY PERCENT OPEN SPACE AS SHOWN IN THE MEMORANDUM OF AGREEMENT.

NUMBER/USE/TYPE OF BUILDINGS

TRACT A - 8 BUILDINGS/LC, CT AND HC
TRACT B - 10 BUILDINGS/LC, CT AND HC
TRACT C - 20 BUILDINGS/LC, CT AND HC (40 BUILDINGS IF MULTIFAMILY)

FLOOR AREA RATIO

FLOOR AREA FOR COMMERCIAL = 0.30
FLOOR AREA FOR HOTEL = 150

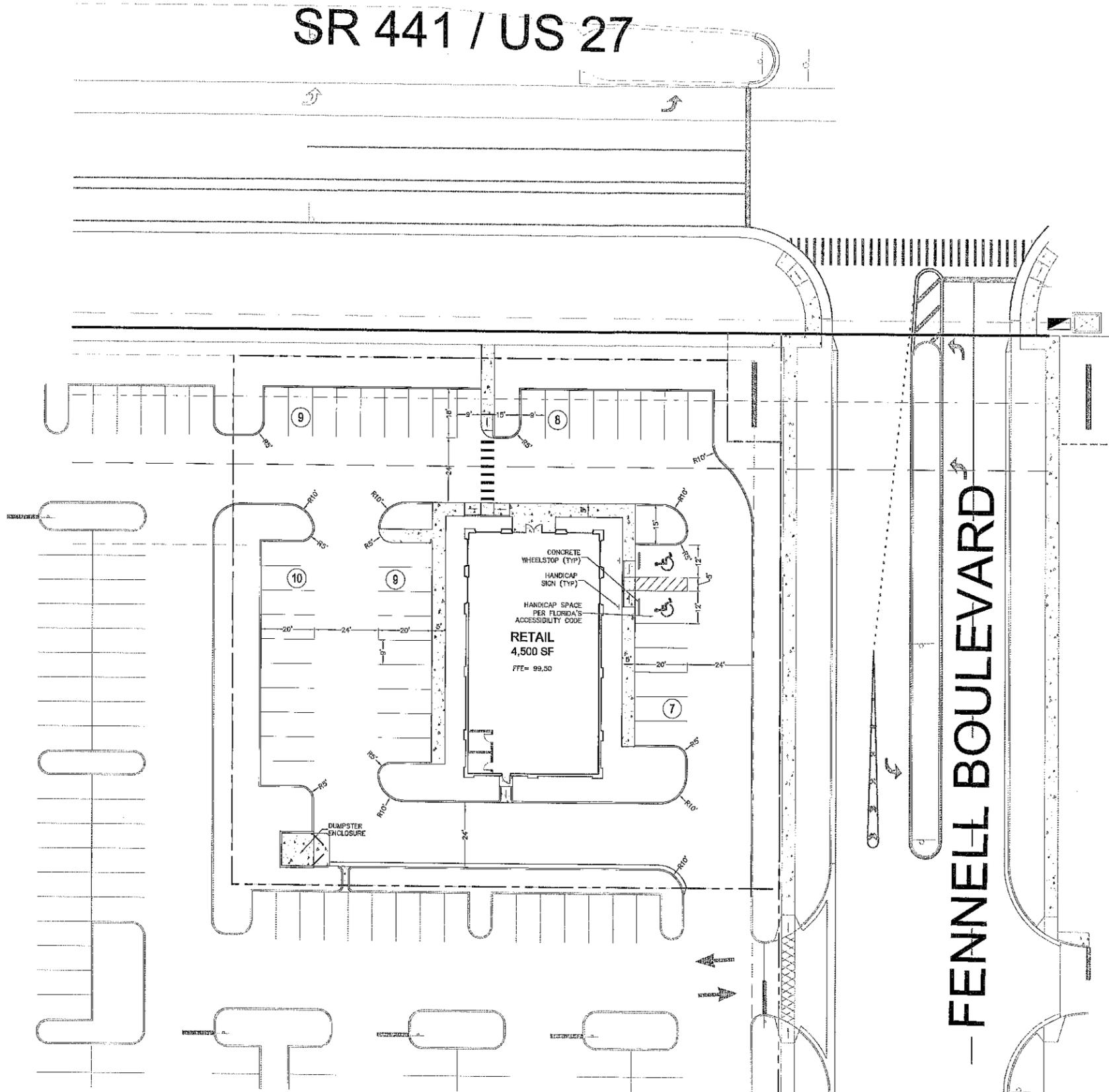
BUILDING HEIGHTS

MAX. BUILDING HEIGHTS TO CONFORM WITH TOWN LDR. REQUIREMENTS WITH EVIDENCE OF ADEQUATE FIRE PREVENTION.

EXISTING ZONING: HEAVY COMMERCIAL

4. Recommend that the application be denied.
- E) Town Commission Approval. The Town Commission shall consider the submitted plan and rezoning application at a regularly scheduled meeting to determine if the submittal meets the requirements of this Code. Upon consideration of the comments of the TRC, the public, and the recommendation of the Planning and Zoning Board, the Town Commission shall take one of the following actions:
1. Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.
 2. Approve the application.
 3. Approve the application with conditions.
 4. Deny the application.
- 10) Alterations to Conceptual Development Plan. All alterations to the approved Conceptual Development Plan shall be classified as either substantial or non-substantial alterations as determined by the Town Manager. The following criteria shall be used to identify a substantial alteration.
- A) A change which would include a land use not previously permitted under the approved PUD zoning.
 - B) A change that would increase the land use intensity by ten percent (10%) within any development phase without a corresponding decrease in some other portion of the overall PUD.
 - C) A change that would require an amendment to the conditions approved by the Town Commission.
- Alterations to the Conceptual Development Plan which are determined to be substantial must be submitted with plans, support data and fee for review by the TRC, the Planning and Zoning Board and the Town Commission.
- 11) Execution of Master Development Agreement. The second reading of the ordinance for designating any land as a PUD shall not take place until the developer has provided an executed copy of the master development agreement to the Town Manager or designee. The document shall be a fully corrected copy which addresses all issues discussed prior to the scheduled second reading. The document shall also include reduced copies of the revised Conceptual Development Plan exhibits or Memorandum of Agreement with bubble plan. If there are no additional requirements, corrections or conditions attached by the Town Commission at the second reading, the executed document shall be signed by the Town Manager and Mayor and forwarded to the County Clerk for recording. If there are additional requirements, corrections or conditions attached by the Town Commission at the second reading, the applicant shall revise the development agreement and Conceptual Development Plan or Memorandum of Agreement and bubble plan and return the documents to the Town Manager within thirty (30) days for execution and recording. The requirement to return the document within thirty (30) days shall be specified by the Town Commission as a condition for approval of the rezoning.
- 12) Timely Resubmission

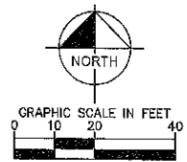
Plotted By: Spence, Robert Sheet Set: ParcelM Layout: C4.0 - SITE February 09, 2015 04:28:12pm X:\ORL_Civil\04937201-ParcelM\CADD\Sheet\Site\Sheets\C4.0-SITE.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Plans or other information shown on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA:

PROJECT AREA:	0.88 ACRES
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
ZONING:	HO
BUILDING AREA:	4,500 SF
MAX. ALLOWABLE IMPERVIOUS AREA:	80% (0.77 AC)

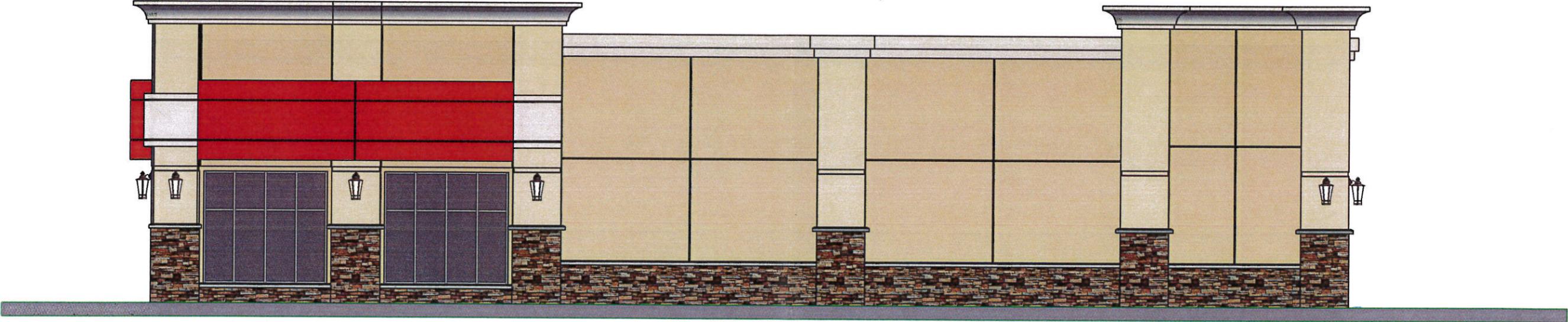
PARKING PROVIDED:	
HANDICAP SPACES	2 SPACES
REGULAR SPACES	41 SPACES
TOTAL SPACES	43 SPACES



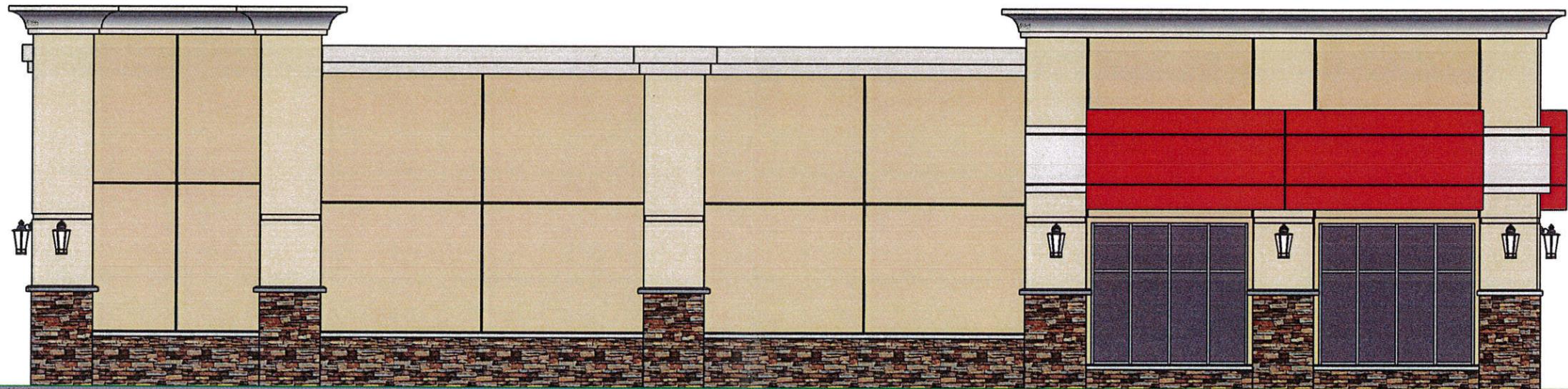
<p>LADY LAKE CROSSING KOHL'S OUTPARCEL</p> <p>TOWN OF LADY LAKE FLORIDA</p>	<p>SITE PLAN</p>	<p>Kimley»Horn</p> <p>© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 3880 MACQUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00005896</p>
<p>KHA PROJECT: 049372011 DATE: 02/09/2015 SCALE: AS SHOWN DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____</p>	<p>LICENSED PROFESSIONAL: JAY F. JACKSON, P.E. FLORIDA LICENSE NUMBER: 54247</p>	<p>NO. _____ DATE _____ BY _____</p> <p>REVISIONS _____</p>
<p>SHEET NUMBER: C4.0</p>		



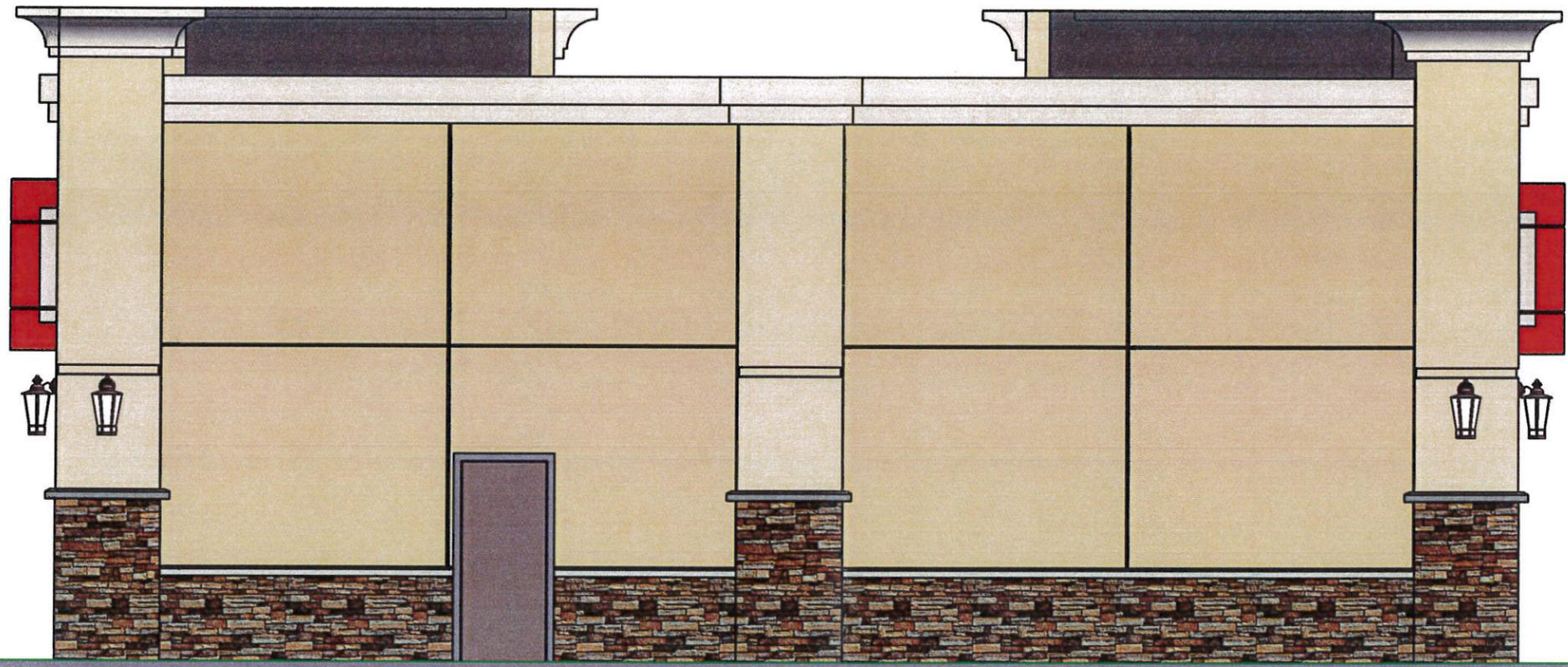
Front Elevation



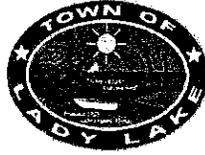
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 18, 2015

SUBJECT: Conceptual Presentation for Sawmill Holdings, LLC – Proposal for a 185-Unit RV Site for property located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of South Highway 27/441 (Alternate Key 1771358).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDATION:

Town Staff is pursuing feedback from the Town Commission to advise and direct applicant on the next step.

SUMMARY:

Applicant Greg Beliveau with LPG Urban & Regional Planners, on behalf of property owner, Sawmill Holdings, LLC, would like to present a conceptual development plan on a 52-acre parcel located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of South Highway 27/441 (Alternate Key 1771358). The property was annexed into the Town in April 2006 and adopted a zoning designation of Lady Lake Single Family Medium Density "RS-6" under Ordinance 2006-44 as part of a project known as Lady Lake Landing, LLC.

At this time, the applicant has been retained by Randy Bates, Manager of Sawmill Holdings, LLC, to receive input and comments regarding changing the land use from Single Family Medium Density "RS-6" to Commercial Tourist "CT" to allow for a 185-unit RV Park. The conceptual plan highlights a complete facility to include clubhouse, bath house, registration/office building, and park. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 square feet. The lots will be individually sold for fee-simple ownership.

Even though parts of the parcel are within designated wetlands and special flood hazard areas, the development layout takes into account these environmentally sensitive areas and offers compensating storage accordingly. Following the rezoning, during the site plan process, all environmental regulations are to be reviewed for adherence to the Town's Code and applicable County, State, and Federal regulations.

Prior to submitting for large scale comprehensive plan amendment and rezoning applications, the applicant would like to seek community input and support with the

understanding that the conceptual workshop only offers non-binding guidance. Please see in your packets the following items:

- Introduction Letter
- Conceptual Plan
- Aerial Elevation

FISCAL IMPACT: \$ _____

- Capital Budget
 Operating
 Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other – Conceptual Site Plan

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

WA 2-9-15

DEPARTMENT HEAD



Submitted

2/9/15

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for:

2/18/15

Date

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain Approved w/Modification



January 29, 2015

Ms. Wendy Then
Town of Lady Lake
409 Fennel Blvd.
Lady Lake, Florida 32159

Re: *Sawmill Holdings, LLC (#1615/1)*
Conceptual Development Plan

Dear Wendy:

Our firm has been retained by Randy Bates, Manager of Sawmill Holdings, LLC to assist with his property located at 3105 Hartsock Sawmill Road (alternate key # 1771358). The subject site is approximately 52 acres and is currently zoned RS-6 with a future land use designation of Single Family Medium Density which allows up to 6 units an acre. We would like to be placed on the Special Town Commission Conceptual Workshop scheduled for February 18, 2015 to present a conceptual development plan and receive input and comments regarding changing the land use and zoning to Commercial Tourist to allow for an RV park. The proposed concept plan (attached) identifies 185 RV sites with a club house, bath house, registration building, and park. The gross density is 3.56 units/acre.

LPGURP recognizes that any comments received during the workshop are non-binding and are seeking community input and support prior to submitting the applications for a large scale comprehensive plan amendment and rezoning.

Should you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg A. Beliveau".

Greg A. Beliveau, AICP

cc: Randy Bates
Thad Carroll
File



2004 Digital Ortho Quarter Quad (DOQQ), (Lady Lake) Quad 4016se
 Source: SJRWMD



Lady Lake Landing
 Wetlands and Vegetative Communities
 Hartsock Sawmill Road
 S 27 T 18S R 27E
 Lake County, Florida

Figure 1

Project No. 1-689-01-701

Scale as shown	Date 10/10/2005
-------------------	--------------------

Drawn By: GMH	Approved AB
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FEMA Flood Map

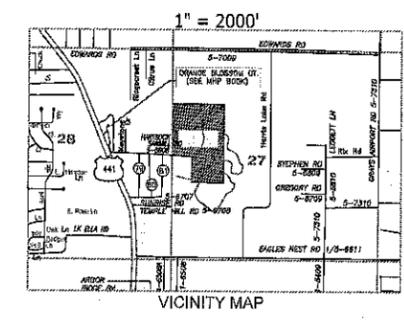
Figure 3

© 2005 Wren Engineering, P.A. 360

Project No.	5720
Date	November 16, 2005
Drawn By	DCW
Checked By	JTK
Approved By	DCW

Lady Lake Landing
Lake County, Florida

Wren Engineering, P.A.



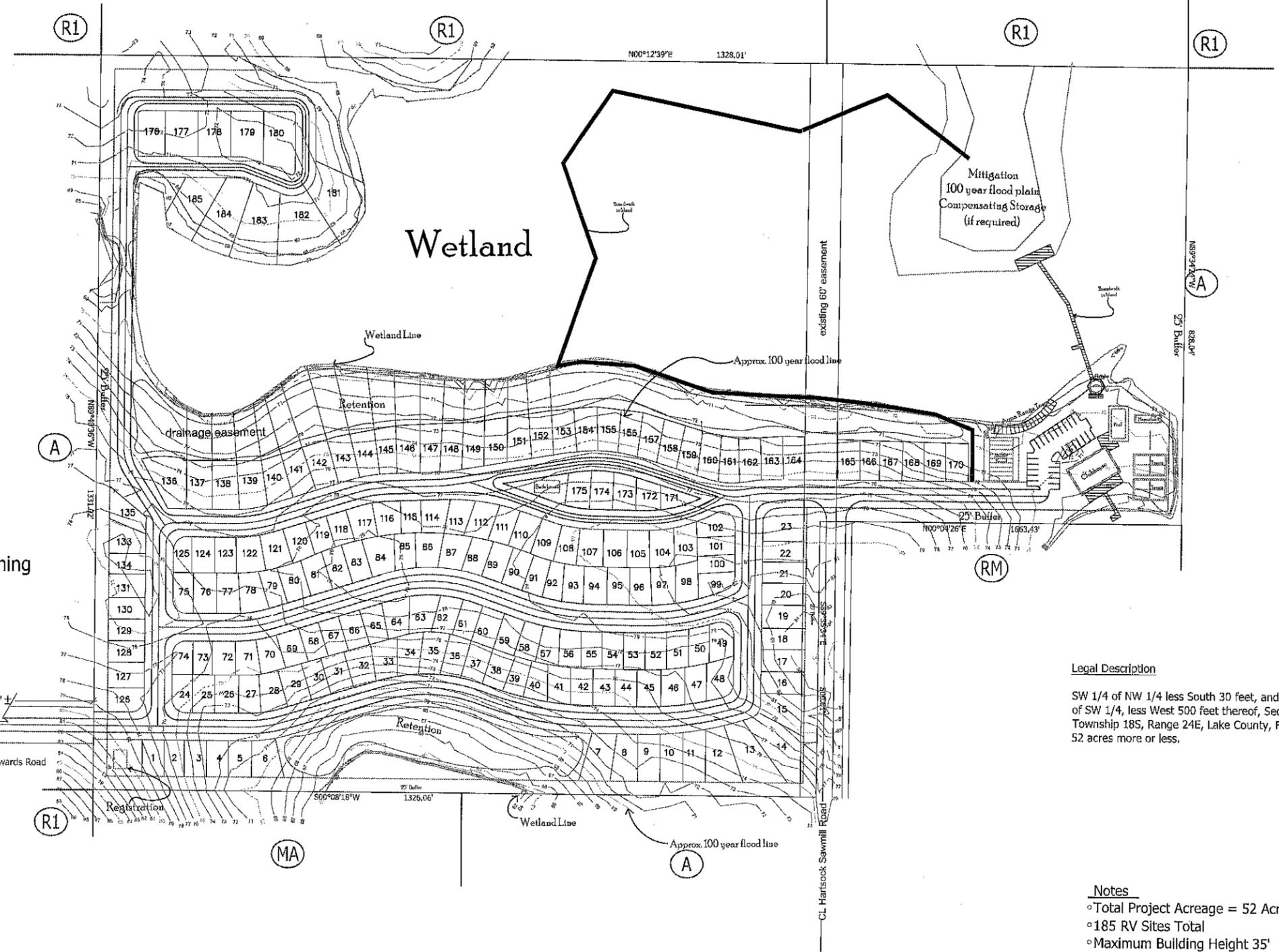
Owner -
 Sawmill Holdings, LLC
 Randy Bales
 P.O. Box 1266
 Mt Pleasant, SC 29465

Applicant -
 LPG Urban and Regional Planners
 1162 Camp Avenue
 Mount Dora, Florida 32757
 (352) 385-1940

Sawmill Holdings, LLC

Concept Plan

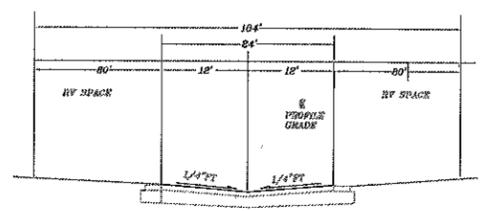
Lady Lake, Florida



(A) Adjacent Zoning

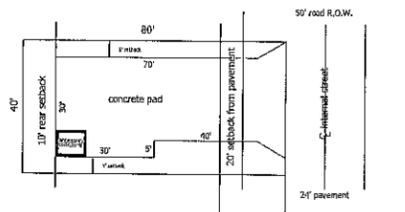
Legal Description
 SW 1/4 of NW 1/4 less South 30 feet, and N 1/2 of NW 1/4 of SW 1/4, less West 500 feet thereof, Section 27, Township 18S, Range 24E, Lake County, Florida, Containing 52 acres more or less.

- Notes**
- Total Project Acreage = 52 Acres, 2,265,120 Sq. Feet
 - 185 RV Sites Total
 - Maximum Building Height 35'
 - Gross Density 3.56 Units per Acre
 - Project To Be Constructed in a Single Phase
 - Open Space = 24.5 Acres, 46%
 - Impervious Surface Ratio = 25%
 - 2.1 Acres of Parks and Active Recreation As Shown
 - Club House, Bath House, and Registration Building Will be of Conventional Masonry or Frame Construction
 - Potable Water service and sewer from the Town of Lady Lake



1" TYPE III ASPHALT CONCRETE SURFACE COURSE
 8" LIMEPOCK BASE TO ONE COMPACTION DENSITY
 12" STABILIZED SUBGRADE 60 P.C.I. P.F.T.

TYPICAL INVERTED CROWN ROADWAY



Typical RV Lot
 3600 sq.ft.



January 28th, 2015
 GRAPHIC SCALE





SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED SPECIAL COMMISSION MEETING DATE: February 18, 2015

SUBJECT: Conceptual Presentation of Village Veranda at Lady Lake - A facility to be developed in three phases including three (3) outparcels with Office and Clinic with a total of 22,000 square footage of commercial spaces and a proposed Multi-story Building with 90 Assisted Living units and 40 Memory Care Facility units, to be erected along South Hwy 27/441, just north of the Too Your Health Spa (V) project (Alternate Key 1699100).

DEPARTMENT: Growth Management

STAFF RECOMMENDED MOTION:

Staff recommends advancing the site plan as presented, granting the request for waiver to Chapter 20, Section 20-3C).6).A)., meeting all other site specifications as required per Town of Lady Lake Land Development Regulations and the provisions of the adopted memorandum of agreement Ordinance 2013-06.

On 10/20/2014, Applicant Gregory A. Beliveau with LPG Urban & Regional Planners on behalf of Village Veranda at Lady Lake, LLC, submitted an application for a Major Site Plan proposing a facility including three (3) outparcels with Office and Clinic space and a proposed Multi-story Building for an Assisted Living and Memory Care Facility, to be erected along South Hwy 27/441, identified by Alternate Key number 1699100. 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.

The subject area reviewed is approximately 8.22 +/- acres and is located just north of the Too Your Health Spa (V) project, approximately 260 lineal feet north of the intersection of Hartsock Sawmill Road and South Highway 27/441. The property is zoned "CP" (Planned Commercial); which permits development and construction of the proposed improvements in accordance with the adopted CP Memorandum of Agreement of Ordinance 2013-06. The requested uses are consistent with the directives of the Comprehensive Plan, adopted Land Development Regulations, and Ordinance 2013-06.

Commercial Design Standard

Attached are the site plan and façade elevations for the Village Veranda at Lady Lake Facility:

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 Village Veranda at Lady Lake Facility building features the Frame Verna Style Design. The building exhibits:

- ✓ Steep Pitched Seam Metal Roof
- ✓ 5-bay pattern along the front of the Elevations
 - ✓ Multi-Pane Sash Windows
- ✓ Multi-floor Windows align with first floor windows
 - ✓ Wide Overhanging Towers
 - ✓ Door Entrance Offset
- ✓ Pastel Family colors for Building Exterior Walls

As per **Chapter 20, Section 20-3C).6).A)**, Glass shall be transparent and reflective glass will be defined as having a visible light reflectance rating of fifteen (15) percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five (35) or less. Applicant is requesting a waiver from **Glass Transparency** requirements.

Applicant's Justification: Due to the fact that this use requires privacy to the residents of the units and if we do not provide the proper reflective glass this is not achieved. We are a use for ACLF and ALF and patient care as well, so privacy is very important in what we have to maintain. In short, the glass will be tinted for privacy, energy efficiency, and to control heat gain.

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 1315.2 tree caliper inches based on its .822-acre area (160"x 8.22). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	1526 tree caliper inches
Proposed Canopy & Understory Trees	<u>542</u> tree caliper inches
Total tree caliper inches	2068 tree caliper inches

The applicant is providing significantly more than the required on-site tree caliper inches.

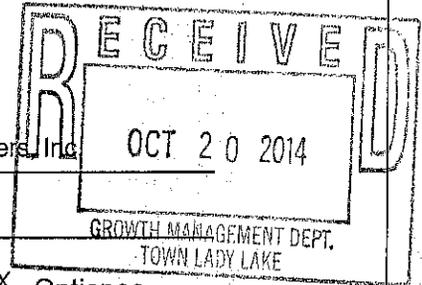
Notes:

- No historic trees will be removed for this development.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Thursday, February 5, 2014, and provided outstanding comments regarding the Site Plan application.

**TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW**



1. Applicant's Name: Greg Beliveau, LPG Urban & Regional Planners, Inc.
Telephone/Email: 352-385-1940/gregb@lpgurp.com
Applicant is: Owner Developer Lessee Agent Optionee
2. Owner's Name: Village Veranda at Lady Lake, LLC
Address: 2605 W. Atlantic Ave., #101-B, Delray Beach, FL 33445
Telephone/Email: 561-279-0808/danderson@whitsyms.com
3. Engineer's Name: Ted Wicks, Wicks Engineering Services, Inc.
Address: 225 W. Main Street, Tavares, FL 32778
Telephone/Email: 352-343-8667/ tedwicks@wicksengineering.com
Reg. Number: 33274
4. Architect's Name: Perry Douglas, Song & Associates, Inc.
Address: 400 S. Australian Ave., 6th Floor, W. Pam Bch, FL 33401
Telephone/Email: 561-655-2423, ext. 106/ pdouglas@songandassociates.com
Registration Number: _____
5. Landscape Architect: L.R. Huffstetter, III, ASLA
Address: 1162 Camp Ave., Mt. Dora, FL 32757
Telephone/Email: 352-385-1940/ bobh@lpgurp.com
Registration Number: LA0000744
6. Project Name: Village Veranda
Physical Location/Address: Linden Street
11. The property is located in the vicinity of the following streets:
East of US Hwy. 27/441

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 2

8. Area of property 358,063 Square Feet 8.22 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: CP

11. Briefly describe the proposed project: Assisting Living Facility

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 No If yes, list the type, date and result:

SSCPA and Rezoning

13. Has any Variance been granted concerning this property? Yes No
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.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 3

- X e. Name, address and phone number of owner's agent.
- X f. Name, address, signature and registration of the professionals preparing the plans.
- X g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.
- X 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).
- X i. Linear dimensions of the site.
- X j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.
- X k. Finished grading elevations.
- X l. Zoning of the site and of all adjacent parcels.
- X m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).
- X n. Percent of open space of site.
- X o. Location of proposed signs.

Building and Structure

- X a. Existing and proposed structures.
- X b. Intended use.
- X c. Number of stories.
- X d. Height of building(s).
- N/A e. Number of dwelling units and density.
- X f. Projected number of employees, if applicable.
- N/A g. If restaurant, show number of seats and occupancy load.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 4

- 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.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 5

- X c. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.

Proposed Water, Sewer and Solid Waste Facilities

- X a. Size, material, specifications and location of water mains, valves, services and fire hydrants.
- X b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.
- N/A c. Size and location of septic tank and drainfield, if applicable.
- N/A d. Grease separation system, if applicable: Size, location and materials.
- X e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

- X 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.
- X b. Irrigation system plan.

Environmental Protection

- N/A a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.
- N/A b. Conservation easements per the requirements.
- X 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

- X a. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 6

- 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: <u>10-20-14</u>	Received by: <u>WITROW</u>
Fees Paid:	
Site Development Plan - Minor	_____
Site Development Plan - Major up to 100,000 sq. ft.	_____
Site Development Plan - Major 100,001 sq. ft. and up	_____

major site plans
concurrency, Commercial Design standards

\$5870⁰⁰

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

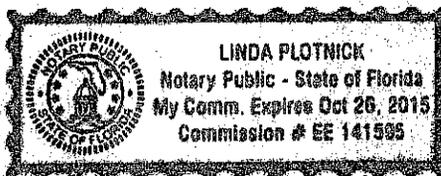
Before me, the undersigned authority, personally appeared Donovan Anderson, who being by me first duly sworn on oath, deposes and says:

- (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:
Site Plan
- (3) That he/she has appointed Greg Beliveau 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.

D. Anderson, President - Village Veranda
Affiant (Owner's Signature) at Lachs Lake LLC.

The foregoing instrument was acknowledged before me this 18th day of September 2014, by Donovan Anderson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Linda Plotnick
Notary Public



NOTE

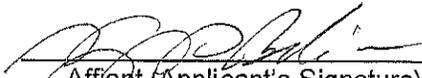
All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

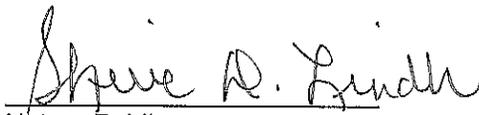
STATE OF FLORIDA
COUNTY OF LAKE

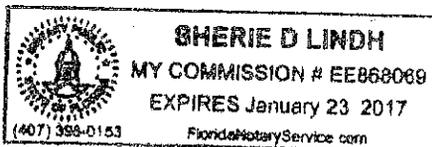
Before me, the undersigned authority, personally appeared Greg Beliveau,
who being by me first duly sworn on oath, deposes and say s:

- (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:
Site Plan
- (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 15 day of October,
2014, by Greg A. Beliveau, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.


Notary Public



Property Record Card
General Information

Alternate Key:	1699100	Parcel:	28-18-24-000100000301
Owner Name:	VILLAGE VERANDA AT LADY LAKE LLC	Millage:	00LL (Lady Lake) : 17.6629
Owner Address:	C/O DAVID A BEALE ESQ 55 SE 2ND AVE STE 301 DELRAY BEACH, FL 33444	Property Location:	LADY LAKE FL 32159
Legal Description:	FROM NE COR OF SW 1/4 OF NE 1/4 RUN N 89-46-08 W ALONG N BOUNDARY OF SW 1/4 OF NE 1/4 A DIST OF 741.54 FT TO A POINT ON SAID E'LY R/W LINE OF HWY 27 & 441, S 23-16-50 E ALONG SAID R/W LINE A DIST OF 637.86 FT FOR POB, RUN S 89-48-40 E 819.07 FT TO E BOUNDARY LINE OF W 1/4 OF SE 1/4 OF NE 1/4, S 0-08-30 W ALONG SAID E LINE OF W 1/4 OF SE 1/4 OF NE 1/4 A DIST OF 504.50 FT, N 89-48-40 W 600.45 FT TO A POINT ON SAID E'LY R/W LINE OF HWY 27 & 441, N 23-16-50 W ALONG SAID E'LY R/W LINE 550 FT TO POB ORB 4350 PG 661		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	VACANT COMMERCIAL (1000)	0	0		8.22	AC	\$0.00	\$230,160.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1181 / 1985	8/1/1992	PR	M	V	\$1.00
1810 / 1538	4/5/2000	QC	M	V	\$1.00
3237 / 337	7/27/2006	WD	M	V	\$1.00
4350 / 661	7/8/2013	WD	U	V	\$698,700.00

Value

Total Just Value:	\$230,160.00
Assessed Value: =	\$230,160.00
Total Exempt Value: -	\$0.00
Total Taxable Value: =	\$230,160.00
Millage Rate: <input type="checkbox"/> x	0.0176629
Base Ad-Valorem Tax: =	\$4,065.29

Non-Exempt School Levies:	+	<u> </u>	\$0.00
Estimated Ad-Valorem Tax:	=		\$4,065.29

* 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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Wendy Then

From: Greg Beliveau <gregb@lpgurp.com>
Sent: Monday, February 09, 2015 12:54 PM
To: Wendy Then
Cc: Jill Lanigan (jlanigan@songandassociates.com)
Subject: FW: Glass Transparency requirement

Wendy additional clarification for waiver.

Greg A. Beliveau, AICP



**LPG Urban &
Regional Planners, Inc.**
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

email - GregB@LPGURP.com
<http://floridalandplanner.com/>

From: Jill Lanigan [mailto:jlanigan@songandassociates.com]
Sent: Monday, February 09, 2015 12:52 PM
To: Greg Beliveau
Subject: Re: Glass Transparency requirement

Greg, Glass will be transparent but tinted for privacy, energy efficiency and to control heat gain. I will get some back up info for this but FYI... The new edition of the Florida building code set to take effect in June is very restrictive about the amount of glass and level of UV tint required.

Sent from my iPhone

On Feb 9, 2015, at 12:42 PM, Greg Beliveau <gregb@lpgurp.com> wrote:

Yes we are seeking a waiver due to the fact that this use requires privacy to the residents of the units and if we do not provide the proper reflective glass this is not achieved. We are a use for ACLF and ALF and patient care as well, so privacy is very important in what we have to maintain.

Greg A. Beliveau, AICP

<image003.jpg>

email - GregB@LPGURP.com
<http://floridalandplanner.com/>

From: Wendy Then [<mailto:wthen@ladylake.org>]
Sent: Monday, February 09, 2015 12:37 PM
To: Greg Beliveau
Subject: Glass Transparency requirement

Good Afternoon Greg,

As per Town of Lady Lake Land Development Regulation, Chapter 20, Section 20-3C).6).A). requires that:

- A) Glass shall be transparent, without color, except for appropriate stained or art glass. The use of darkly tinted or reflective glass on windows or doors is prohibited. Reflective glass will be defined as having a visible light reflectance rating of fifteen (15) percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five (35) or less. All plans submitted to the Town shall include the glass manufacturer's visible light reflectance and visible light transmittance ratings for evaluation. Glass block is not considered transparent and is not permitted in storefront windows.

Please confirm you are requesting waiver and provide a brief justification. Thanks.

Note: Our office hours are 7:30 a.m. to 6:00 p.m.

*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.

No virus found in this message.

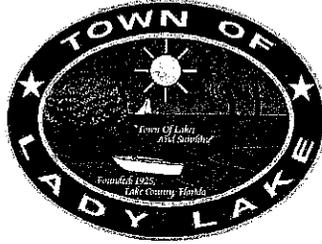
Checked by AVG - www.avg.com

Version: 2014.0.4800 / Virus Database: 4257/9083 - Release Date: 02/09/15

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2014.0.4800 / Virus Database: 4257/9083 - Release Date: 02/09/15



**TECHNICAL REVIEW COMMITTEE COMMENTS
2nd COMPLETE REVIEW 2/5/2015**

Project: Village Veranda- Major Site Plan- MJSP 10/14-002

Proposal: 2nd Round of Complete Comments for Site

Description:

On 10/20/2014, Town Staff received an application for a New Major Site Plan proposing a facility including three (3) outparcels with Office and Clinic space and a proposed Multi-story Building for an Assisted Living and Memory Care Facility, to be erected along South Hwy 27/441, identified by Alternate Key number 1699100. 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.

The subject area reviewed is approximately 8.22 +/- acres and is located just north of the Too Your Health Spa (V) project, approximately 260 lineal feet north of the intersection of Hartsock Sawmill Road and South Highway 27/441. The property is zoned "CP" (Planned Commercial); which permits development and construction of the proposed improvements in accordance with adopted CP Memorandum of Agreement Ordinance 2013-06. The requested uses are consistent with the directives of the Comprehensive Plan, adopted Land Development Regulations, and ordinance 2013-06.

GENERAL INFORMATION

The engineering plans submitted, consisting of sixteen (16) sheets, are drawn on 24"x36" sheets and certified by Kenneth R. Wicks, **Professional Engineer with Wicks Engineering Services, Inc.**, dated January 12, 2015. The Landscaping Plans submitted, consisting of three (3) sheets, are drawn on 24"x36" sheets and certified by L.R. Huffstetler III, **Landscape Architect with LPG Urban & Regional Planners, Inc.**, dated December 4, 2014.

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

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. Please see comments under the GM Review Report dated 2-9-2015.
-

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.
-

FIRE

Questions may be directed to Kerry Barnett, Fire Inspector at 813-778-4981 or k-15122@peoplepc.com

1. Please see comments dated 1-15-2015.
-

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. Please see comments dated 1-26-2015.
-

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. Lady Lake Public Works comments dated 1-28-2015.
-

ENGINEERING CONSULTANT

Questions may be directed to Chris Schultz, P.E., at chris.schultz@neel-schaffer.com

1. Please see comments dated 2-5-2015.
-

LAKE-SUMTER MPO

Questions may be directed to Pam Richmond, at PRichmond@LakeSumterMPO.com or at 352-315-0170

1. Project satisfied by the Lake-Sumter MPO Office as per communication dated 2-6-2015.

宋

Song + Associates

Architecture • Planning • Interior Design
400 Australian Ave S. 6th Floor
West Palm Beach, Florida 33401
Telephone: 561/855-2423
Fax: 561/855-1482
A.A. - 0003165 IB - 0001095

Seal :

Name :

License # :

Consultants :

Village Veranda

Key Plan:

Revisions :

Date :

S+A Project No. :

Owner Project No. :

Drawn By :

Checked By :

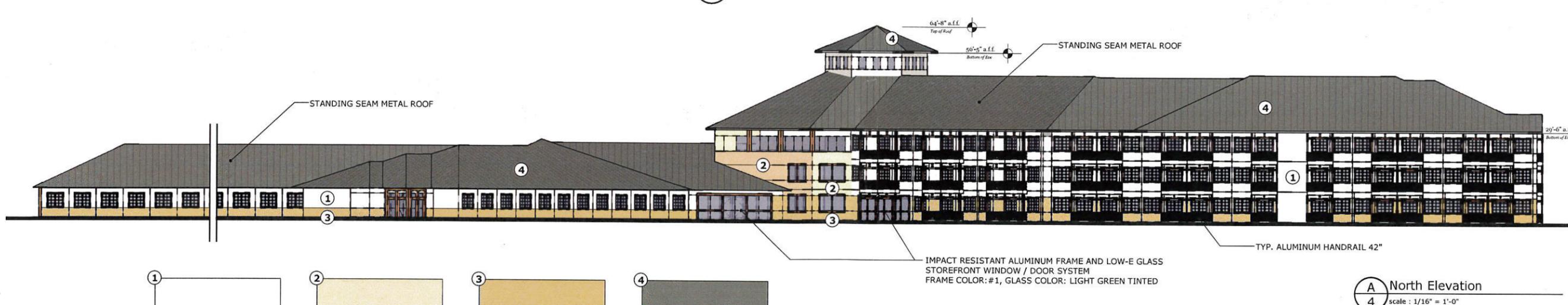
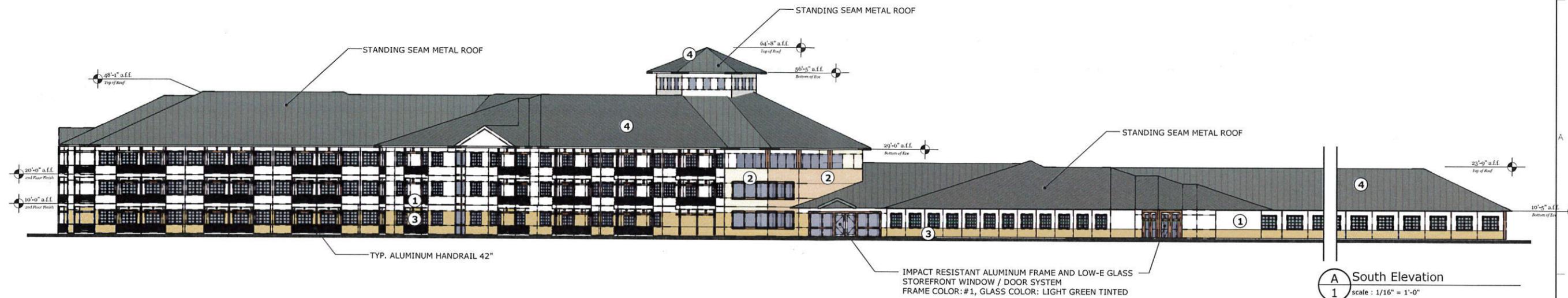
Phase :

Sheet Title :

ELEVATIONS

Sheet # :

A -501



①	②	③	④
2140-70 MOUNTAIN PEAK WHITE BENJAMIN MOORE	OC-74 ONYX WHITE BENJAMIN MOORE	HC-23 YORKSHIRE TAN BENJAMIN MOORE	METAL ROOF

A 4 North Elevation
scale : 1/16" = 1'-0"

宋

Song + Associates

Architecture • Planning • Interior Design

1545 Centrepark Drive North

West Palm Beach, Florida 33401

Telephone: 561-655-2423

Fax: 561-655-1482

AA - 0003165 IB - 0001095

Seal :

Name :

License # :

Consultants :

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Village Veranda

Key Plan:

Revisions :

Date :

S+A Project No. :

Owner Project No. :

Drawn By :

Checked By :

Phase :

Sheet Title :

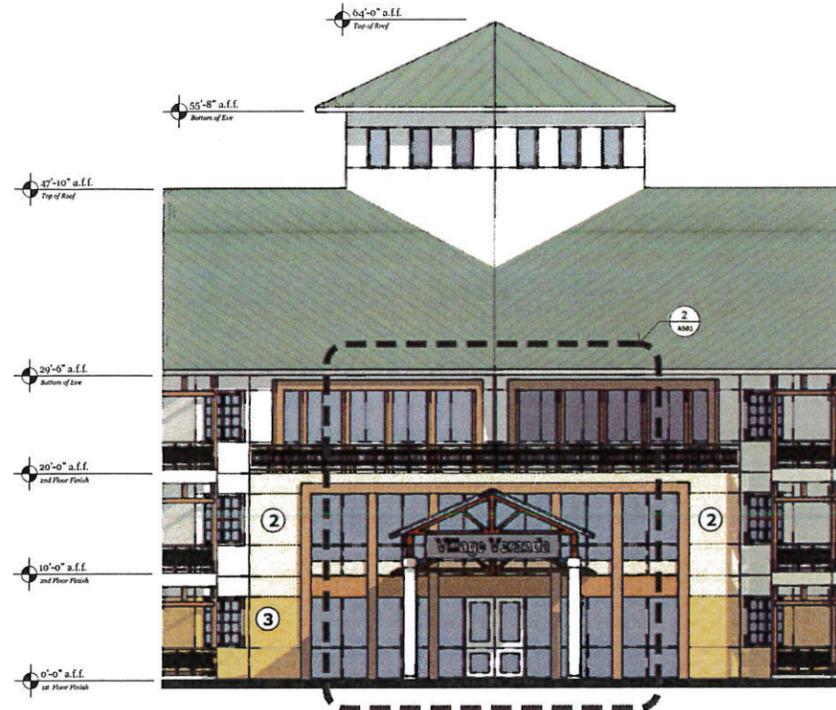
ELEVATIONS

Sheet # :

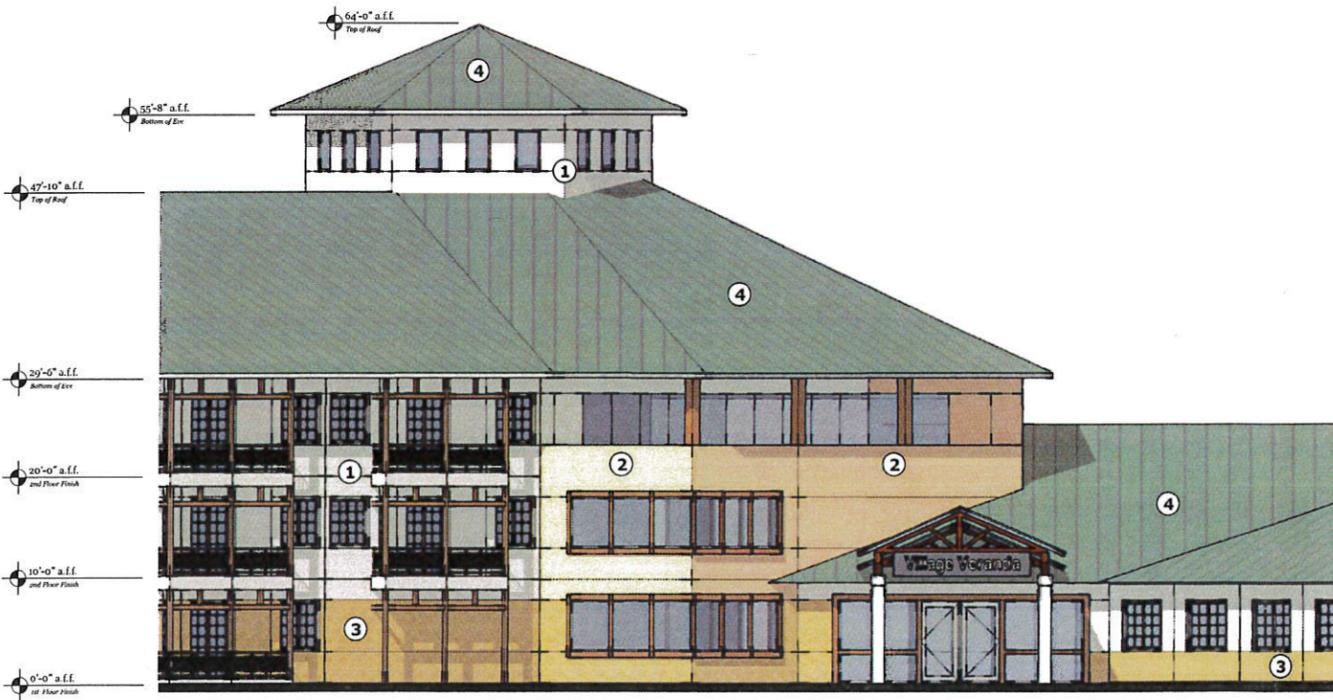
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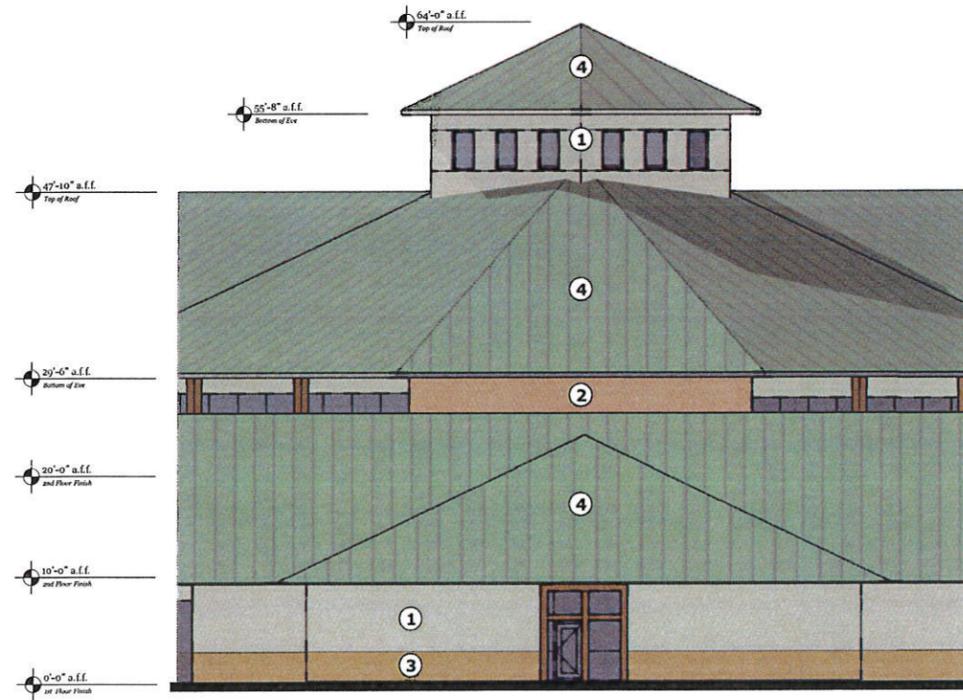
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1 Partial Elevation
scale : 1/8" = 1'-0"



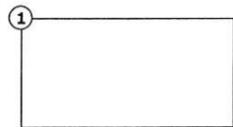
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2 Partial Elevation
scale : 1/8" = 1'-0"



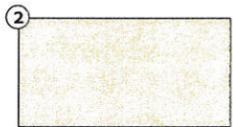
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3 Partial Elevation
scale : 1/8" = 1'-0"



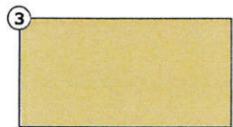
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4 Partial Elevation
scale : 1/8" = 1'-0"



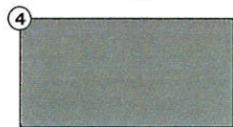
2140-70
MOUNTAIN PEAK WHITE
BENJAMIN MOORE



OC-74
ONYX WHITE
BENJAMIN MOORE



HC-23
YORKSHIRE TAN
BENJAMIN MOORE



METAL ROOF

宋

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AA - 0003165 IB - 0001095

Seal :

Name :

License # :

Consultants :

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Village Veranda

Key Plan:

Revisions :

Date :

S+A Project No. :

Owner Project No. :

Drawn By :

Checked By :

Phase :

Sheet Title :

ELEVATIONS

Sheet # :

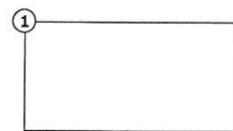
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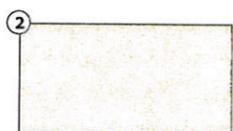
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1 Entry Canopy Elevation
scale : 1/4" = 1'-0"



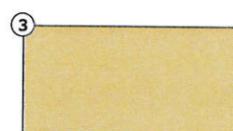
A
2 Entry Canopy Section
scale : 1/4" = 1'-0"



2140-70
MOUNTAIN PEAK WHITE
BENJAMIN MOORE



OC-74
ONYX WHITE
BENJAMIN MOORE



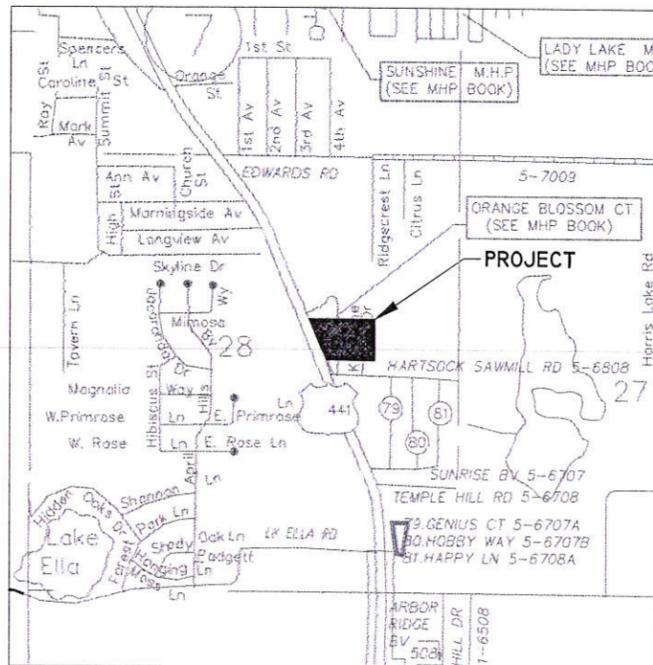
HC-23
YORKSHIRE TAN
BENJAMIN MOORE



METAL ROOF

Village Veranda at Lady Lake

Village Veranda at Lady Lake, L.L.C.

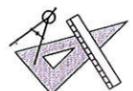


LOCATION MAP
1"=1000'

VILLAGE VERANDA at LADY LAKE LLC./
ELIZABETH MARK
55 SE 2nd AVE SUITE #301
DELRAY BEACH, FLORIDA 33444

INDEX OF SHEETS

- 1 COVER SHEET
- 2 SURVEY (BY OTHERS)
- 3 GENERAL SITE PLAN
- 4-5 GENERAL NOTES
- 6 SITE PLAN
- 7 DEMO AND EROSION CONTROL
- 8 SIGNING, MARKING & GEOMETRY PLAN
- 9 GRADING & DRAINAGE PLAN
- 10 UTILITY PLAN
- 11 SECTIONS
- 12-16 DETAILS

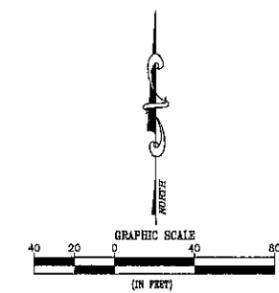
 **Wicks Engineering Services, Inc.**
225 West Main Street, Tavares, Florida 32778
www.wicksengineering.com (352) 343-8667
C.A. #30062



Digitally signed by Kenneth
R. Wicks, P.E.
DN: cn=Kenneth R. Wicks,
P.E., o=Wicks Engineering
Services, Inc., ou,
email=tedwicks@wicksengine
ering.com, c=US
Date: 2015.02.10 09:58:23
-05'00'

KENNETH R. WICKS, P.E. FL. REG. NO.
DATE: 33274

GENERAL PROJECT DESCRIPTION
 CONSTRUCTION AND OPERATION OF AN
 ASSORTED LIVING FACILITY WITH
 MEMORY CARE, MEDICAL CLINIC, ADULT
 DAY CARE AND OFFICE SUPPORT
 SERVICES.



LEGEND

- PROPERTY LINE
- PROPOSED ROAD
- 10' EASEMENT LINE
- 18' BUILDING SETBACK
- WALL
- CONCRETE PAVEMENT
- NEW BUILDING
- NEW PAVEMENT

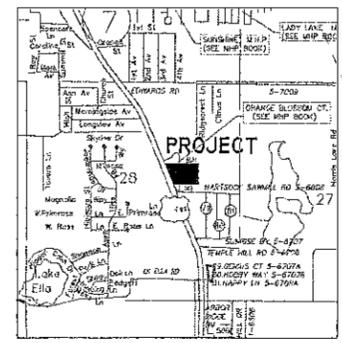
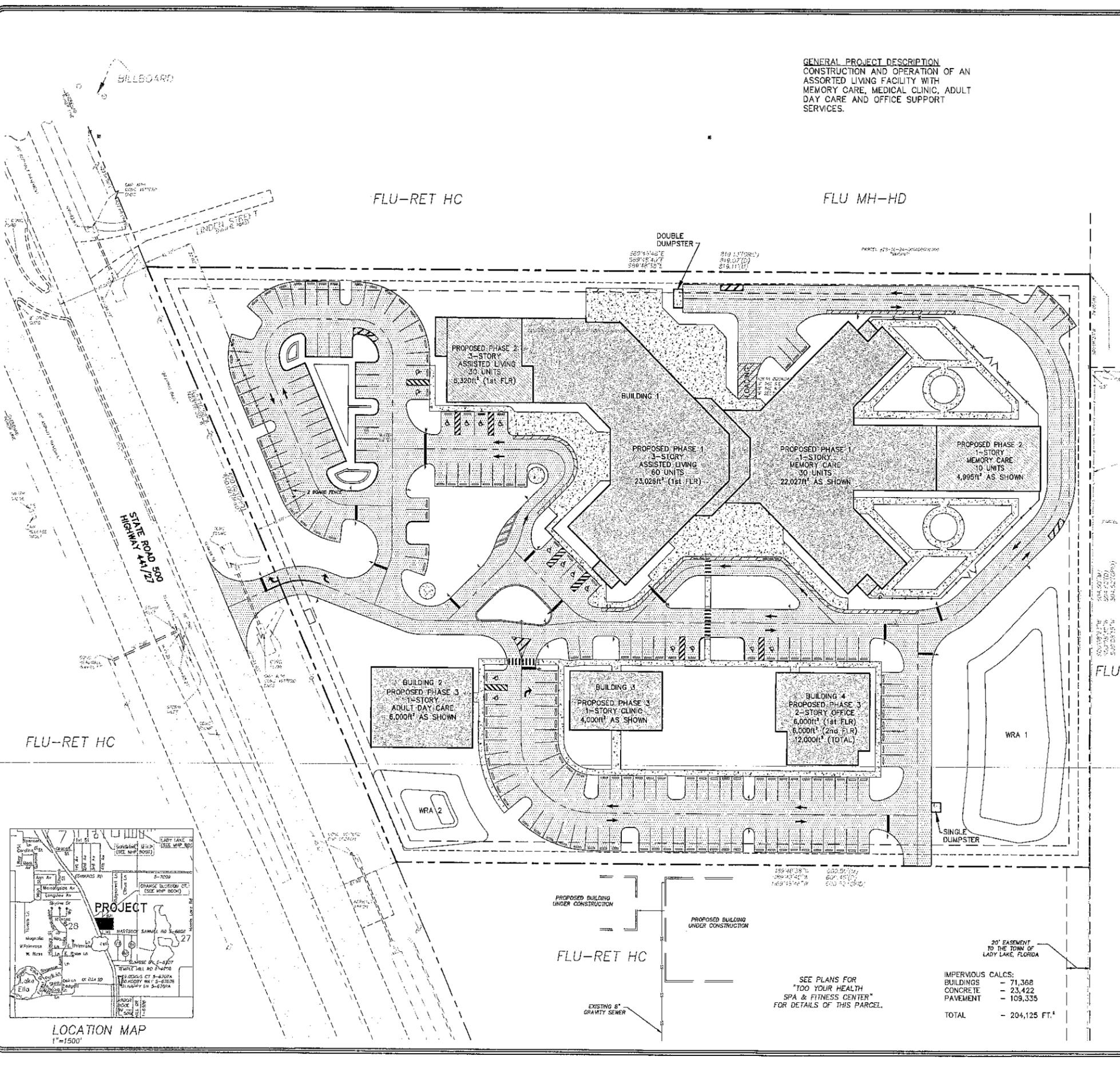
NOTES

1. TOTAL PROJECT AREA - 358,093 ft² - 8.22 ac. ±
 PROPOSED PAVEMENT AREA - 153,968 ft² - 3.53 ac. (43%)
 PROPOSED IMPERVIOUS AREA - 204,125 ft² - 4.69 ac. (57%)
2. ZONINGS:
 EXISTING - CP
 ADJACENT - HC, MHG & R-1 (Lake County)
 FLU DESIGNATION - COMMERCIAL-GENERAL
 URBAN MEDIUM (Lake County)
3. PROPOSED ADULT LIVING CAMPUS - 1-3 STORY BUILDINGS
 BLDG 1 - 112,060 FT²
 BLDG 2 - 6,000 FT²
 BLDG 3 - 4,000 FT²
 BLDG 4 - 12,000 FT²
 TOTAL - 134,060 FT²
5. PARKING:
 TOWN CODE - 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
 1 SPACE PER 2 BEDS
 REQUIRED:
 PHASE 1 - 90 BEDS = 45 SPACES
 PHASE 1 - 20 EMPLOYEES = 20 SPACES
 PHASE 2 - 40 BEDS = 20 SPACES
 PHASE 3 - OFFICE/MEDICAL/ADULT DAY CARE (1 SPACE PER 200 FT²)
 31,854 FT² = 159 SPACES
 REQUEST JOINT USE PARKING
 PROVIDED:
 HANDICAPPED 12'x20' - 16
 REGULAR 10'x20' - 159
 TOTAL - 175
6. WATER AND SEWER TO BE SUPPLIED BY TOWN OF LADY LAKE (WATER & SEWER)
7. STORMWATER MANAGEMENT - DRY RETENTION
8. PROJECT SOILS: APOPKA SAND, KENDRICK SAND & CANDLER SAND
9. SETBACKS:
 FRONT - 18'
 SIDES - 20'
 REAR - 20'
10. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:
 Gary L. Milom
 Dated April 15, 2014
11. THERE ARE NO WETLANDS OR FLOOD PRONE AREAS ON SITE.

LEGAL DESCRIPTION

DESCRIPTION AS PER O.R. BOOK 4350, PAGE 661:
 THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 27 & 441 (STATE ROAD 500) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, THENCE RUN N.89°46'08"W. ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 741.54 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 27 & 441 (STATE ROAD 500); THENCE RUN S.23°16'50"E. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 637.86 FEET TO THE POINT OF BEGINNING; THENCE RUN S.89°48'40"E. 819.07 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°08'30"W. ALONG SAID EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; A DISTANCE OF 604.50 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN O.R. BOOK 4120, PAGE 134, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N.89°48'40"W. ALONG THE NORTH BOUNDARY OF SAID PARCEL, 600.45 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY; THENCE RUN N.23°16'50"W. ALONG SAID EASTERLY RIGHT OF WAY, 550.00 FEET TO THE POINT OF BEGINNING, CONTAINING 358,074 SQUARE FEET OR 8.22 ACRES MORE OR LESS

Digitally signed by Kenneth R. Wicks, P.E.
 DN: cn=Kenneth R. Wicks, P.E., o=Wicks Engineering Services, Inc., ou,
 email=ked@wicksengineering.com, c=US
 Date: 2015.02.10 10:02:58 -05'00'



IMPERVIOUS CALCS.

BUILDINGS	- 71,368
CONCRETE	- 23,422
PAVEMENT	- 109,335
TOTAL	- 204,125 FT.²

SEE PLANS FOR "TOO YOUR HEALTH SPA & FITNESS CENTER" FOR DETAILS OF THIS PARCEL.

Wicks Engineering Services, Inc.
 225 West Main Street, Tallahassee, Florida 32378
 www.wicksengineering.com (352) 343-8667
 C.A. #30062

Village Veranda at Lady Lake, LLC
 Elizabeth Mark
 55 Se 2nd Avenue, Suite 301
 Delray Beach, Florida 33444

Village Veranda at Lady Lake
 General Site Plan
 Lady Lake, Florida 32159

REVISION	DATE	TOWN COMMENTS
1-9-15		

Drawn: NSR
 Checked: KRW
 Date: 07-08-14
 Scale: AS SHOWN
 File No.: 14118
 Sheet: 3 of 16

UTILITY NOTES

- SHOULD ANY DISCREPANCIES BE DISCOVERED THAT WOULD PREVENT CONSTRUCTION OF NEW IMPROVEMENTS AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHIN 48 HOURS FOR A DETERMINATION AS TO THE DISPOSITION OF THE DISCREPANCIES. NO CLAIM WILL BE ALLOWED BY THE CONTRACTOR SHOULD HE FAIL TO PROVIDE THE REQUIRED NOTIFICATION PRIOR TO CONSTRUCTION.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR FIELD VERIFICATION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY TO ENSURE THE LOCATION AND INTEGRITY OF THE SYSTEM.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THE FOLLOWING COMPANIES SHALL BE CONTACTED BY THE CONTRACTOR:

POWER	PROGRESS ENERGY
WATER	TOWN OF LADY LAKE
SANITARY SEWER	TOWN OF LADY LAKE
GAS	TECO PEOPLES GAS
TELEPHONE	BRIGHTHOUSE
CABLE TV	BRIGHTHOUSE
- ALL PIPING TO HAVE A MINIMUM OF 3' COVER UNLESS OTHERWISE NOTED ON THE PLANS.
- WHERE PAVEMENT IS REMOVED, THE SURFACING MATERIAL SHALL BE MECHANICAL SAW-CUT PRIOR TO TRENCH EXCAVATION, LEAVING A UNIFORM AND STRAIGHT EDGE, WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IMMEDIATELY FOLLOWING THE SPECIFIED BACKFILLING AND COMPACTION, A TEMPORARY SAND SEAL COAT SURFACE SHALL BE APPLIED TO THE NEW MAINS AND CONTINUED TO FORM A SMOOTH TRAFFIC SURFACE WITH THE EXISTING ROADWAY AND SHALL BE MAINTAINED UNTIL FINAL RESTORATION.
- DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE SPECIAL CARE AND PROVIDE ADEQUATE PROTECTION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION, SURFACED AREAS, AND STRUCTURES WITHIN OFF-WAY EASEMENT ON SITE, AND TAKE FULL RESPONSIBILITY FOR THE REPLACEMENT OR REPAIR THEREOF.

WATER DISTRIBUTION

- EXCAVATED TRENCH BOTTOM(S) SHALL BE FREE OF STICKS, ROOTS, STUMPS, STONES, BOULDERS AND ALL DEBRIS, AND SHALL BE GRADED AND SHAPED FOR CONTINUOUS BEARING OF THE BOTTOM OF THE PIPE SYSTEM WITH ALLOWANCE FOR VALVES, FITTINGS, AND COUPLINGS.
- UNLESS OTHERWISE SHOWN ON THE PLANS, PIPE SHALL BE MANUFACTURED FROM POLYVINYL CHLORIDE RESIN CONFORMING TO ASTM DESIGNATION D 1784. THE PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL FOR POTABLE WATER PIPE. PIPE SHALL MEET THE REQUIREMENTS OF AWWA C900, (D.R. 18) "STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4 INCHES THROUGH 12 INCHES FOR WATER" AND SHALL BE FURNISHED IN CAST IRON PIPE EQUIVALENT OUTSIDE DIAMETERS WITH RUBBER GASKETED JOINTS AS LISTED C900 STANDARD. DI PIPE SHALL CONFORM WITH AWWA C-150/25-151. POLYVINYL CHLORIDE PIPE LESS THAN 4 INCHES IN DIAMETER SHALL BE IN ACCORDANCE WITH ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 (SDR 21, PD 200). DR 14 SHALL BE USED FOR FIRE LINES AND INSTALLED IN ACCORDANCE W/ NFPA 24, 1995.
- CONNECTIONS FOR PIPE 2" IN DIAMETER AND LARGER SHALL BE RUBBER COMPRESSION RING TYPE. PIPE SHALL BE EXTRUDED WITH INTEGRAL THICKENED WALL BELLS WITHOUT INCREASE IN SDR. RUBBER RING GASKETS SHALL CONSIST OF SYNTHETIC COMPOUNDS MEETING THE REQUIREMENTS OF ASTM DESIGNATION D1889, AND SUITABLE FOR THE DESIGNATED SERVICE. OTHER CONNECTIONS FOR PIPE, SOLVENT WELDED SLEEVE TYPE JOINT. FITTINGS FOR 2 INCH AND SMALLER PIPE SHALL BE P.V.C. SOLVENT WELDED JOINTS. FITTINGS FOR USE WITH P.V.C. PIPE WILL BE CAST IRON OR DUCTILE IRON WITH MECHANICAL JOINT RUBBER COMPRESSION RING TYPE JOINTS, WHERE MECHANICAL JOINT IRON FITTINGS OR DUCTILE IRON PIPE ARE TO INTERFACE WITH PVC PIPE, A TRANSITION GASKET OF EQUALS SHALL BE USED. NO P.V.C. FITTINGS WILL BE ALLOWED EXCEPT ON PIPE AND FITTINGS SMALLER THAN 3 INCHES.
- PVC PIPE CONNECTED TO HEAVY FITTINGS AND/OR RIGID STRUCTURES SHALL BE SUPPORTED SO THAT NO SUBSEQUENT RELATIVE MOVEMENT BETWEEN THE PVC PIPE AT THE JOINT AND THE RIGID STRUCTURE IS POSSIBLE.
- RESTRAINED JOINTS SHALL BE USED AT ALL BENDS & TEES.
- BACKFILLING OF THE TRENCH FROM THE BOTTOM UP TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE SHALL BE COMPACTED IN SIX (6) INCH LAYERS USING DRY FRIABLE SOIL (MAXIMUM PARTICLE OR FRAGMENT DIMENSION 1") TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY. THE REMAINDER OF THE TRENCH SHALL BE BACKFILLED WITH EXCAVATED EARTH MATERIAL (MAXIMUM ROCK OR FRAGMENT DIMENSION 6") IN NINE (9) INCH LAYERS COMPACTED TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY. NINETY-EIGHT (98) PERCENT UNDER AREAS TO BE PAVED, DENSITY DETERMINATIONS SHALL BE MADE IN ACCORDANCE WITH AASHTO SPECIFICATION T-180. MINIMUM COVER OVER THE TOP OF THE PIPE SHALL BE THIRTY-SIX (36) INCHES UNLESS OTHERWISE SHOWN. IF POSSIBLE, JOINTS SHOULD BE LEFT UNCOVERED UNTIL AFTER TESTING HAS BEEN SATISFACTORILY COMPLETED.
- THE PIPE SYSTEM SHALL BE TESTED AND EXAMINED FOR LEAKAGE IN SECTIONS NOT EXCEEDING 1,000 FEET, AT NOT LESS THAN 150 PSI STATIC PRESSURE, IN ACCORDANCE WITH AWWA C 600 (DIP) C 605 (PVC).
- AFTER COMPLETION OF CONSTRUCTION AND TESTING, THE WATER SYSTEM SHALL BE DISINFECTED WITH CHLORINE SOLUTION BEFORE ACCEPTANCE FOR DOMESTIC OPERATION. THE AMOUNT OF CHLORINE APPLIED SHALL BE SUFFICIENT TO PROVIDE A DOSAGE SOLUTION OF NOT LESS THAN FIFTY (50) PARTS PER MILLION, PRIOR TO INTRODUCING THE CHLORINE SOLUTION. THE LINE SHALL BE THOROUGHLY FLUSHED WITH CLEAN POTABLE WATER. CHLORINE SOLUTION SHALL BE INTRODUCED IN ACCORDANCE WITH AWWA STANDARD C-651-92 AND SHALL REMAIN IN THE SYSTEM FOR A CONTACT PERIOD OF AT LEAST TWENTY-FOUR (24) HOURS, DURING WHICH TIME EVERY VALVE IN THE SYSTEM SHALL BE OPENED AND CLOSED SEVERAL TIMES TO ASSURE CONTACT WITH EVERY SURFACE OF THE SYSTEM. AFTER COMPLETION OF THE DISINFECTION PROCEDURE, THE SYSTEM SHALL BE FLUSHED USING CHLORINATED WATER FROM THE CENTRAL WATER SUPPLY. SAMPLES SHALL BE TAKEN FROM THE NEW SYSTEM FOR TESTING BY A D.H.R.S. CERTIFIED LAB AND SUBMITTED TO THE ENGINEER FOR SUBMITTAL TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR CLEARANCE BEFORE IT IS PLACED INTO ACTIVE SERVICE.
- GATE VALVES SHALL BE MUELLER CLASS 200 RESILIENT SEATED VALVES, OR APPROVED EQUAL, WITH MECHANICAL JOINT ENDS, MANUFACTURED TO MEET OR EXCEED REQUIREMENTS OF AWWA C505, LATEST REVISION. EACH VALVE SHALL BE FITTED WITH A CAST IRON BOX AND COVER.
- FIRE HYDRANT(S) SHALL BE MUELLER STANDARD OR APPROVED EQUAL 3-WAY WITH TWO (2) 2-1/2 INCH HOSE CONNECTIONS AND ONE (1) 4-1/2 INCH PUMPER NOZZLE. MAIN BARREL VALVE SIZE SHALL BE 5-1/4 INCHES. AFTER INSTALLATION THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ALL WATER SERVICE LINES TWO (2) INCHES AND UNDER SHALL BE POLYETHYLENE, IDR 9, WITH A PRESSURE RATING OF 180 PSI.
- ALL PVC WATER MAINS SHALL BE LAID WITH METALLIC LOCATING TAPE PLACED 18" ABOVE THE CENTER OF THE WATERLINE. FOR FUTURE LOCATING PURPOSES, #14 COPPER ARMORED POLYGLARD WIRE SHALL BE TAPED TO THE TOP OF THE PIPE AND TERMINATE WITH 12" EXTENDING ABOVE THE TOP OF THE VALVE BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH THE VALVE OPERATION.

UTILITY NOTES (CONT)

- SURVEY AS-BUILT DRAWING IS REQUIRED.
- DEDICATED FIRE MAINS SHALL BE INSTALLED BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR PER F.S. 633.02(5)
- AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IS REQUIRED FOR THE DOMESTIC WATERLINE (A.S.S.E. 1013). IT WILL BE INSTALLED AT THE POINT OF DELIVERY FROM THE LOCAL CITY OR COUNTY WATER SYSTEM. THE INSTALLER IS RESPONSIBLE FOR TESTING THE DEVICE UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS BEING FORWARDED TO THE LOCAL CITY OR COUNTY UTILITY DEPARTMENT.
- THE IRRIGATION AND FIRE SYSTEMS ARE REQUIRED TO HAVE AN APPROVED DOUBLE CHECK VALVE ASSEMBLY (A.S.S.E. 1015). IT WILL BE INSTALLED AT THE POINT OF DELIVERY FROM THE LOCAL UTILITIES WATER SYSTEM, IN THE HORIZONTAL POSITION. THE INSTALLER IS RESPONSIBLE FOR TESTING THE DEVICE UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS BEING FORWARDED TO THE LOCAL UTILITY DEPARTMENT.
- ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF THE LOCAL JURISDICTION AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN A COPY OF THE FDEP WATER AND SEWER PERMITS ON SITE AT ALL TIMES AND PERFORM BACTERIOLOGICAL TESTING (B.T.) AFTER DISINFECTION IN ACCORDANCE WITH THE FDEP WATER PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR CONTRACTOR TO SUBMIT A SET OF AS-BUILT WATER AND SEWER DRAWINGS TO THE ENGINEER. THE AS-BUILT WATER DRAWING WILL NEED TO BE PREPARED PER CITY OR COUNTY REQUIREMENTS. THE AS-BUILT SURVEY/ DRAWINGS WILL NEED TO BE PREPARED, SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR.
- THE CONTRACTOR SHALL PROTECT THE EXISTING ACTIVE WATER MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, TESTING AND MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS DURING CONSTRUCTION. ALL PROTECTION METHODS SHALL CONFORM TO THE LOCAL UTILITY COMPANIES, FDEP, AND AWWA STANDARD SPECIFICATIONS.
- UPON COMPLETION OF THE WATER DISTRIBUTION SYSTEM CONTRACTOR SHALL FURNISH TO THE LOCAL FIRE DISTRICT AND ENGINEER CERTIFIED FIRE FLOW DATA FOR ALL FIRE HYDRANTS WITHIN THE PROJECT.
- ALL WATER PIPE NEW OR RELOCATED SHALL BE COLOR CODED OR DETAIL MARKED USING BLUE AS PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. RECLAIMED WATER PIPING SHALL BE PURPLE COLORED PIPE.
- ALL WATER MAIN MATERIAL AND APPURTENANCES, PIPES, JOINTING AND PACKING MATERIAL INTERNAL COATING, AND LININGS, FITTINGS, AND APPURTENANCES SHALL BE IN THE ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS IN COMPLIANCE WITH PARAGRAPH 62-555 FLORIDA ADMINISTRATIVE CODE.
- ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL COMPLY WITH THE LEAD USE PROHIBITION RULE IN 62-555.322 FLORIDA ADMINISTRATIVE CODE.
- BLUE HYDRANT MARKERS SHALL BE INSTALLED AT EACH NEW FIRE HYDRANT PER LADY LAKE LDC.
- EACH BACKFLOW PREVENTOR SHALL HAVE TAMPER SWITCHES INSTALLED AND TIED TO THE FIRE ALARM SYSTEM.

GENERAL SPECIFICATION NOTES:

- THE TOWN OF LADY LAKE SPECIFICATIONS WILL TAKE PRECEDENCE IF THEY ARE MORE STRINGENT THAN THESE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

FORCEMAIN NOTES

- FORCEMAIN PIPE SHALL BE INSTALLED AND MAINTAINED AT A 3' MINIMUM DEPTH THROUGH-OUT PROJECT EXCEPT WHERE SHOWN ON PLANS AND APPROVED SPECIFICATIONS. MAINTAIN 12" BELOW WATER MAIN.
 - FORCEMAIN PIPE TO BE PVC C900, DR18 CLASS 100 AWWA.
 - EXCAVATED TRENCH BOTTOM(S) SHALL BE FREE OF STICKS, ROOTS, STUMPS, STONES, BOULDERS AND ALL DEBRIS AND SHALL BE GRADED AND SHAPED FOR CONTINUOUS BEARING OF THE BOTTOM OF THE PIPE SYSTEM WITH ALLOWANCE FOR VALVES, FITTINGS AND COUPLINGS.
 - PVC SEWER MAINS SHALL BE LAID WITH METALLIC TAPE PLACED 18" ABOVE THE CENTER OF THE FORCEMAIN WITH CONTINUOUS MARKING "CAUTION SEWAGE PRESSURE LINE" FOR FUTURE LOCATING PURPOSES. #10 COPPER ARMORED POLYGLARD WIRE SHALL BE TAPED TO THE TOP OF THE PIPE AND TERMINATE WITH 12" EXTENDING ABOVE THE TOP OF THE LIFT STATION VALVE BOX.
 - THE PIPE SYSTEM SHALL BE TESTED AND EXAMINED FOR LEAKAGE IN SECTIONS NOT EXCEEDING 1,000 FEET, AT NOT LESS THAN 100 PSI STATIC PRESSURE, IN ACCORDANCE WITH AWWA C 600 (DIP) C 605 (PVC).
- ALLOWABLE LEAKAGE = L = (ND P)/7400 DURATION 2 HOURS.
 L = ALLOWABLE LEAKAGE GPM/INP
 N = # OF JOINTS IN LENGTH TESTED
 P = AVERAGE TEST PRESSURE (PSI)
 D = NOMINAL DIAMETER OF PIPE (IN)

SANITARY GRAVITY SEWER

- THE SEWER SYSTEM SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS SPECIFIED WITHIN W.P.C.F. MANUAL OF PRACTICE NO. 9, AND CHAPTER 20 OF THE TEN-STATE STANDARDS--RECOMMENDED STANDARDS FOR SEWAGE WORKS AND P.A.C. 17-6.050 COLLECTION/TRANSMISSION SYSTEMS, FDEP RULES. ALL MATERIALS TO BE FURNISHED BY CONTRACTOR.
- PRECAST REINFORCED MANHOLES SHALL BE IN ACCORDANCE WITH ASTM DESIGNATION C-478, WITH PREFORMED FLEXIBLE PLASTIC JOINT SEALER CONFORMING TO FEDERAL SPECIFICATION SS-5-0210 (SSA-FSS), "RAM-NEK", AS MANUFACTURED BY THE K.T. SNYDER CO., INC.; HOUSTON, TEXAS, OR APPROVED EQUAL. COMPACTION PRIOR TO MANHOLE PLACEMENT SHALL BE NOT LESS THAN 98% OF MAXIMUM DENSITY.
 - MANHOLE FRAMES AND COVERS SHALL BE GRAY CAST IRON CONFORMING TO ASTM A 48, CLASS 30. COVERS SHALL HAVE NO PERFORATIONS AND SHALL BE FOUNDRY MARKED WITH THE WORD "SEWER". FRAMES AND COVERS SHALL BE FULLY BEDDED IN MORTAR TO THE CORRECT FINISH GRADE ELEVATION, WITH ADJUSTMENT BRICK COURSES PLACED BELOW, AS PER DETAIL FOR PRECAST MANHOLES. THERE ARE TO BE NO STEPS IN MANHOLES. ALL MANHOLE COVERS AND FRAMES SHALL BE TRAFFIC BEARING TO MEET AASHTO H-20 LOADINGS.
 - MANHOLE FLOW-CHANNELS SHALL HAVE SMOOTH AND CAREFULLY SHAPED BOTTOMS, BUILT-UP SIDES, AND BENCHING CONSTRUCTED FROM CONCRETE. CHANNELS SHALL CONFORM TO THE DIMENSIONS OF THE ADJACENT PIPE AND PROVIDE CHANGES IN SIZE, GRADE, AND ALIGNMENT EVENLY.
 - THE INTERIOR SURFACES OF ALL MANHOLES SHALL BE PROTECTED BY THE APPLICATION OF TWO (2) COATS OF KOPPERS BITUMASTIC NO. 300M, OR APPROVED EQUAL. EXTERIOR SURFACES SHALL RECEIVE TWO (2) COATS OF KOPPERS BITUMASTIC BLACK SOLUTION OR APPROVED EQUAL.

SANITARY GRAVITY SEWER

- MANHOLES SHALL NOT BE LOCATED IN DRAINAGE SWALES OR ANY OTHER LOW AREA LIKELY TO COLLECT OR POND WATER DURING RAINS UNLESS APPROVED BY THE ENGINEER.
- WHERE SANITARY SEWERS CONNECT TO STRUCTURES, PIPE JOINT BELL SHALL NOT BE INSTALLED AT THE WALL FACE. CORE BORE INTO THE EXISTING MANHOLE AND USE KOR-N-SEAL FLEXIBLE CONNECTORS OR APPROVED EQUAL WITH STAINLESS STEEL STRAPS ON ALL PIPE TO MANHOLE CONNECTORS.
- PIPE MATERIAL SHALL BE PVC GRAVITY SEWER PIPE, ASTM D3034, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
- ALL PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE, #10 GAUGE COPPER, CAPABLE OF DETECTION BY A CABLE LOCATOR. THE WIRE SHALL BE TAPED TO THE PIPE DIRECTLY ABOVE THE CENTERLINE.
- THE MINIMUM ALLOWABLE COVER FOR GRAVITY SEWERS SHALL BE 3.0' FROM THE TOP OF THE PIPE TO FINISH GRADE.
- WHERE PIPES OF ALTERNATE MATERIALS ARE TO BE CONNECTED BETWEEN MANHOLES, SUITABLE APPROVED TRANSITION COUPLINGS SHALL BE INSTALLED. THE CUTTING OF PIPE SHALL BE PERFORMED WITH THE PROPER TOOLS AND BY MANUFACTURER'S RECOMMENDED METHOD.
- GRAVITY SEWER PIPE BEDDING SHALL BE IN COMPLIANCE WITH ASTM D2321-74, BEDDING AND BACKFILL COMPACTION DENSITY TO 98% MODIFIED PROCTOR AASHTO T-180 & ASTM D-1557.
- WHEN TRENCHES ARE CUT IN PAVEMENTS, COMPACTION AS DETERMINED BY AASHTO SPECIFICATION T-180, SHALL BE FOR EACH 6-INCH BACKFILL LIFT, EQUAL TO 98 PERCENT OF MAXIMUM DENSITY, WITH COMPACTION IN OTHER AREAS NOT LESS THAN 95 PERCENT OF MAXIMUM DENSITY. DENSITY TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR TRENCHES WITHIN PAVEMENT OR ACROSS ROADS.
- PAVEMENT OR ROADWAY SURFACES CUT OR DAMAGED SHALL BE REPLACED BY THE CONTRACTOR IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL.
- CASING PIPES CROSSING UNDER TOWN, COUNTY, OR STATE ROADWAYS SHALL BE INSTALLED WITHIN BORED AND JACKED STEEL CASING PIPE WITH A MINIMUM OF 36 INCHES DEPTH OF COVER BETWEEN THE TOP OF THE CASING PIPE AND THE SURFACE OF THE ROADWAY WITH CASING ENDS EXTENDING A MINIMUM OF 6 FEET BEYOND THE EDGE OF PAVEMENT. CASINGS SHALL BE NEW PRIME STEEL PIPE CONFORMING TO ASTM DESIGNATION A-139, GRADE B. THE MINIMUM CASING SIZE AND THICKNESS SHALL BE: OUTSIDE DIAMETER 20 INCHES, WALL THICKNESS 0.250 INCHES.
- SHEETING & BRACING --- PROCEDURES AND MATERIALS USED FOR SHEETING. SHEET PILING, CRIBBING, BRACING, SHORING AND UNDERPINNING SHALL BE IN GOOD SERVICEABLE CONDITION AND INSTALLED AS REQUIRED BY OSHA REGULATIONS.
- SEWER CLEAN-OUTS NOT IN THE PAVEMENT SHALL HAVE AROUND THEIR TOPS CONCRETE PADS, WHICH WILL BE FLUSH WITH THE TOP OF THE CURB, WITH MINIMUM DIMENSIONS OF 24 BY 24 BY 4 INCHES.
- SERVICE CONNECTIONS --- INSTALLATION SHALL BE PERFORMED BY THE PROPER METHODS, INCLUDING THE WYE BRANCHES INSTALLED IN THE SEWER MAIN AT THE POINT OF CONNECTION, AND THE SERVICE PIPE AND REQUIRED FITTINGS EXTENDED TO THE PROPERTY LINE, PERPENDICULAR TO SAID LINE, TERMINATING WITH STOPPERED ENDS OR FITTINGS. THE MINIMUM SERVICE PIPE SIZE SHALL BE 6 INCHES IN DIAMETER AND MAY PROVIDE FOR SINGLE OR DOUBLE CONNECTIONS. ON CURBED STREETS, THE EXACT LOCATION FOR EACH INSTALLED SERVICE SHALL BE MARKED BY ETCHING OR CUTTING AN "S" IN THE CONCRETE CURB AND PAINTED GREEN. WHERE NO CURB EXISTS OR IS PLANNED, LOCATIONS SHALL BE ADEQUATELY MARKED BY A METHOD APPROVED BY THE ENGINEER.
- SURVEYED AS-BUILT DRAWING IS REQUIRED BY A REGISTERED SURVEYOR PRIOR TO FINAL CERTIFICATION OF CONSTRUCTION.
- TESTING (SEWER)
 - THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY GRAVITY SEWERS, AS SET FORTH IN THE FOLLOWING, AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM WICKS CONSULTING SERVICES, INC., WITH 48 HOURS ADVANCE NOTICE PROVIDED.
 - SANITARY SEWERS TO BE TESTED SHALL BE WITHIN SECTIONS. TESTING SHALL NOT PROCEED UNTIL ALL FACILITIES ARE IN PLACE AND CONCRETE CURED. ALL PIPING SHALL BE THOROUGHLY CLEANED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER.
 - INFILTRATION SHALL NOT EXCEED 200 GALLONS PER DAY PER INCH OF DIAMETER PER MILE AS MEASURED BETWEEN MANHOLES. TESTING SHALL PROCEED FOR A CONTINUOUS PERIOD OF TWO (2) HOURS, WITH INFILTRATION AMOUNTS MEASURED BY METHODS APPROVED WICKS CONSULTING SERVICES, INC..
 - SHOULD ANY TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR, AND THE TEST REPEATED UNTIL THE ESTABLISHED LIMITS ARE MET.
 - ALL SANITARY GRAVITY SEWER LINES SHALL BE LAMPED.
 - AS-BUILT PLANS TO BE FURNISHED TO WICKS CONSULTING SERVICES, INC., UPON COMPLETION OF PROJECT, WITH ACTUAL LINEAR MEASUREMENTS FROM PERMANENT POINTS TO ALL SEWER SYSTEMS COMPONENTS, INCLUDING ACTUAL LINEAR MEASUREMENTS FROM PERMANENT POINTS TO ALL SEWER SYSTEMS COMPONENTS, INCLUDING LOCATION OF EACH LATERAL. AS-BUILT DATA SHALL BE COLLECTED BY A REGISTERED LAND SURVEYOR.



Village Veranda at Lady Lake, LLC.
 Elizabeth Mark
 55 Se 2nd Avenue, Suite 301
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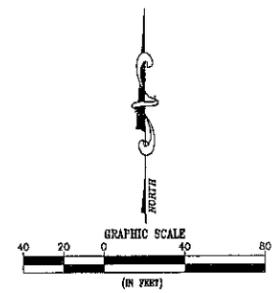
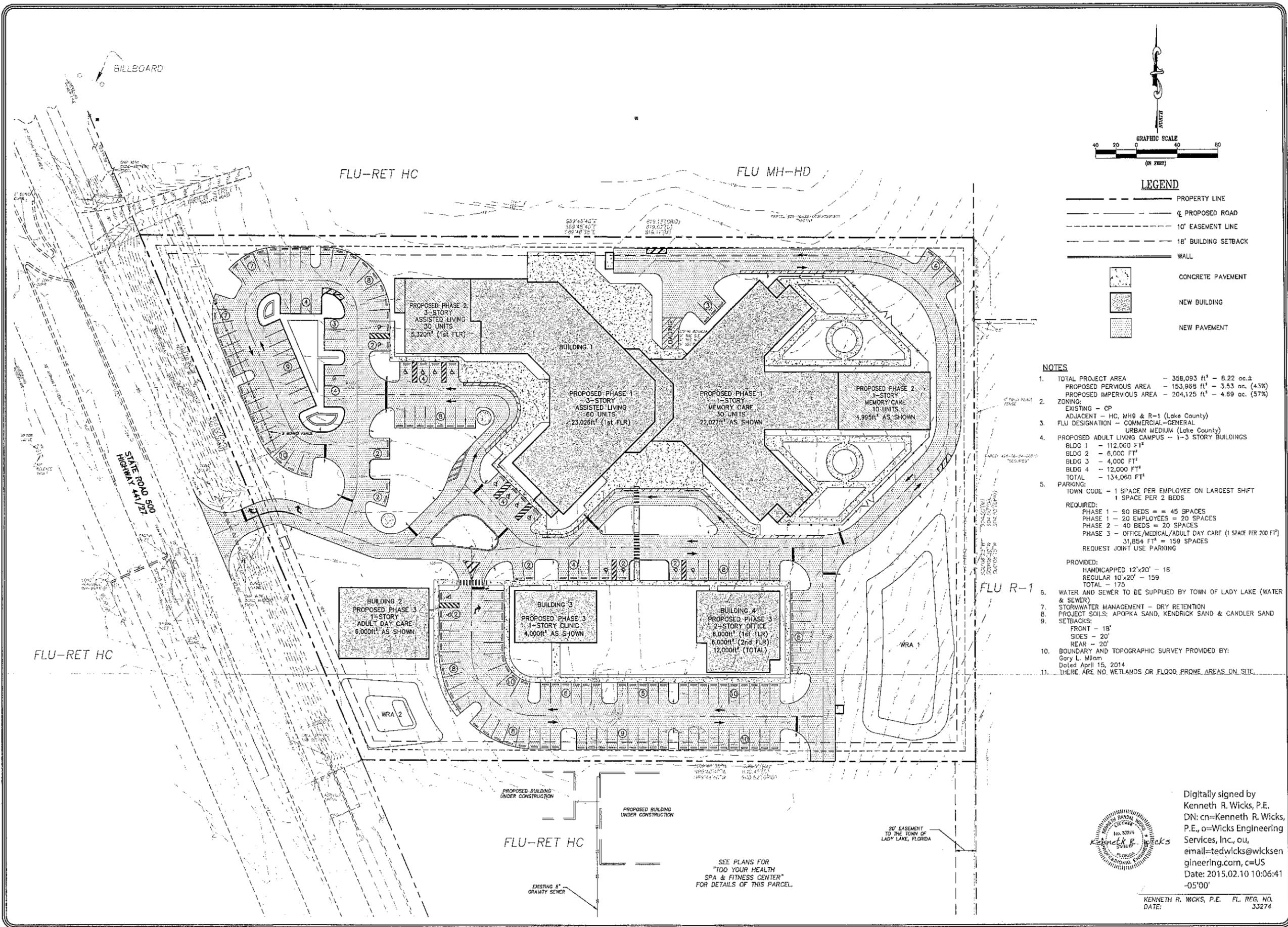
Village Veranda at Lady Lake
 General Utility Notes
 Lady Lake, Florida 32159

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Date: 07-08-14	1-9-15 TOWN COMMENTS
Scale: AS SHOWN	
File No.: 14118	



Digitally signed by Kenneth R. Wicks, P.E.
 DN: cn=Kenneth R. Wicks, P.E., o=Wicks Engineering Services, Inc., email=tewdwick@wicksengineering.com, c=US
 Date: 2015.02.10 10:05:34 -05'00'

KENNETH R. WICKS, P.E. FL. REG. NO. 33274



LEGEND

---	PROPERTY LINE
- - -	PROPOSED ROAD
- - - - -	10' EASEMENT LINE
- - - - -	18' BUILDING SETBACK
---	WALL
[Pattern]	CONCRETE PAVEMENT
[Pattern]	NEW BUILDING
[Pattern]	NEW PAVEMENT

- NOTES**
- TOTAL PROJECT AREA - 358,093 ft² - 8.22 ac.±
PROPOSED PERVIOUS AREA - 153,968 ft² - 3.53 ac. (43%)
PROPOSED IMPERVIOUS AREA - 204,125 ft² - 4.69 ac. (57%)
 - ZONING:
EXISTING - CP
ADJACENT - HC, MH9 & R-1 (Lake County)
FLU DESIGNATION - COMMERCIAL-GENERAL
URBAN MEDIUM (Lake County)
 - PROPOSED ADULT LIVING CAMPUS - 1-3 STORY BUILDINGS
BLDG 1 - 112,060 FT²
BLDG 2 - 6,000 FT²
BLDG 3 - 4,000 FT²
BLDG 4 - 12,000 FT²
TOTAL - 134,060 FT²
 - PARKING:
TOWN CODE - 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
1 SPACE PER 2 BEDS
REQUIRED:
PHASE 1 - 90 BEDS = 45 SPACES
PHASE 1 - 20 EMPLOYEES = 20 SPACES
PHASE 2 - 40 BEDS = 20 SPACES
PHASE 3 - OFFICE/MEDICAL/ADULT DAY CARE (1 SPACE PER 200 FT²)
31,854 FT² = 159 SPACES
REQUEST JOINT USE PARKING
PROVIDED:
HANDICAPPED 12'x20' - 16
REGULAR 10'x20' - 159
TOTAL - 175
 - WATER AND SEWER TO BE SUPPLIED BY TOWN OF LADY LAKE (WATER & SEWER)
 - STORMWATER MANAGEMENT - DRY RETENTION
 - PROJECT SOILS: APOPKA SAND, KENDRICK SAND & CANDLER SAND
 - SETBACKS:
FRONT - 18'
SIDES - 20'
REAR - 20'
 - BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:
Gary L. Milam
Dated April 15, 2014
 - THERE ARE NO WETLANDS OR FLOOD PRONE AREAS ON SITE.



Digitally signed by
Kenneth R. Wicks, P.E.
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-05'00'

KENNETH R. WICKS, P.E. FL. REG. NO.
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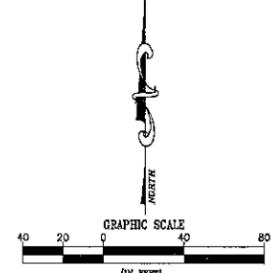
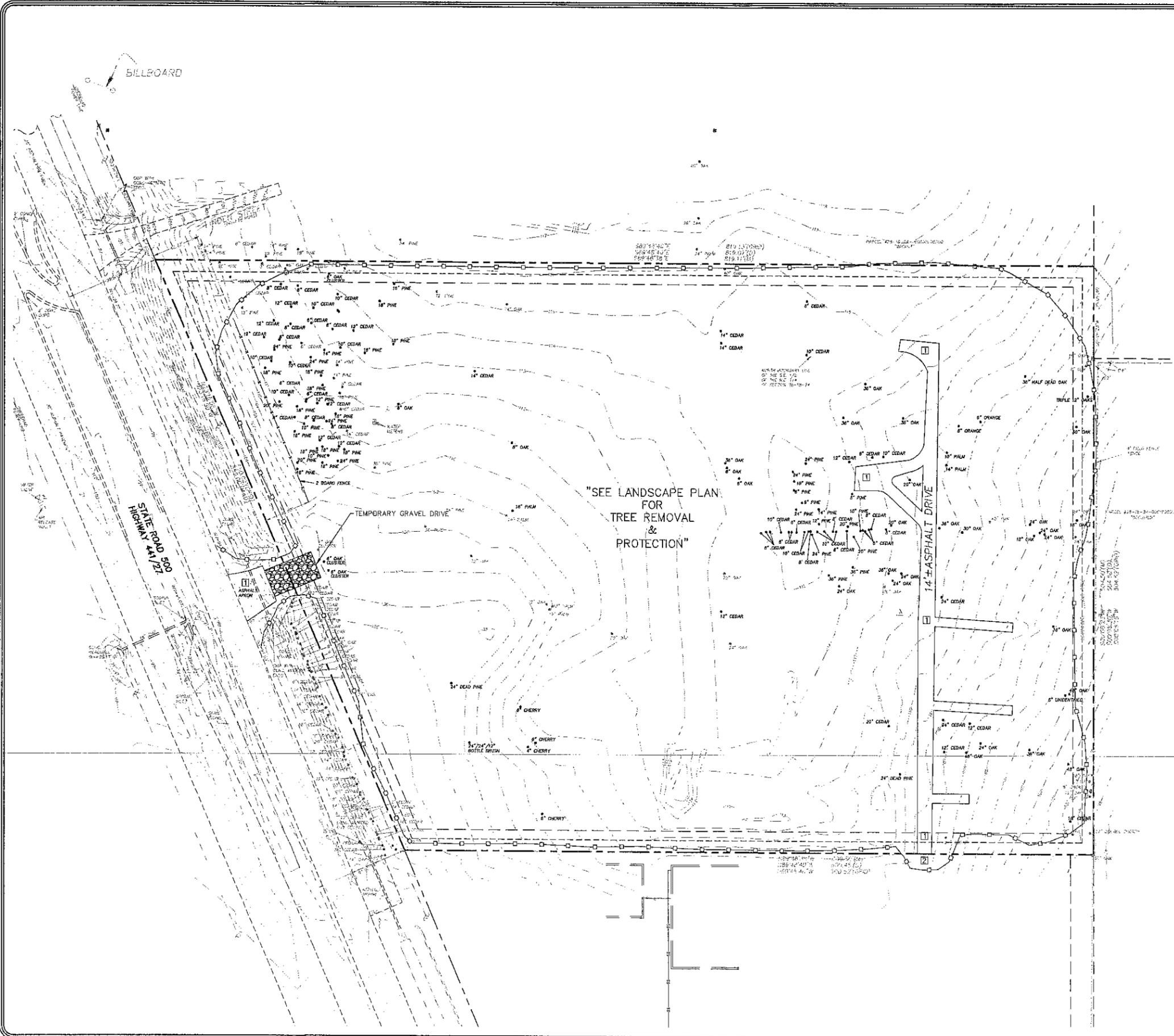
Village Veranda at Lady Lake, LLC.
Elizabeth Mark
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Delray Beach, Florida 33444

Village Veranda at Lady Lake
Site Plan
Lady Lake, Florida 32159

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LEGEND

- PROPERTY LINE
- - - - - SETBACK / EASEMENT LINE
- □ □ □ □ FOOT TYPE III SILT FENCE

DEMOLITION NOTES
 ALL EXISTING IMPROVEMENTS SHOWN IN DARK ARE TO BE REMOVED.
 [1] EXISTING ASPHALT TO BE REMOVED.
 [2] SAWCUT EXISTING ASPHALT PAYMENT FOR SMOOTH CLEAN LINE AND GRADE.

"SEE LANDSCAPE PLAN FOR TREE REMOVAL & PROTECTION"



Digitally signed by
 Kenneth R. Wicks, P.E.
 DN: cn=Kenneth R. Wicks,
 P.E., o=Wicks Engineering
 Services, Inc., ou,
 email=tedwicks@wicksen
 gineering.com, c=US
 Date: 2015.02.10 10:07:47
 -05'00"
 KENNETH R. WICKS, P.E. FL. REG. NO.
 DATE: 33274

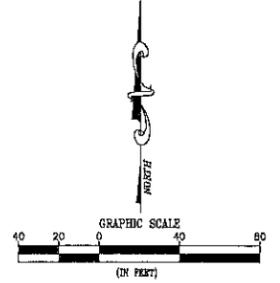
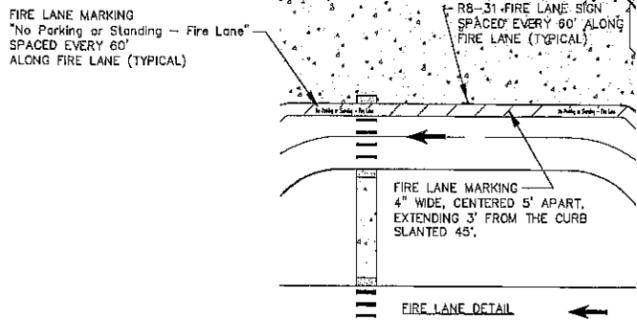
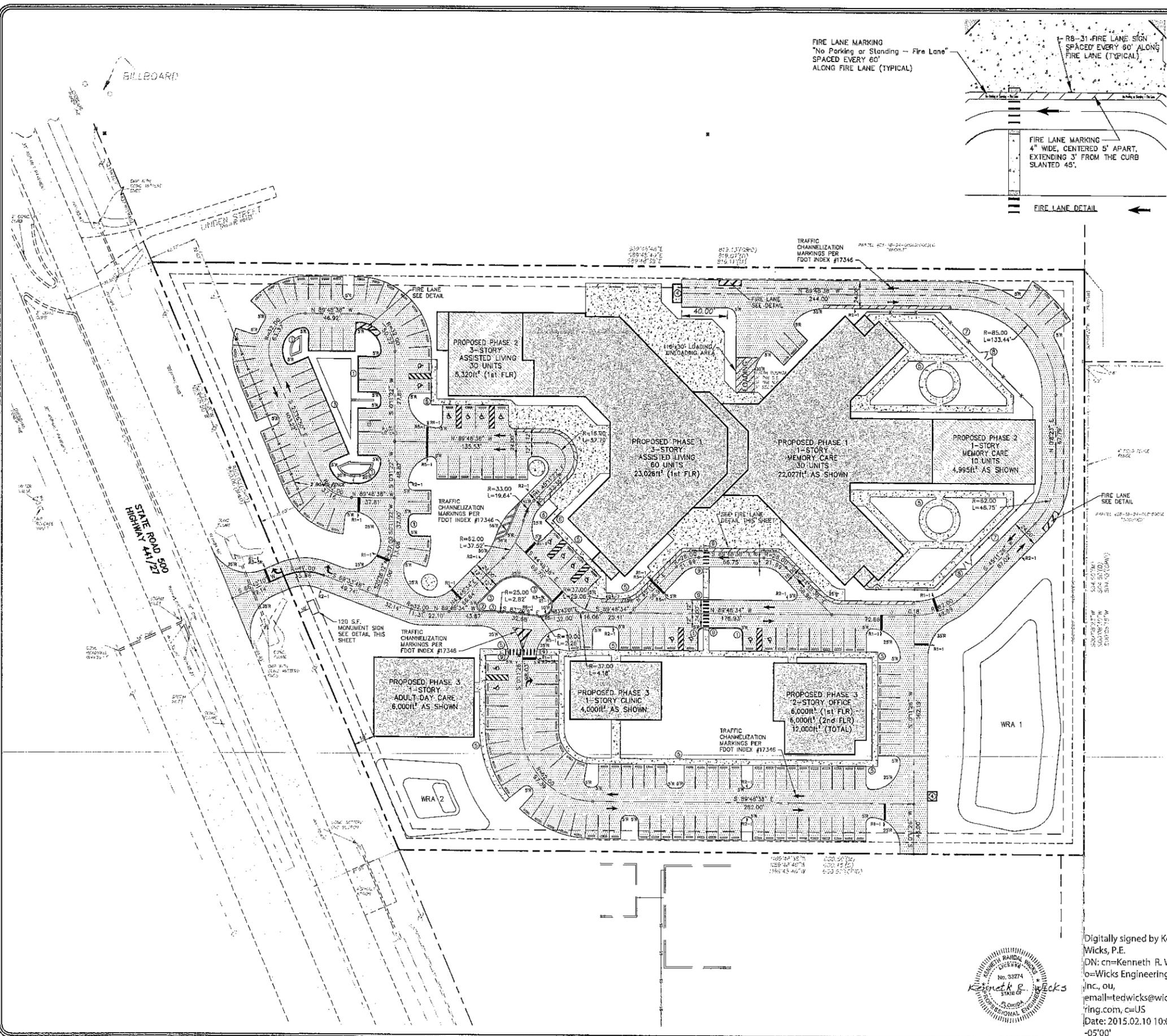
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 55 Se 2nd Avenue, Suite 301
 Delray Beach, Florida 33444

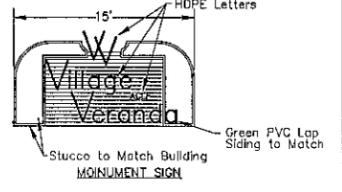
Village Veranda at Lady Lake
 Demo & Erosion Control Plan
 Lady Lake, Florida 32159

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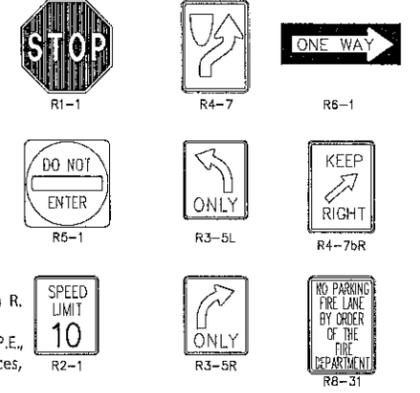
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- LEGEND**
- PROPERTY LINE
 - PROPOSED ROAD
 - 10' EASEMENT LINE
 - 18' BUILDING SETBACK
- WALL**
- ① TYPE "B" CURB PER FOOT INDEX #300
 - ② 12" RIBBON CURB
 - ③ GRAVITY WALL
 - ④ 24"x12" DUMPSTER (DOUBLE)
 - ⑤ 12"x12" DUMPSTER (SINGLE)
 - ⑥ 5" CONCRETE SIDEWALK
 - ⑦ HANDRAIL
 - ⑧ 6" BLACK VINYL CHAIN LINK FENCE
 - ⑨ 8" DOUBLE SWING GATE
 - ⑩ CURB RAMP DETECTABLE WARNING



- SIGNAGE & MARKING**
- WHITE - 24" STOP BAR AND STOP SIGN (R1-1)
 - TRAFFIC SIGN
 - WHITE - 1"(MATCH SIDEWALK WIDTH) CROSSWALK MARKINGS @ 3' O.C.
- PAVEMENT MARKINGS SHOWN SHALL BE DONE IN CONFORMANCE WITH FOOT INDEX # 17346
- ALL SIGNS ARE IN ACCORDANCE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- R1-1 = 30" x 30" OCTAGONAL STOP SIGN
 - R4-7 = 24" x 30" RECTANGULAR KEEP RIGHT OF MEDIAN SIGN
 - R6-1 = 18" x 24" RECTANGULAR ONE-WAY SIGN
 - R5-1 = 30" x 30" SQUARE DO NOT ENTER SIGN
 - R3-5L = 24" x 30" RECTANGULAR LEFT TURN ONLY SIGN
 - R3-5R = 24" x 30" RECTANGULAR RIGHT TURN ONLY SIGN
 - R4-7bR = 24" x 30" RECTANGULAR KEEP RIGHT SIGN
 - R2-1 = 24" x 30" RECTANGULAR SPEED LIMIT SIGN
 - R8-31 = 18" x 240" RECTANGULAR FIRE LANE SIGN



Digitally signed by Kenneth R. Wicks, P.E.
 DN: cn=Kenneth R. Wicks, P.E., o=Wicks Engineering Services, Inc., ou,
 email=tewicks@wicksengineer.com, c=US
 Date: 2015.02.10 10:08:53 -05'00'

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
 DATE:

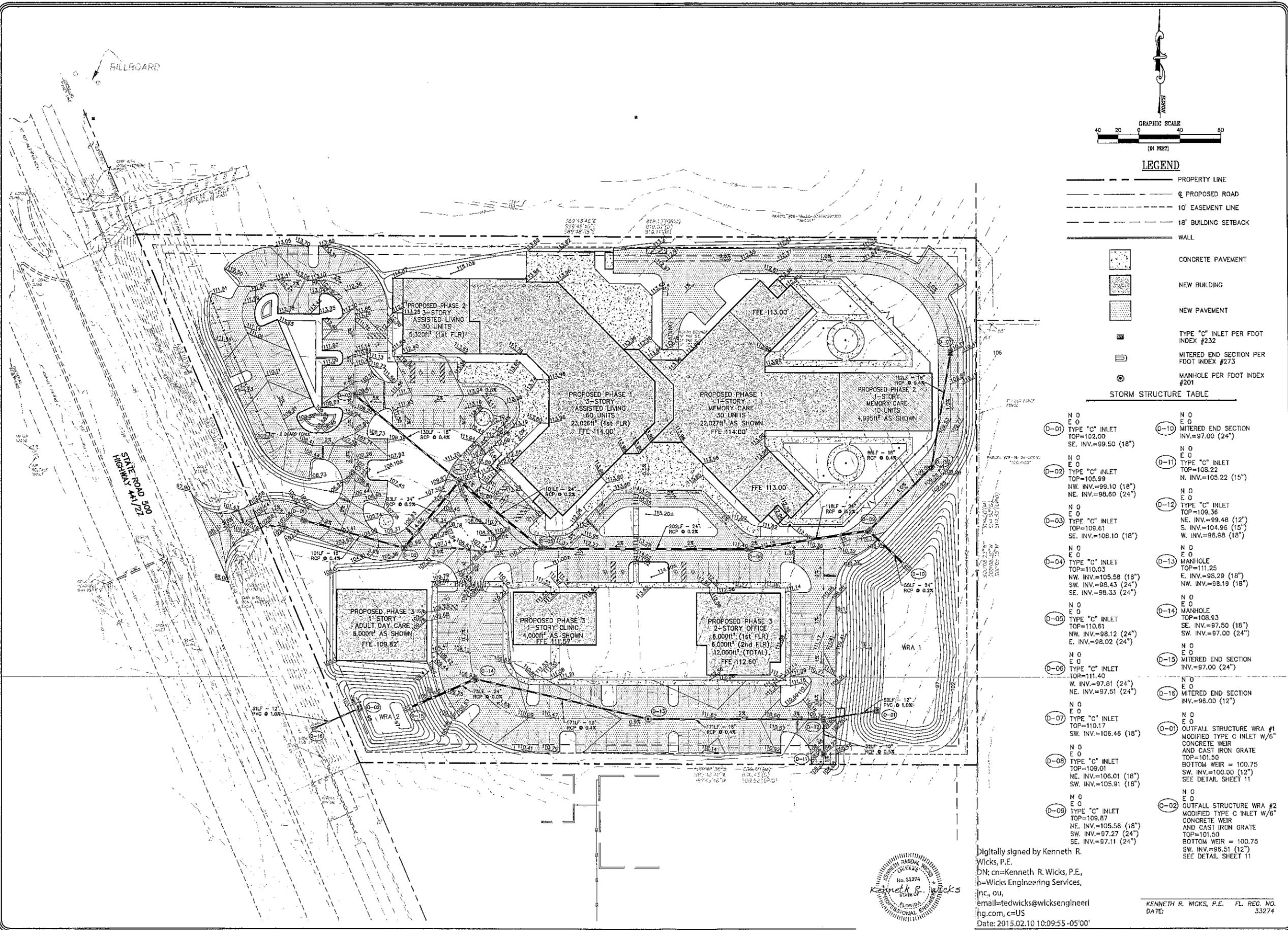
Wicks Engineering Services, Inc.
 225 West Main Street, Tallahassee, Florida 32378
 www.wicksengineering.com (352) 343-8867
 C.A. #30062

Village Veranda at Lady Lake, LLC
 Elizabeth Mark
 55 Se 2nd Avenue, Suite 301
 Delray Beach, Florida 33444

Village Veranda at Lady Lake
 Signing, Marking & Geometry Plan
 Lady Lake, Florida 32159

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Date: 07-06-14		
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Sheet: 8 of 16



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 www.wicksengineering.com (352) 343-8867
 C.A. #510662

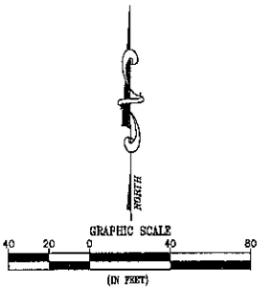
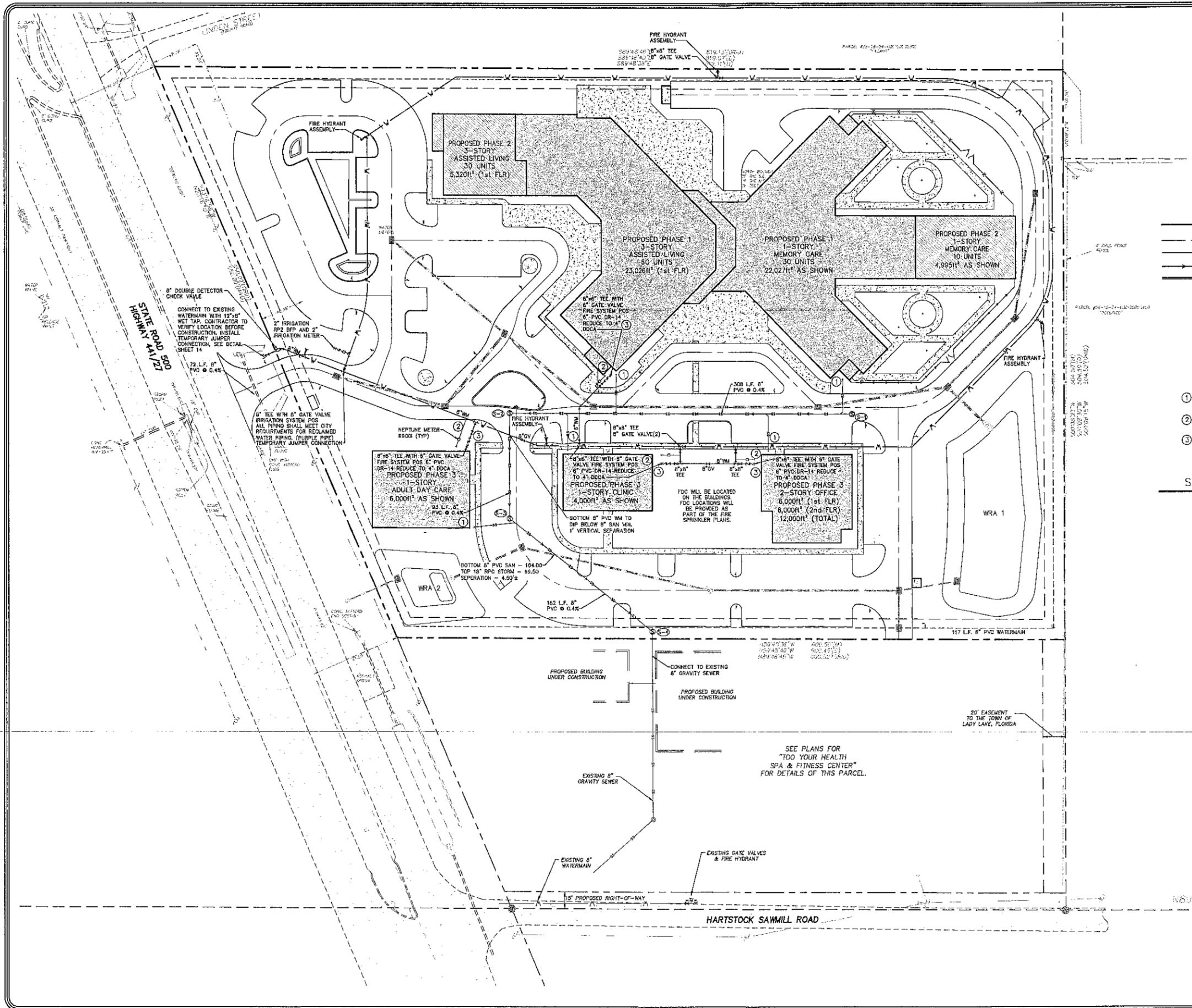
Village Veranda at Lady Lake, LLC.
 Elizabeth Mark
 55 Se 2nd Avenue, Suite 301
 Delray Beach, Florida 33444

Village Veranda at Lady Lake
 Grading & Drainage Plan
 Lady Lake, Florida 32159

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DATE	07-09-14	
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 DN: cn=Kenneth R. Wicks, P.E., o=Wicks Engineering Services, inc., ou, email=tedwicks@wicksengineer.com, c=US
 Date: 2015.02.10 10:09:55 -05'00'

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
 DATE:



LEGEND

- PROPERTY LINE
- - - PROPOSED ROAD
- NEW WATER LINE
- NEW SANITARY SYSTEM
- WALL
- CONCRETE PAVEMENT
- NEW BUILDING
- NEW PAVEMENT

NOTES

- 1 SANITARY CONNECTION REFER TO PLUMBING PLANS FOR CONTINUATION.
- 2 1" WATER SERVICE, SEE DETAIL SHEET 14. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 3 FIRE LINE CONNECTION REFER TO FIRE PROTECTION PLANS FOR CONTINUATION.

SANITARY STRUCTURE TABLE

1	SANITARY MANHOLE	TOP EL. 110.85 W. INV. 106.14
2	SANITARY MANHOLE	TOP EL. 108.60 E. INV. 104.90 S. INV. 104.80
3	SANITARY MANHOLE	TOP EL. 109.16 N. INV. 104.42 SE. INV. 104.32
4	SANITARY MANHOLE	TOP EL. 110.50 NW. INV. 103.68 S. INV. 103.58

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 C.A. #30062

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 Elizabeth Mark
 55 Se 2nd Avenue, Suite 301
 Delray Beach, Florida 33444

Village Veranda at Lady Lake
 Utility Plan
 Lady Lake, Florida 32159

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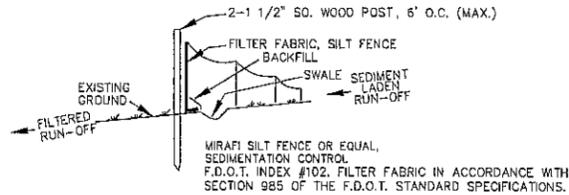
Digitally signed by
 Kenneth R. Wicks, P.E.
 DN: cn=Kenneth R.
 Wicks, P.E., o=Wicks
 Engineering Services,
 Inc., ou,
 email=tewicks@wicks
 engineering.com, c=US
 Date: 2015.02.10
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KENNETH R. WICKS, P.E. FL. REG. NO. 33274
 DATE: 3/2/2015

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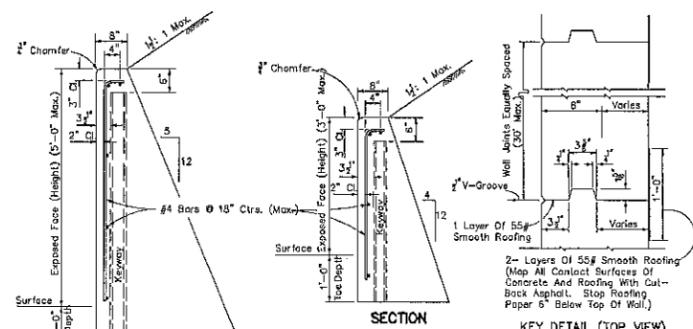
THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



- NOTES:
- TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
 - CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
- a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
- b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED.

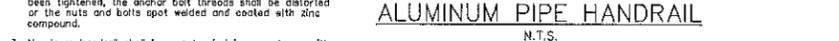
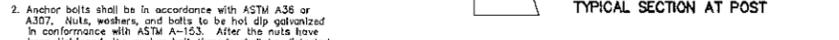
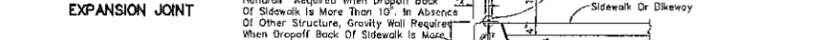
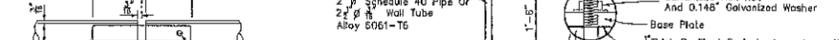
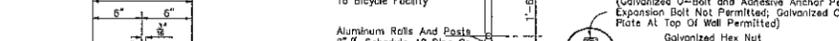
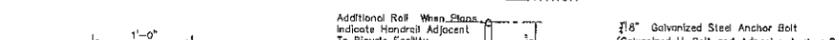
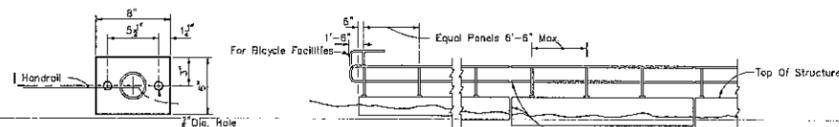
EROSION CONTROL STRUCTURE



HEIGHT (EXPOSED FACED)	PER LINEAR FOOT OF WALL	CONCRETE (CY)	STEEL (LB)
1'	0.07	0.07	3
2'	0.13	0.13	4
3'	0.20	0.20	5
4'	0.32	0.32	7
5'	0.43	0.43	9

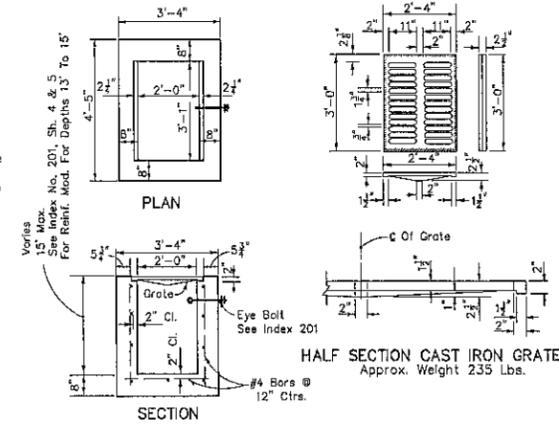
- GRAVITY WALL NOTES
- Gravity walls constructed as extensions of reinforced concrete retaining walls, except walls of proprietary designs, shall have the same face texture and finish as the reinforced concrete retaining wall.
 - Cost of reinforcing steel and face texture and finish to be included in the contract unit price for Class ~ Concrete (Retaining Walls) CY.

GRAVITY WALL - FDOT INDEX #520



GENERAL NOTES FOR TYPE 'C' INLETS

- These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
- Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
- Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
- Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
- All exposed corners and edges of concrete are to be chamfered 1/4".
- Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
- Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
- Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
- For supplementary details see Index No. 201.

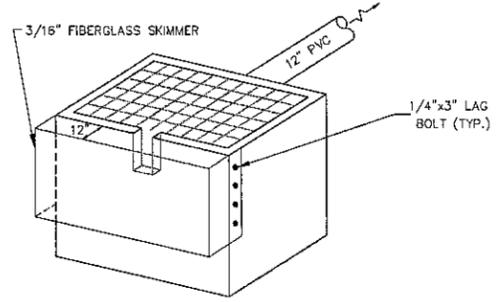


TYPE C INLET

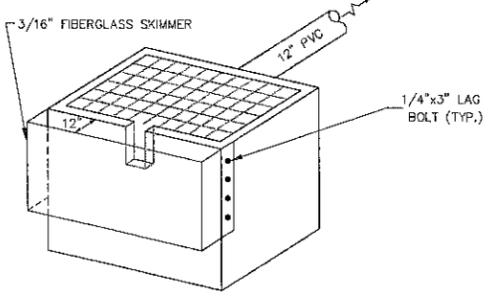
Recommended Maximum Pipe Sizes:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe
N.T.S.

NOTES (TOPS)

- Manhole top Type 7 slabs shall be of Class ~ concrete. Concrete as specified in ASTM C-475 may be used for precast units; see General Note No. 3.
- Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key for precast tops and in lieu of dowels. Frame and slab openings are to be omitted when top is used over a junction box. Frames can be adjusted with from one to six courses of brick.
- Manhole top Type 8 may be of cast-in-place or precast construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.
- Manhole tops shall be secured to structures by optional construction joints as shown on Sheet 3 of 6.



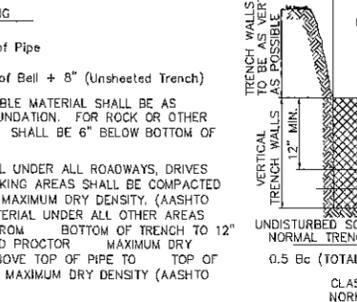
MODIFIED TYPE 'C' INLET WITH CAST IRON GRATE
TOP OF STRUCTURE - EL. 101.50
OUTFALL PIPE - INV. EL. 96.51
WEIR - EL. 100.75
WEIR SIZE - 6" x 9"
SKIMMER - TOP 101.50
- BOTTOM 100.25
N.T.S.



MODIFIED TYPE 'C' INLET WITH CAST IRON GRATE
TOP OF STRUCTURE - EL. 101.50
OUTFALL PIPE - INV. EL. 100.00
WEIR - EL. 100.75
WEIR SIZE - 6" x 9"
SKIMMER - TOP 101.50
- BOTTOM 100.25
N.T.S.

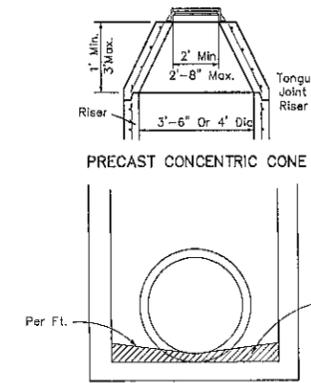
OUTFALL STRUCTURE 0-01

N.T.S.



BEDDING DETAILS

N.T.S.

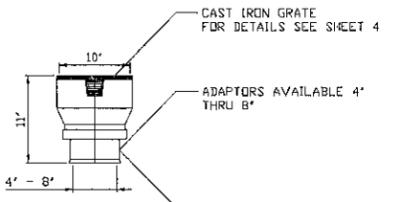


PRECAST CONCENTRIC CONE

Note: Grout to consist of 3:1 Sand-Cement Mixture or any Class Concrete.
FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL

DRAINAGE STRUCTURE INVERT

N.T.S.



TYPE 8 MANHOLES

N.T.S.



10" INLINE DRAIN

N.T.S.

Digitally signed by Kenneth R. Wicks, P.E. DN: cn=Kenneth R. Wicks, P.E., o=Wicks Engineering Services, Inc., email=tewicks@wicks-engineering.com, c=US
Date: 2013.07.10 10:13:53 -0500

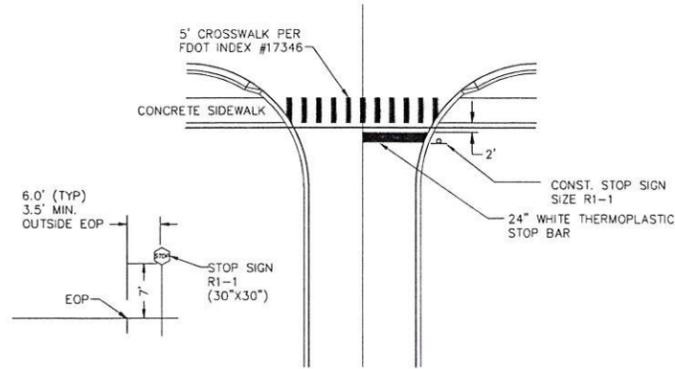
Wicks Engineering Services, Inc.
225 West Main Street, Tallahassee, Florida 32378
www.wicksengineering.com (904) 343-1887
C.R. #8862

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55 Se 2nd Avenue, Suite 301
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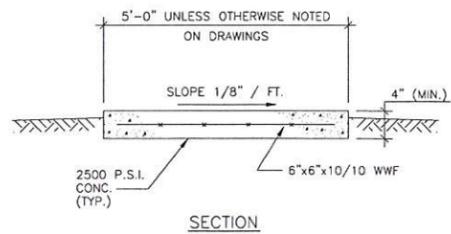
Village Veranda at Lady Lake
Civil Details
Lady Lake, Florida 32159

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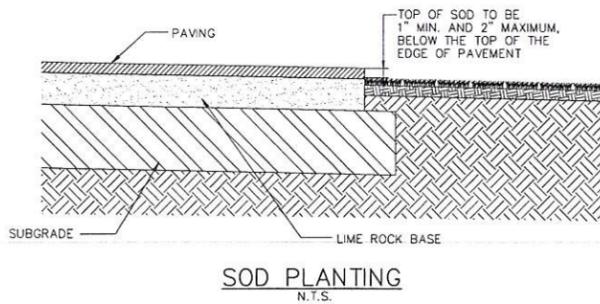
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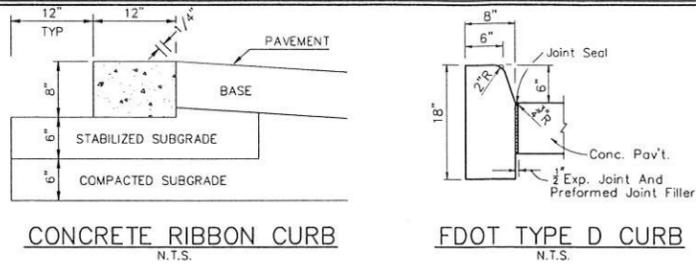
STOP SIGN, STOP BAR & CROSSWALK DETAIL
N.T.S.



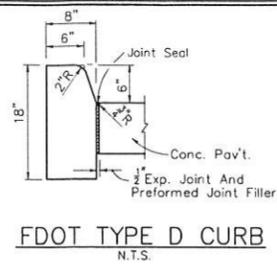
CONCRETE WALKWAY DETAIL
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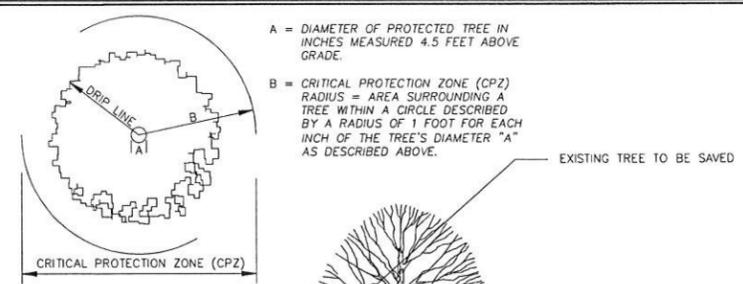
SOD PLANTING
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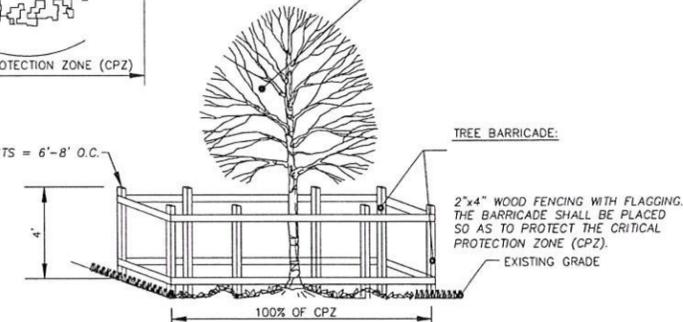
CONCRETE RIBBON CURB
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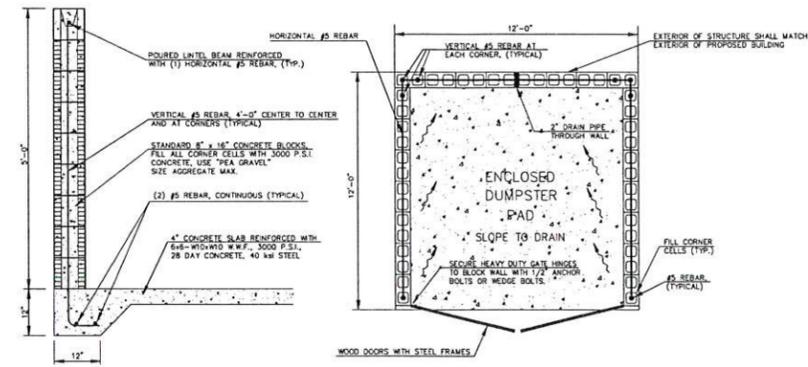
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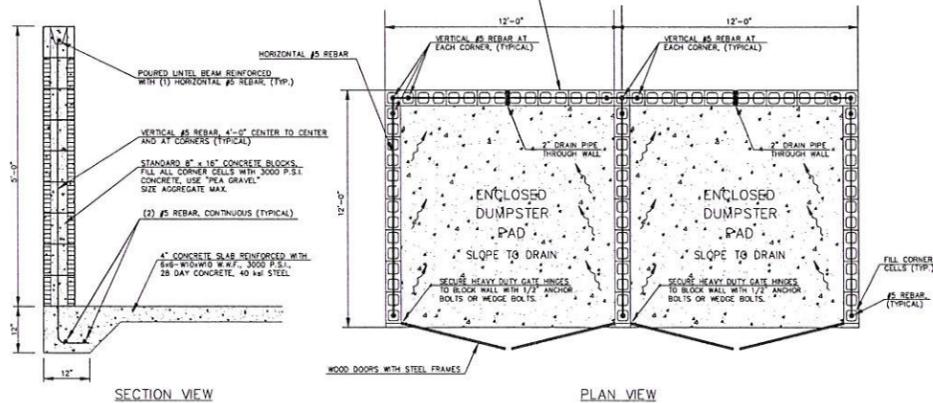
TREE PROTECTION DETAIL
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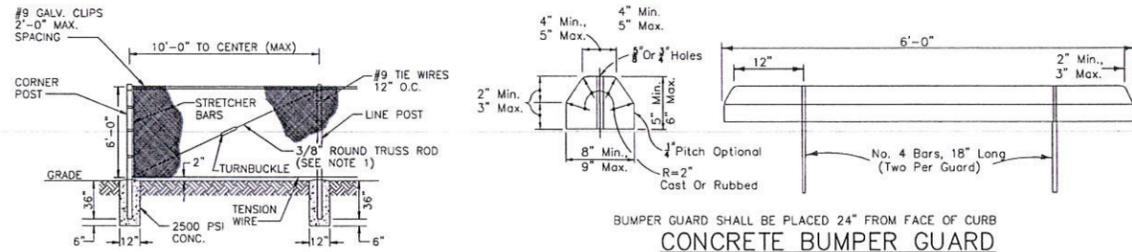
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N.T.S.



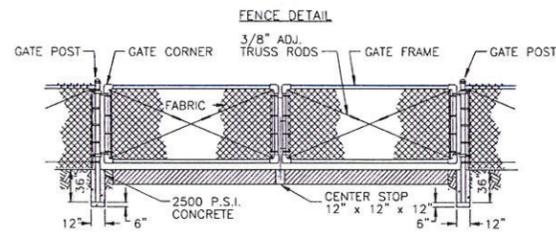
DUMPSTER DETAIL
N.T.S.



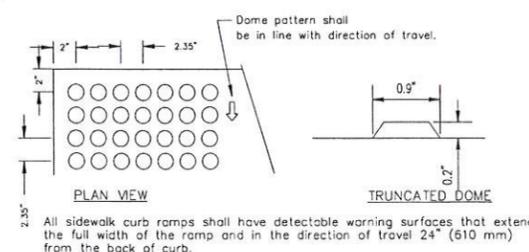
DOUBLE DUMPSTER DETAIL
N.T.S.



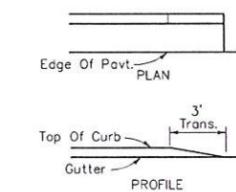
CONCRETE BUMPER GUARD
N.T.S.



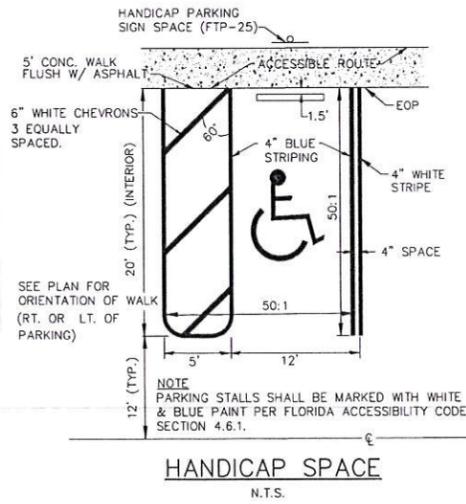
CHAIN LINK FENCE DETAIL
N.T.S.



CURB RAMP DETECTABLE WARNING
N.T.S.



FDOT TYPE D CURB TRANSITION
N.T.S.



HANDICAP SPACE
N.T.S.

HANDICAPPED PAVEMENT SYMBOL
USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS OPTIONAL, WHEN USED THE SYMBOL SHALL BE 3 OR 5 FT. HIGH AND WHITE IN COLOR.
Digitally signed by Kenneth R. Wicks, P.E.
DN: cn=Kenneth R. Wicks, P.E., o=Wicks Engineering Services, Inc., ou=gineering.com, c=US
Date: 2015.02.10 10:16:12 -05'00'



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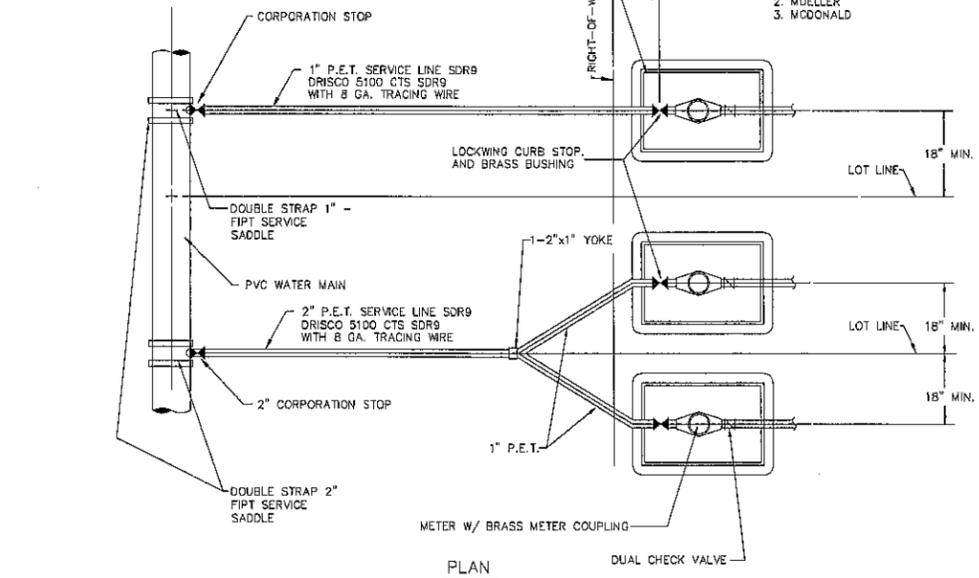
Village Veranda at Lady Lake, LLC.
Elizabeth Mark
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Delray Beach, Florida 33444

Village Veranda at Lady Lake
Civil Details
Lady Lake, Florida 32159

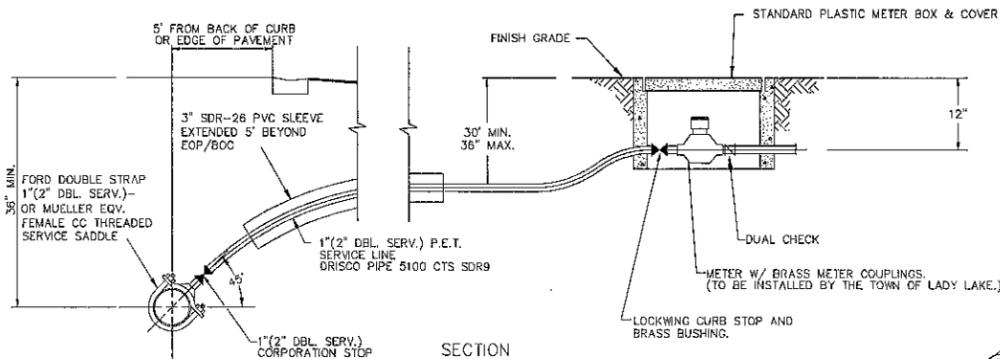
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Date: 07-08-14	
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File No.: 14118	Sheet: 13 of 16

STANDARD PLASTIC METER BOX & COVER

NOTE: BRASS SERVICE MATERIALS
1. FORD
2. MUELLER
3. McDONALD



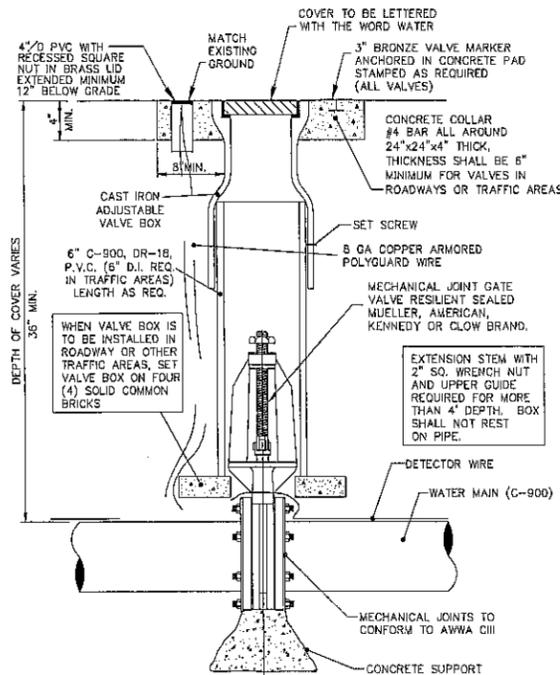
PLAN



SECTION

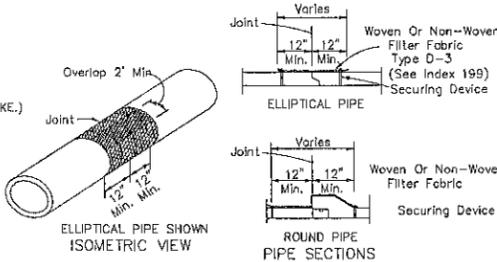
WATER SERVICE CONNECTION DETAILS

(NOTE: METERS TO BE INSTALLED BY CITY OF TAVARES.)
N.T.S.



GATE VALVE & BOX

N.T.S.



FILTER FABRIC JACKET

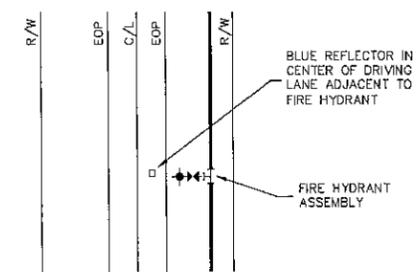
N.T.S.

Cost of filter fabric jacket to be included in cost of pipe culverts.
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

GENERAL WATER NOTES

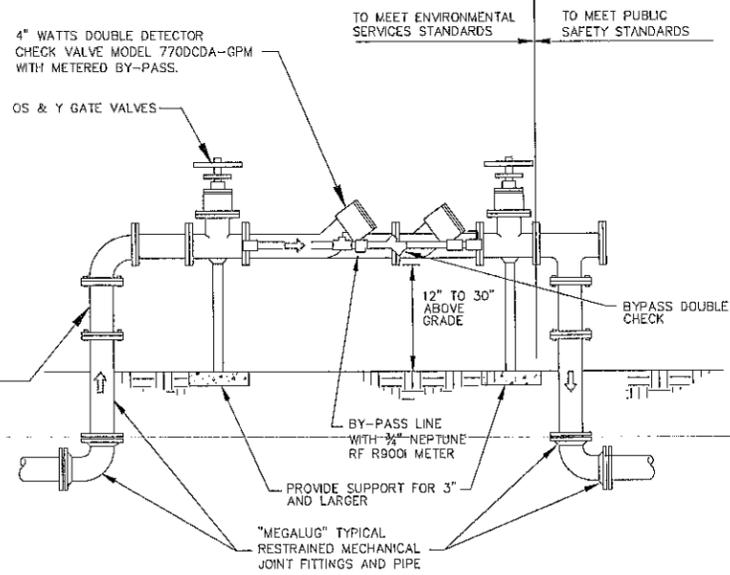
1. WATER SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
 2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
 3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, COMPOUNDS, SOLVENTS, LUBRICANTS AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
 4. DEPTH OF WATER LINES TO BE MINIMUM 36" BELOW FINISHED GRADE.
 5. WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 6. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314, F.A.C., AND APPROVED BY THE CITY.
 7. ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON AND SHALL EXTEND 5' BEYOND THE BACK OF CURB, EXCEPT DIRECTIONAL BORES, WHICH SHALL BE SDR-11 HDPE.
- B. ALL SLEEVES UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.

* NOTE: MARK ALL POINTS WHERE WATER SERVICES CROSS CURB WITH A "W" MARK IN CONCRETE.



FIRE HYDRANT REFLECTOR DETAIL

N.T.S.



DOUBLE DETECTOR CHECK ASSEMBLY WITH FIRE DEPT. CONNECTION

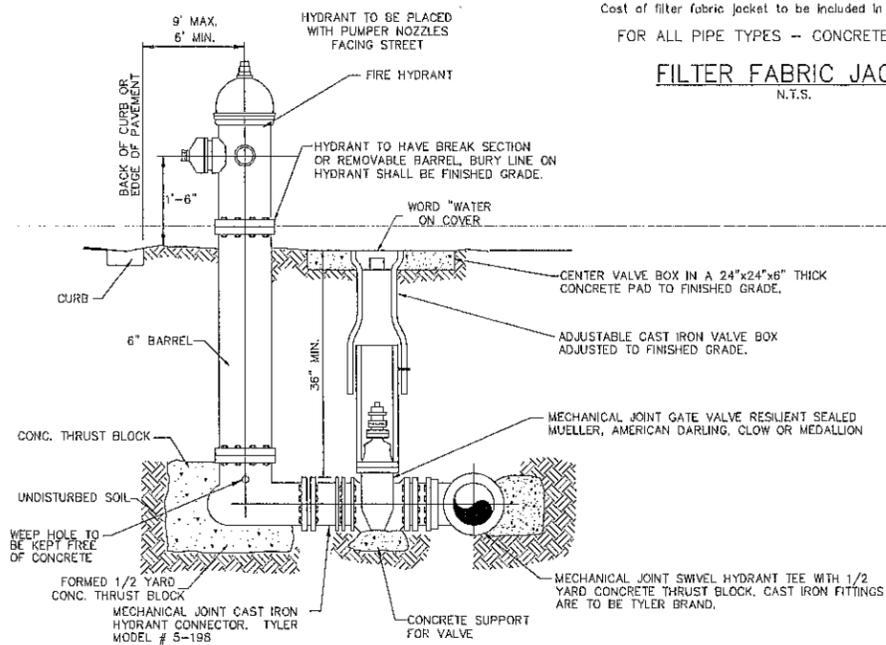
- NOTES:
1. ALL PIPE AND FITTINGS ABOVE GRADE SHALL HAVE FLANGED ENDS.
 2. BY-PASS METER ASSEMBLY NOT REQUIRED ON MONITORED FIRE SPRINKLER PROTECTION SYSTEMS.
 3. THE CHECK VALVE ASSEMBLY, VALVES AND PIPING AND THE BY-PASS METER AND DOUBLE CHECK SHALL BE PAINTED WITH A PRIMER SUITED TO THE BASE MATERIALS AND FINISHED WITH TWO COATS OF FOREST GREEN EXTERIOR ENAMEL.
 4. BY-PASS METER AND BACKFLOW PREVENTER SHALL BE ASSEMBLED WITH APPROPRIATE FITTINGS TO ALLOW REMOVAL AND RE-INSTALLATION.
 5. INSTALL DOLE EATON FP-45 FREEZE PROTECTION VALVE WITH 1/2" NIPPLE ON REMOVABLE TEST PLUG ON SUPPLY SIDE OS&Y VALVE.



Digitally signed by Kenneth R. Wicks, P.E.
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Date: 2015.02.20 10:17:22 -05'00'

SPECIFICATIONS

1. AWWA SPECIFICATIONS C-502
 2. TWO 2-1/2" HOSE NOZZLE DISCHARGE
 3. ONE 4-1/2" PUMPER NOZZLE DISCHARGE
 4. ONE 1-1/2" OPERATING NUT, LEFT
- APPLY TWO COATS OF SHERWIN WILLIAMS OSHA SAFETY INDUSTRIAL YELLOW PAINT TO HYDRANT BARREL.
- APPLY TWO COATS OF SHERWIN WILLIAMS OSHA SAFETY INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THE COLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.
- BLUE 1500 GPM OR MORE (SHERWIN WILLIAMS #SW4086)
GREEN 1000 GPM TO 1499 GPM (SHERWIN WILLIAMS #54614)
ORANGE 500 GPM TO 999 GPM (SHERWIN WILLIAMS #54E39)
RED 499 GPM OR LESS (SHERWIN WILLIAMS #54R38)
YELLOW HYDRANT BARREL (SHERWIN WILLIAMS #54Y37)
5. HYDRANTS SHALL BE FLOW TESTED BY CONTRACTOR. COORDINATE WITH CITY ENGINEER FOR TESTING PROCEDURES.
 6. ALL HYDRANTS SHALL BE EQUIPPED WITH GRADE-LOK FITTINGS TO ALLOW FOR ELEVATION ADJUSTMENTS.
 7. ALL HYDRANTS SHALL BE:
 - a. MUELLER CENTURION
 - b. AMERICAN DARLING 5 1/4" B-84-B



FIRE HYDRANT WITH VALVE

(STANDARD FIRE HYDRANT ASSEMBLY)
N.T.S.

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Village Veranda at Lady Lake, LLC.
Elizabeth Mark
55 Se 2nd Avenue, Suite 301
Delroy Beach, Florida 33444

Village Veranda at Lady Lake
Civil Details
Lady Lake, Florida 32159

Drawn: NSR
Checked: ARW
Date: 07-08-14
Scale: AS SHOWN
File No.: 14118
Revision: 1-9-15 TOWN COMMENTS
Sheet: 14 of 16

FDEP SEPARATION REQUIREMENTS
under 62-555.314 Effective 8-28-2003

HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION	
		WATER ABOVE	WATER BELOW
STORM SEWER	3FT MIN	12" PREF, 6" MIN	12" MIN
STORM FORCE MAIN	3FT MIN	12" MIN	12" MIN
RECLAIMED WATER (REQ'D UNDER 62-610)	3FT MIN	12" MIN	12" MIN
RECLAIMED WATER (NOT UNDER 62-610)	10FT PREF, 6FT MIN	12" MIN	12" MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12" PREF, 6" MIN	12" MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN*	12" PREF, 6" MIN	12" MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12" MIN	12" MIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN (NO ALTERNATIVES)		

- 3FT MINIMUM IF BOTTOM OF WATER MAIN IS 6" ABOVE THE GRAVITY SEWER MAIN
- THESE TABLES ARE NOT COMPREHENSIVE AND ARE NOT A SUBSTITUTE FOR THE TEXT IN 62-555.314. (SEE TEXT BELOW)
- THIS TABLE WAS CREATED BY A PRIVATE INDIVIDUAL AND IS NOT AN OFFICIAL FDEP TABLE.
- ALL DISTANCES ARE MEASURED OUTSIDE TO OUTSIDE.
- IT IS PREFERABLE TO LAY THE WATER PIPE ABOVE THE HAZARD PIPE.
- WATER MAINS CANNOT COME INTO CONTACT WITH ANY HAZARD STRUCTURES WITHOUT PRIOR APPROVAL BY FDEP.
- EXCEPTIONS ARE ONLY ALLOWED ON A CASE-BY-CASE BASIS WITH JUSTIFICATION TO FDEP BEFORE INSTALLATION.

"AT CROSSINGS, CENTER WATER PIPE ON CROSSING OR MAINTAIN THE FOLLOWING JOINT SPACING:"

HAZARD	ALTERNATIVE JOINT SPACING
STORM SEWER	3FT MIN
STORM FORCE MAIN	3FT MIN
RECLAIMED WATER (REQ'D UNDER 62-610)	3FT MIN
RECLAIMED WATER (NOT UNDER 62-610)	6FT MIN
VACUUM SANITARY SEWER	3FT MIN
GRAVITY SANITARY SEWER	6FT MIN
SANITARY SEWER FORCE MAIN	6FT MIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	N/A

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS TEXT.

For the purpose of this section, the phrase water mains shall mean mains, including treatment plant process piping, conveying either raw, partially treated, or finished drinking water; fire hydrant leads; and service lines that are under the control of a public water system and that have an inside diameter of three inches or greater.

- 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.**
 - 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.
 - 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.
 - 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.
 - 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.

Vertical Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, and Reclaimed Water Pipelines.

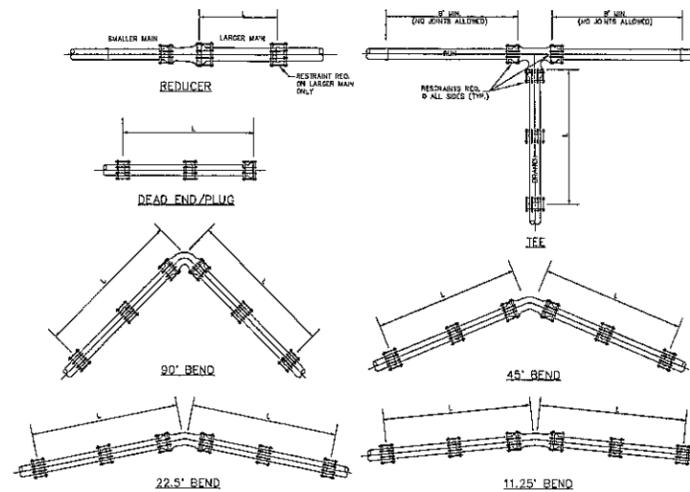
- New or relocated, underground water mains crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.
- 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.
- 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.

- No water main shall pass through, or come into contact with, any part of a sanitary sewer manhole.
- Effective August 28, 2003, water mains shall not be constructed or altered to pass through, or come into contact with, any part of a storm sewer manhole or inlet structure. Where it is not technically feasible or economically sensible to comply with this requirement (i.e., where there is a conflict in the routing of a water main and a storm sewer and where alternative routing of the water main or the storm sewer is not technically feasible or is not economically sensible), the Department shall allow exceptions to this requirement (i.e., the Department shall allow construction of conflict manholes), but suppliers of water or persons proposing to construct conflict manholes must first obtain a specific permit from the Department in accordance with Part V of this chapter and must provide in the preliminary design report or drawings, specifications, and design data accompanying their permit application the following information:
 - Technical or economic justification for each conflict manhole.
 - A statement identifying the party responsible for maintaining each conflict manhole.
 - Assurance of compliance with the design and construction requirements in sub-subparagraphs a. through d. below.
 - Each water main passing through a conflict manhole shall have a flexible, watertight joint on each side of the manhole to accommodate differential settling between the main and the manhole.
 - Within each conflict manhole, the water main passing through the manhole shall be installed in a watertight 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).
 - Each conflict manhole shall have an access opening, and shall be sized, to allow for easy cleaning of the manhole.
 - Gratings shall be installed at all storm sewer inlets upstream of each conflict manhole to prevent large objects from entering the manhole.

- Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, Reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems.** New or relocated fire hydrants with underground drains shall be located so that the drains are at least 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.; at least three feet, and preferably ten feet, from any existing or proposed vacuum-type sanitary sewer; 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., and at least ten feet from any existing or proposed on-site sewage treatment and disposal system as defined in Section 381.0065(2), F.S., and Rule 64E-6.00s, F.A.C.

(UPDATED 8-15-04)

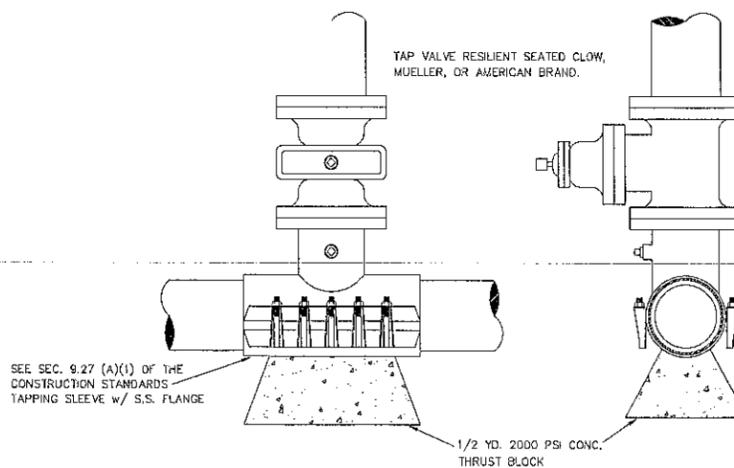


PIPE SIZE (INCH)	PIPE (L) (INCH)	PIPE (R) (INCH)											
4	20'	18'	8'	7'	4'	3'	2'	15'	10'	45'	28'	33'	24'
6	28'	26'	12'	9'	6'	4'	3'	21'	15'	63'	40'	47'	34'
8	36'	34'	15'	12'	7'	6'	4'	27'	18'	81'	50'	57'	42'
10	43'	41'	18'	14'	9'	7'	4'	33'	21'	99'	60'	69'	51'
12	50'	47'	21'	17'	10'	8'	4'	39'	24'	117'	74'	84'	63'
16	63'	61'	26'	21'	13'	10'	6'	48'	30'	144'	94'	107'	81'
18	70'	66'	29'	23'	14'	11'	7'	54'	33'	162'	103'	117'	89'
20	78'	74'	31'	25'	15'	12'	7'	60'	36'	180'	113'	129'	99'
24	88'	84'	36'	29'	17'	14'	8'	72'	42'	216'	137'	156'	117'

- THRUST RESTRAINT DESIGN NOTES
- RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY UNI-FLANGE, THE FORD METER BOX COMPANY, INC.
 - DATA BASED ON MAX. PRESSURE OF 150 P.S.I., THE UNIFIED SOIL CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL W/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
 - ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).
 - THRUST BLOCKS SHALL BE USED ONLY AS SPECIFIED BY PROJECT ENGINEER.

THRUST RESTRAINT DETAILS

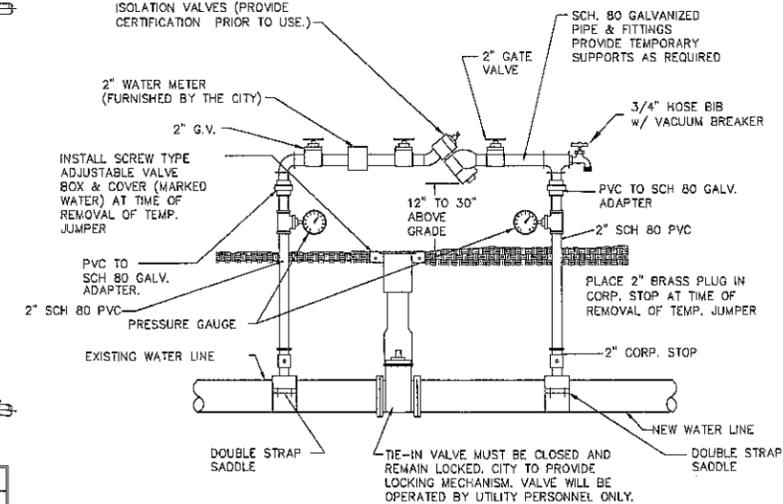
N.T.S.



WET TAP SLEEVE & TAP VALVE

N.T.S.

FEBCO MODEL B25Y REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER ASSEMBLY W/ ISOLATION VALVES (PROVIDE CERTIFICATION PRIOR TO USE.)



TEMPORARY JUMPER CONNECTION DETAIL

N.T.S.
NOTE: LOCATION TO BE DETERMINED AT TIME OF PRECONSTRUCTION CONFERENCE W/ CITY.

- MAINS LARGER THAN 8" WILL REQUIRE 3" PIPING, 3" VALVES AND 3" RPZ

TEMPORARY JUMPER CONNECTION NOTES

- A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
- THE DETAILS TO BE USED FOR FILLING ANY WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, 1992 EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABING PER SECTION 11 OF AWWA C561-92.
- FLUSHING OF 10" DIAMETER AND LARGE WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE, IN THE PRESENCE OF THE UTILITY DEPARTMENT. THE UTILITY DEPARTMENT WILL NOTIFY IN WRITING 48 HOURS PRIOR TO THE FLUSHING OF SAID MAINS. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:
 - THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE UTILITY COMPANY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATER TIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.
 - THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.
 - FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAIN.
 - ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
 - PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT. THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.
 - TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY, ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.
 - THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.
 - THE TIE-IN VALVE SHALL BE OPENED ONLY A FEW TURNS FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.
 - AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.
- THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACKFLOW PREVENTION TECHNICIAN.
- EXCEPT AS REQUIRED TO FLUSH LINES OF GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
- UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE JUMPER CONNECTION, THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
- ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



Digitally signed by Kenneth R. Wicks, P.E.

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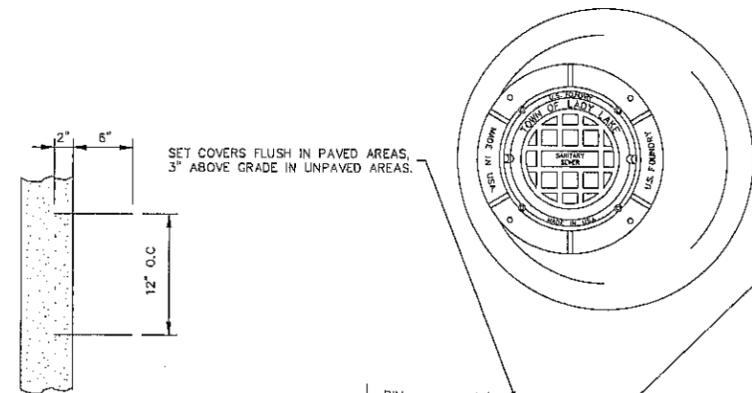
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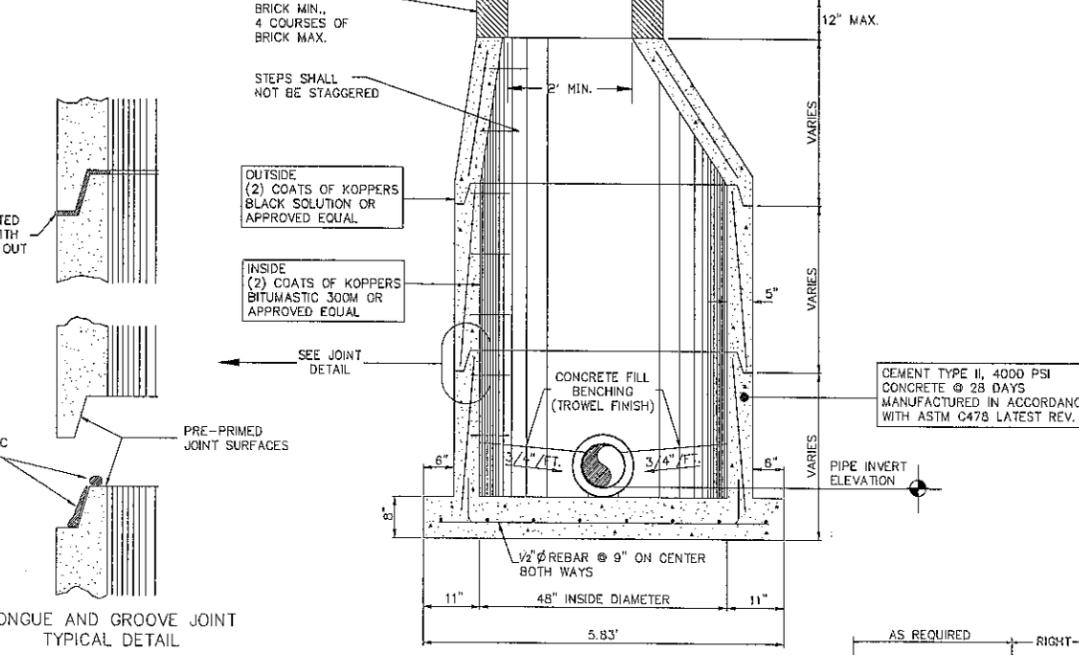
Village Veranda at Lady Lake
Civil Details
Lady Lake, Florida 32159

DATE	REVISION	COMMENTS
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07-08-14	2	REVISED
AS SHOWN	3	REVISED
14118	4	REVISED

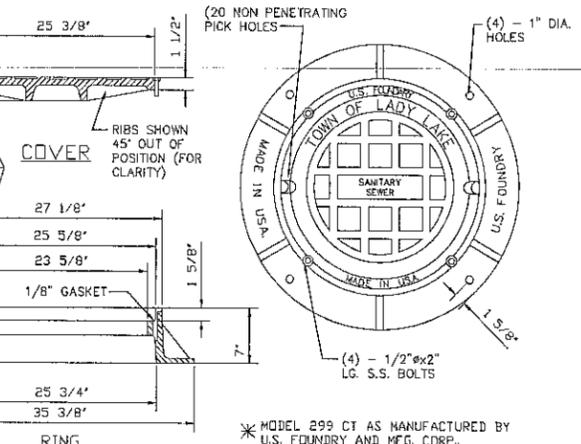
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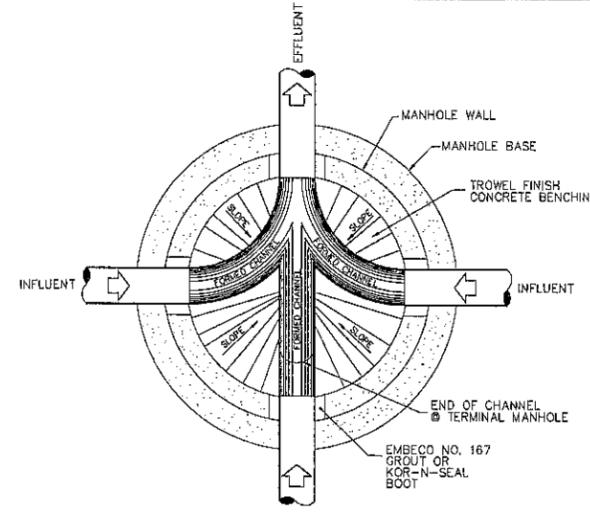
STEP DETAIL



SANITARY PRECAST MANHOLE DETAIL
N.T.S.



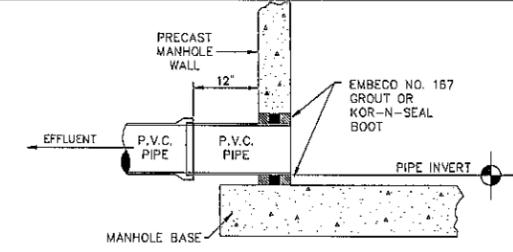
SANITARY MANHOLE COVER DETAIL
N.T.S.



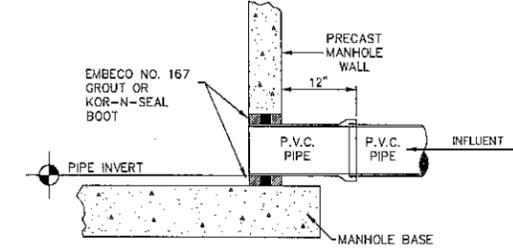
FLOW PATTERNS FOR INVERT CHANNELS

- NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS. HALF PIPE INVERT CHANNELS.
 2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
 3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND AND COVERED WITH 1" OF MORTAR.
 4. WHERE PIPE INVERTS DIFFER BY MORE THAN 2 FEET (2'), PROVIDE A TEE AND DROP-PIPE TO PREVENT SPLATTER.

TYPICAL MANHOLE PLAN
N.T.S.

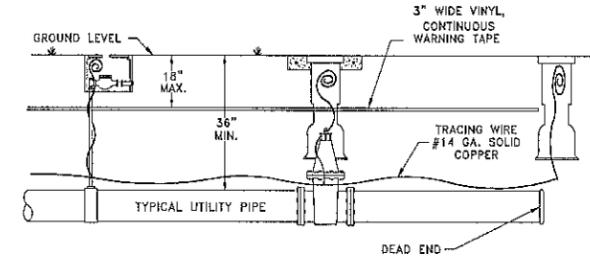


EFFLUENT CONNECTION



INFLUENT CONNECTION

PIPE CONNECTION TO PRECAST SANITARY MANHOLE
N.T.S.



ALL CITY APPROVED PIPE INSTALLED WITHIN THE CITY'S WATER (POTABLE & RECLAIMED) OR SANITARY SEWER SYSTEM SHALL BE INSTALLED WITH 10 GA. SOLID COPPER TRACING WIRE.

THE TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE AND SHALL BE TAPED TO THE PIPE AT 10' INTERVALS. WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND BE COILED AND PLACED IN A VALVE BOX, METER BOX, MANHOLE, CLEANOUT OR OTHER APPLICABLE STRUCTURE.

TRACING WIRE BETWEEN INTERVALS SHALL BE INSTALLED SO AS TO PROVIDE CONTINUOUS CURRENT WHEN LINE LOCATION EQUIPMENT IS CONNECTED TO THE TRACING WIRE. WIRE BRANCHING FROM MAIN LINES SHALL BE LINKED BY CITY-APPROVED WATER TIGHT CONNECTORS.

1. POTABLE AND RECLAIMED WATER SYSTEMS: WIRE AND WARNING TAPE SHALL BE INSTALLED ON SANITARY SEWER SYSTEM AND SHALL EXTEND UPWARD AND BE PLACED INTO MANHOLE STRUCTURES BETWEEN THE MANHOLE RING AND CONE. WIRE WITH SERVICE LATERALS SHALL CONNECT TO THE WIRE INSTALLED ABOVE THE MAIN AND BROUGHT TO THE SURFACE AT THE SEWER CLEANOUT.

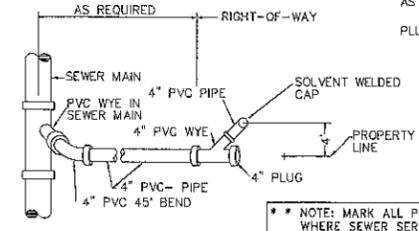
2. FIRE SPRINKLER LINES: WIRE SHALL CONNECT TO THE WIRE INSTALLED ABOVE THE MAIN AND EXTEND TO THE RISER CONNECTION.

3. SANITARY SEWER GRAVITY SYSTEM: WIRE AND WARNING TAPE SHALL BE INSTALLED ON SANITARY SEWER SYSTEM AND SHALL EXTEND UPWARD AND BE PLACED INTO MANHOLE STRUCTURES BETWEEN THE MANHOLE RING AND CONE. WIRE WITH SERVICE LATERALS SHALL CONNECT TO THE WIRE INSTALLED ABOVE THE MAIN AND BROUGHT TO THE SURFACE AT THE SEWER CLEANOUT.

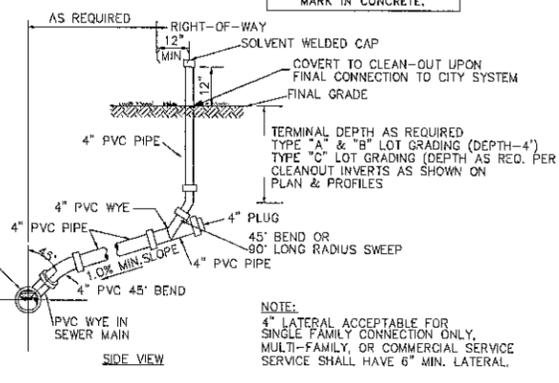
4. SANITARY SEWER FORCE MAINS: WIRE AND WARNING TAPE SHALL BE INSTALLED ON THE FORCE MAIN AND BROUGHT TO THE SURFACE AND PLACED IN A METAL CITY-APPROVED VALVE BOX.

5. DEAD END MAINS: WIRE AND WARNING TAPE SHALL BE PLACED IN A PROPERLY IDENTIFIED BOX AT THE END OF THE RUN.

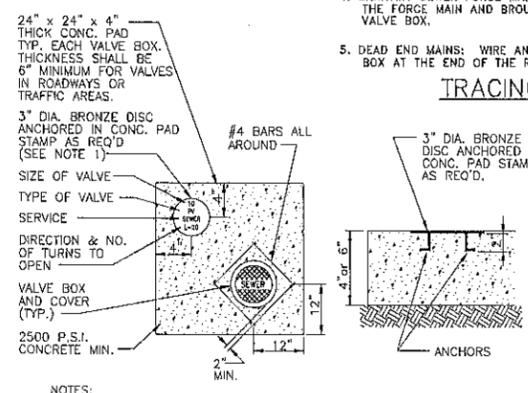
TRACING WIRE LOCATION DETAIL
N.T.S.



GRAVITY CLEANOUT
N.T.S.



SANITARY SEWER SERVICE
PVC SINGLE SERVICE
N.T.S.



VALVE COLLAR
N.T.S.

- NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

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Village Veranda at Lady Lake, LLC.
Elizabeth Mark
55 Se 2nd Avenue, Suite 301
Delray Beach, Florida 33444

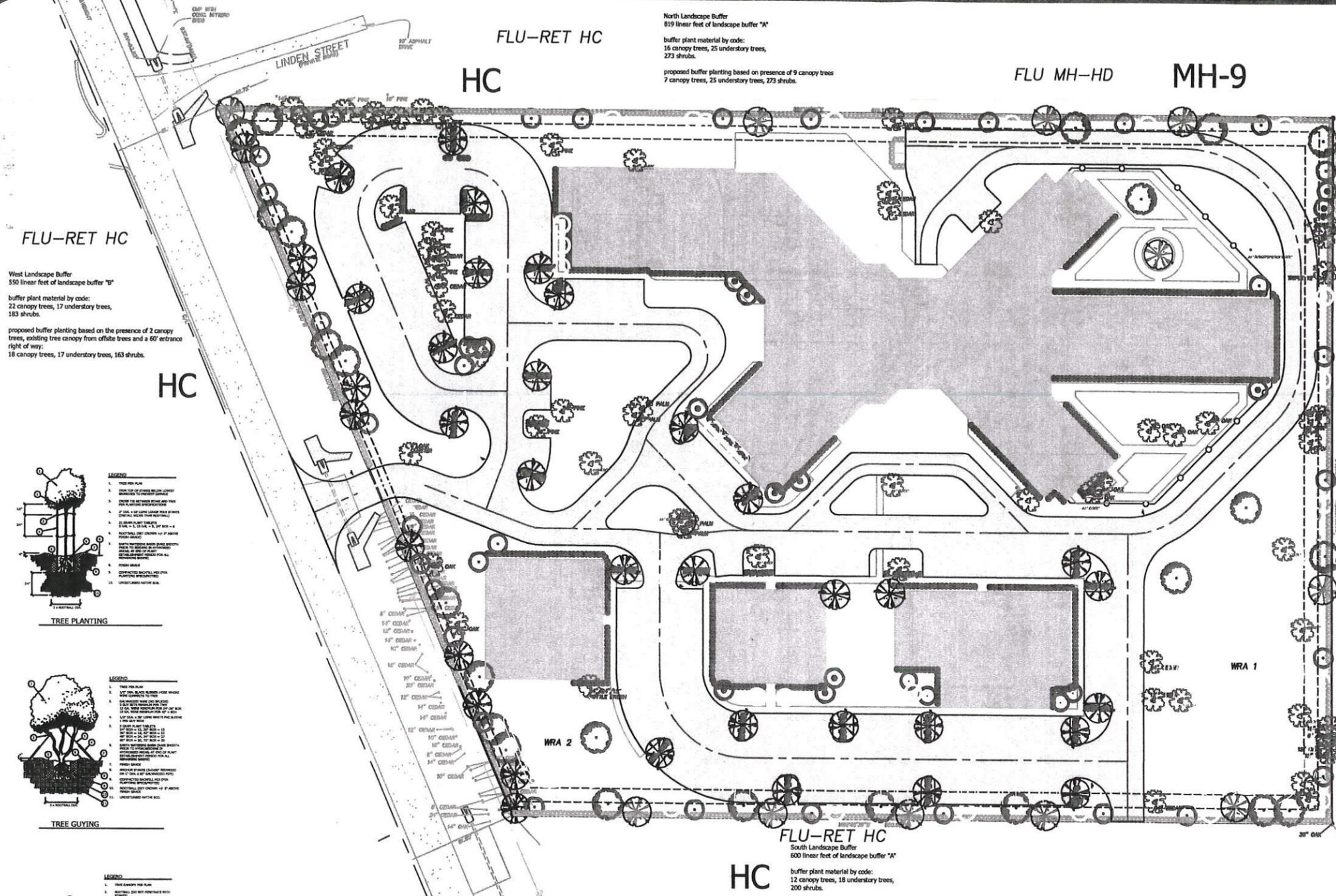
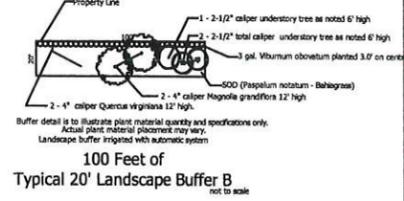
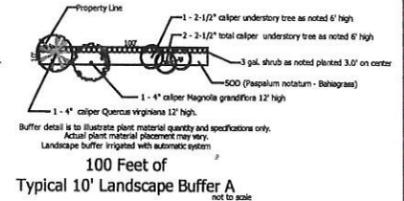
Village Veranda at Lady Lake
Civil Details
Lady Lake, Florida 32159

Drawn: NSR	DATE:
Checked: KRY	1-9-15 TOWN COMMENTS
Date: 07-08-14	
Scale: AS SHOWN	
File No.: 14118	
Sheet: 16 of 16	

Village Veranda Landscape plan

Irrigation Plan
 Lady Lake, Florida

- Existing tree to remain
- OAK
- 49 Quercus virginiana
- 65G Live Oak
- 24 Magnolia grandiflora
- 65G Southern Magnolia
- 10 Ilex attenuata
- 30G East Palatka Holly
- 52 Langerstroemia indica
- 3G Muscogee Grape Myrtle
- 34 Ilex cassine
- 30G Dahoon Holly
- 4 Chionanthus virginicus
- 30G Fringe Tree
- 813 Viburnum odoratissimum
- 3G Sweet Viburnum
- 334 Viburnum suspensum
- 3G Sandankwa Viburnum
- 178 Galphimia glauca
- 3G Thryallis
- 70 Illicium Spp.
- 3G Star Anise
- 155 Rhododendron spp.
- 3G Formosa Azalea



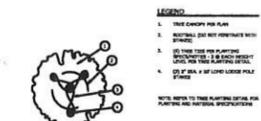
FLU-RET HC
 West Landscape Buffer
 550 linear feet of landscape buffer "B"
 buffer plant material by code:
 22 canopy trees, 17 understory trees,
 183 shrubs.
 proposed buffer planting based on presence of 2 canopy trees, existing tree canopy from offsite trees and a 60' entrance right of way:
 18 canopy trees, 17 understory trees, 163 shrubs.

FLU MH-HD
 North Landscape Buffer
 819 linear feet of landscape buffer "A"
 buffer plant material by code:
 16 canopy trees, 25 understory trees,
 273 shrubs.
 proposed buffer planting based on presence of 9 canopy trees
 7 canopy trees, 25 understory trees, 273 shrubs.

MH-9
 North East Landscape Buffer North Half
 82 linear feet of landscape buffer "A"
 buffer plant material by code:
 2 canopy trees, 3 understory trees,
 27 shrubs.
 proposed buffer planting based on presence of 1 canopy tree
 1 canopy trees, 3 understory trees, 27 shrubs.

FLU R-1
 South East Landscape Buffer
 417 linear feet of landscape buffer "A"
 buffer plant material by code:
 9 canopy trees, 13 understory trees,
 139 shrubs.
 proposed buffer planting based on presence of 7 canopy trees
 2 canopy trees, 13 understory trees, 139 shrubs.

FLU-RET HC
 South Landscape Buffer
 600 linear feet of landscape buffer "A"
 buffer plant material by code:
 12 canopy trees, 18 understory trees,
 200 shrubs.
 proposed buffer planting based on presence of 2 canopy trees
 10 canopy trees, 18 understory trees, 200 shrubs.



INSTALLATION AND MAINTENANCE NOTES

- The work consists of the complete plant material installation as shown on the drawings and as herein specified. This work shall include, but is not limited to, the supplying of all plant material specified, the furnishing of all labor, equipment, appliances and materials called for, and in performing all operations in connection with the landscape specifications as shown on this plan. Further, the work shall include the maintaining of all plants and planting areas until phase acceptance by the owner, and fulfilling of all guarantee provisions as herein specified.
- Adjustments to planter beds as shown on plans may be necessary due to walk locations, bearing relationship to roadways, etc. Plant material may need to be added or subtracted in the field. The contractor shall be responsible for the final plant count upon completion of the job. The final plant count will be submitted to the owner prior to final payment.
- The contractor shall fully acquaint themselves with the related site grading, water supply, electrical supply, and other utilities to preclude any misunderstanding and facilitate a trouble free installation.
- No substitution shall be made without written permission of the owner.
- In the event of a variation between the plant list and the number of plants shown on the plans, contact the Project Landscape Architect immediately.
- Plant materials will be inspected at the job site by the owner. When inspected work does not comply with the specified requirements, the contractor shall replace rejected work and continue specified maintenance until the work is reinspected and found acceptable and remove rejected plants and materials from the job site within 48 hours.
- All materials shall be installed in a neat and workmanlike manner. The owner or his landscape architect reserves the right to direct the removal and replacement of any items which, in his opinion, do not present an orderly and reasonably neat or workmanlike appearance, provided such items can be installed in an orderly way by the usual method of such work.
- All plant material shall be Florida No. 1 grade or better as defined in "Grades and Standards for Nursery Plants", Parts 1 and 2, as published by the Florida Department of Agriculture and Consumer Services, and shall conform to ANN standards for nursery stock (ansi 260, 1-1980).
- All planting beds shall be mulched with 3" of pine bark nuggets, 100% organic, of the highest grade.
- All trees 8" or larger shall be staked or guyed. Staking materials and methods shall be submitted to the Owner for approval prior to installation.
- Planting soil shall consist of the existing soil two (2) lbs. of fertilizer per cubic yard, well mixed.
- Fertilizer shall be quick release, water soluble and shall conform to the applicable state of Florida fertilizer laws. The contractor shall submit to the owner or landscape architect a fertilization certification.
- All plants shall be watered thoroughly when planted.
- Sod shall be well matted with grass roots. The sod shall be taken up in rectangles preferably 12" by 24", of 2" in thickness, and shall be reasonably free of weeds and other grasses and shall have a soil mat of sufficient thickness adhering firmly to the roots to withstand all necessary handling. The sod shall be shade kept moist until it is planted. Damaged sod will be rejected. Replanting shall be done within 48 hours after time of harvesting or kept damp until planted.
- Sodding schedule:
 - All lawn areas shall be planted with a species specified by the Owner (limits determined by C)
 - Soft spots and inequalities in grade shall be corrected before starting work.
 - Lay sod without voids. Thoroughly water after planting. The surface shall be true to finish grade lines and even and firm at all points.
 - Place sod with staggered joints closely butted, tamped or rolled to an even surface. Erosion control measures are mandatory in swales, rights of ways, or any other areas subject to erosion.
 - Fertilize with 16-4-8 fertilizer at the rate of 8 lbs./1000 sq. ft.
- All shrub areas and areas to be sodded will be automatically irrigated. Verify areas to be irrigated with or prior to commencing work.
- Contractor shall clean up and remove from the premises all surplus materials and rubbish.
- All shrubs and sod shall be guaranteed for one hundred eighty (180) days after final acceptance of the f by owner. All trees shall be guaranteed for one (1) year after final acceptance of the final phase.
- Protective barricades shall be placed around all protected trees to be saved and shall remain in place until construction is complete. Barricades shall be a minimum of 10' from the edge of the tree. Barricade shall be constructed of wood and be a minimum of 3' in height.
- Final inspection will not take place until all materials have been planted/installed properly.
- Contractor will be notified by letter of the final acceptance of each phase within ten (10) days after final phase inspection or ten (10) days after reinspection should that be necessary.
- Upon final notice of final acceptance of each phase, the owner will assume maintenance.
- If trees are wrapped in burlap and wire, remove wire and burlap from the surface of the root ball.

Quantity	Common Name	Scientific Name	Soil Moisture Range	Native	Spacing	Notes
STREET TREES						
0	None Required					
TREES						
49	Southern live oak, cathedral oak	<i>Quercus virginiana</i>	Dry - moist	Yes	as shown	4" cal. 12'
52	Crape myrtle	<i>Lagerstroemia indica</i>	Dry - moist	No	as shown	2.5" cal. 6'
24	Southern magnolia	<i>Magnolia grandiflora</i>	Moist - dry	Yes	as shown	4" cal. 12'
10	East Palatka holly	<i>Ilex x attenuata 'East Palatka'</i>	Moist - wet	Yes	as shown	2.5" cal. 6'
4	American fringetree, old man's beard	<i>Chionanthus virginicus</i>	Dry - moist	Yes	as shown	2.5" cal. 6'
34	Dahoon holly	<i>Ilex cassine</i>	Moist - wet	Yes	as shown	2.5" cal. 6'
SHRUBS						
813	Sweet viburnum	<i>Viburnum odoratissimum</i>	Moist - wet	No	3' oc	3G
155	Formosa azalea	<i>Rhododendron spp.</i>	Dry - moist - wet	Yes	3' oc	3G
334	Sandankwa viburnum	<i>Viburnum suspensum</i>	Moist - wet	No	3' oc	3G
178	Thryallis, rain-of-gold, shower of gold	<i>Galphimia glauca</i>	Dry - moist	No	3' oc	3G
70	Florida anise, red magnolia	<i>Illicium floridanum</i>	Moist - wet	Yes	3' oc	3G
GROUND COVER						
	Bahia Sod					



December 4th, 2014
 GRAPHIC SCALE
 (1" = 10')

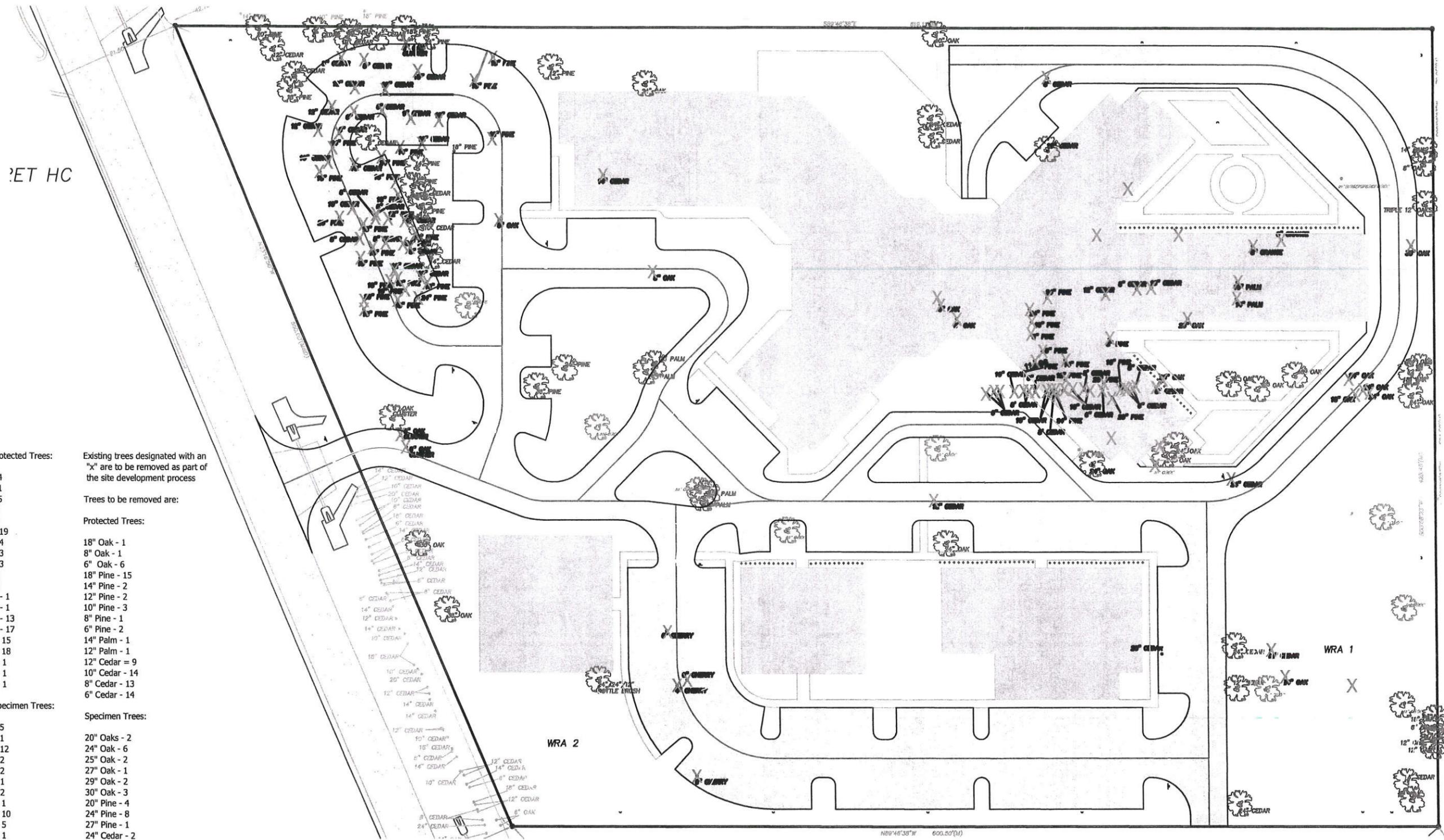


L.R. Huffstetler III, Landscape Architect
 36955 Lake Yale Drive
 Grand Island, FL 32735
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Village Veranda Tree Removal

Lady Lake, Florida



Existing Protected Trees:

- 18" Oak - 4
- 14" Oak - 1
- 12" Oak - 5
- 8" Oak - 2
- 6" Oak - 9
- 18" Pine - 19
- 14" Pine - 4
- 12" Pine - 3
- 10" Pine - 3
- 8" Pine - 1
- 6" Pine - 2
- 18" Cedar - 1
- 14" Cedar - 1
- 12" Cedar - 13
- 10" Cedar - 17
- 8" Cedar - 15
- 6" Cedar - 18
- 18" Palm - 1
- 14" Palm - 1
- 12" Palm - 1

Existing Specimen Trees:

- 30" Oak - 5
- 31" Oak - 1
- 24" Oak - 12
- 25" Oak - 2
- 29" Oak - 2
- 27" Oak - 1
- 20" Oak - 2
- 30" Pine - 1
- 24" Pine - 10
- 20" Pine - 5
- 23" Pine - 1
- 27" Pine - 1
- 24" Cedar - 4
- 24" Bottle Brush - 1
- 24" Palm - 1

Existing Historic Trees:

- 55" Oak - 1
- 50" Oak - 1
- 48" Oak - 2
- 41" Oak - 1
- 40" Oak - 2
- 36" Oak - 4

Existing trees designated with an "x" are to be removed as part of the site development process

Trees to be removed are:

- Protected Trees:**
- 18" Oak - 1
 - 8" Oak - 1
 - 6" Oak - 6
 - 18" Pine - 15
 - 14" Pine - 2
 - 12" Pine - 2
 - 10" Pine - 3
 - 8" Pine - 1
 - 6" Pine - 2
 - 14" Palm - 1
 - 12" Palm - 1
 - 12" Cedar = 9
 - 10" Cedar - 14
 - 8" Cedar - 13
 - 6" Cedar - 14

Specimen Trees:

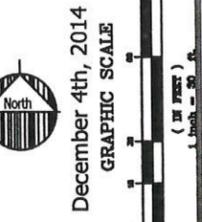
- 20" Oaks - 2
- 24" Oak - 6
- 25" Oak - 2
- 27" Oak - 1
- 29" Oak - 2
- 30" Oak - 3
- 20" Pine - 4
- 24" Pine - 8
- 27" Pine - 1
- 24" Cedar - 2

Tree Calculation:

186 existing trees total = 2,998 inches of caliper / 8.2 acres = 366 inches of caliper per acre.
 114 trees to be removed = 1,472 inches of caliper (49%)
 73 canopy trees and 100 understory trees to be installed on site in buffers and required plantings = 542 inches
 1,526 inches existing trees to remain + 542 inches to be installed = 2,068 inches = 252 inches per acre

173 new trees + 69 remaining trees = 242 trees / 8.2 acres = 30 trees per acre.

The caliper of trees in script have been field verified.



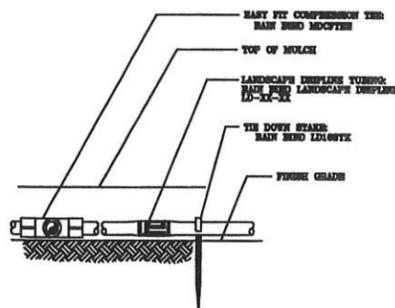
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Village Veranda Irrigation Plan

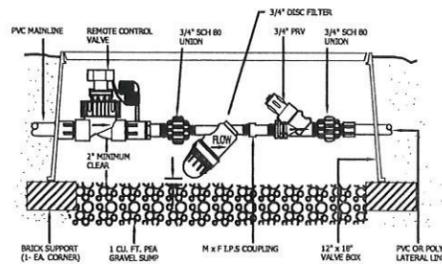
Lady Lake, Florida



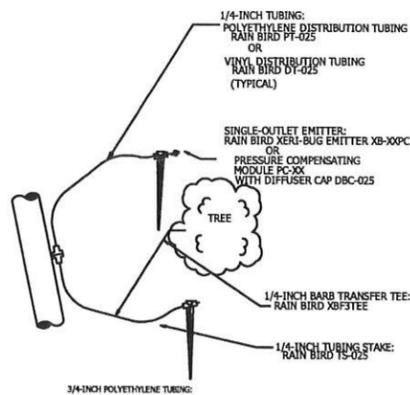
December 4th, 2014
GRAPHIC SCALE



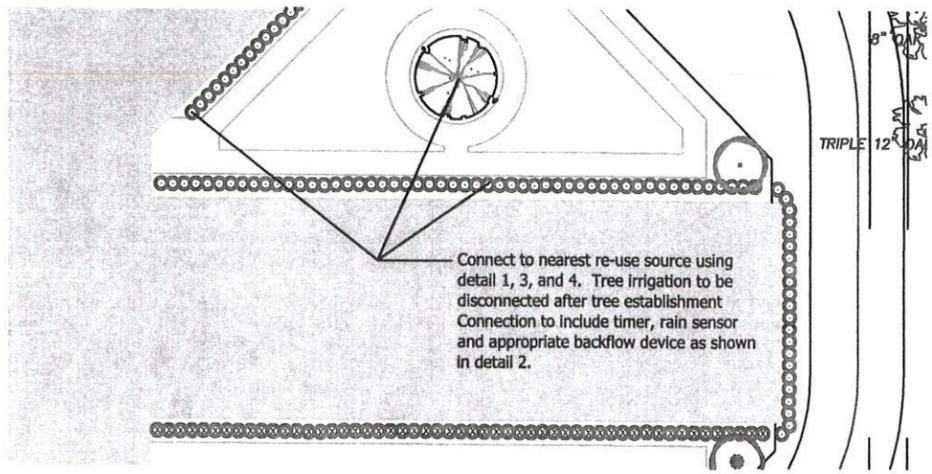
1 LANDSCAPE DRIP LINE ON GRADE
N.T.S.



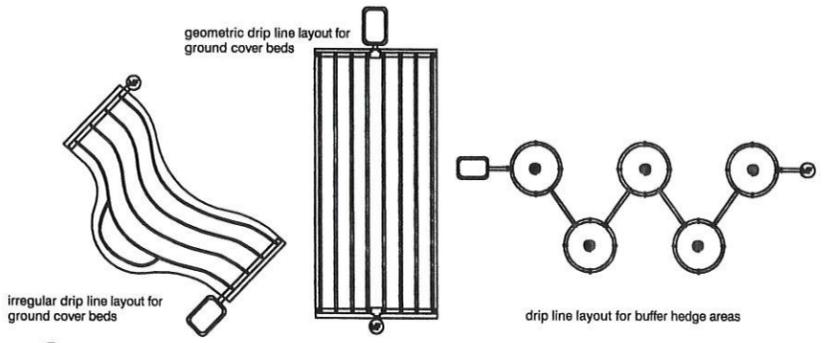
2 REMOTE CONTROL VALVE W/ 3/4" PRV & 3/4" DISC FILTER
SECTION - NO SCALE



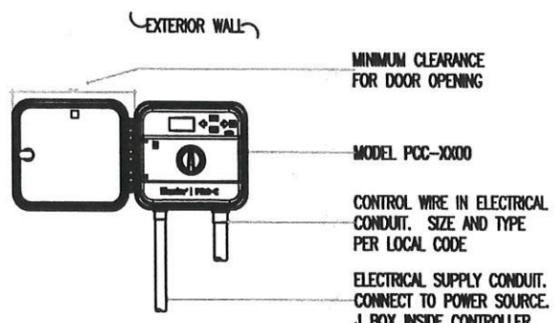
3 EMITTERS AROUND TREE
N.T.S. ON 1/4 INCH TUBING



Typical Interior Bed and Tree Planting Irrigation
not to scale

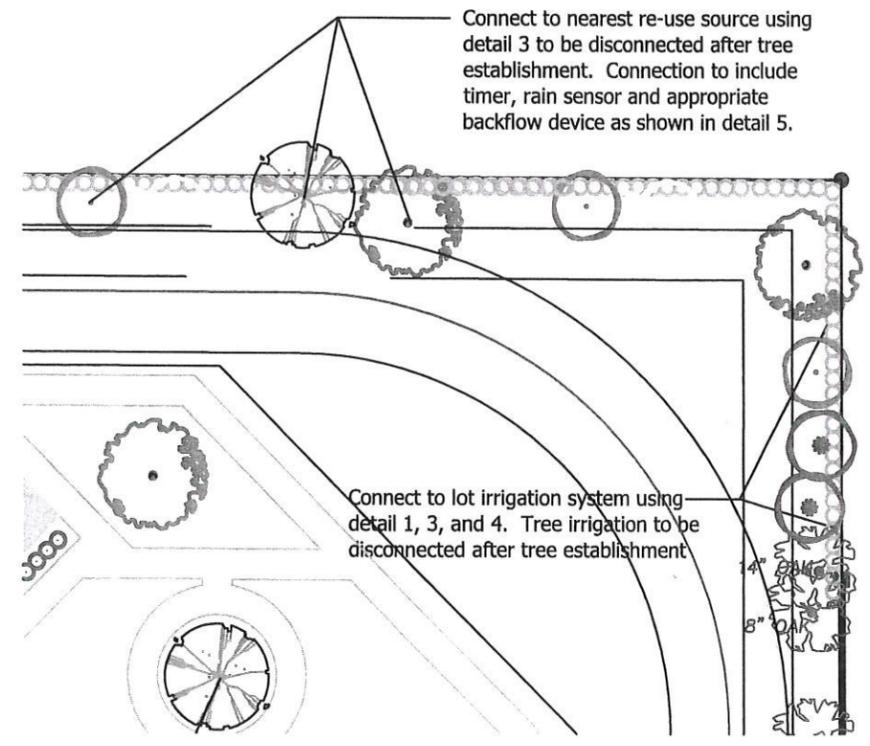


4 TYPICAL PIPE AND DRIP LINE LAYOUT PATTERNS
NOT TO SCALE



NOTE SPECIFY 6 & 12 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

5 PRO-C CONVENTIONAL CONTROLLER
not to scale IRRIGATION DETAIL



Typical Perimeter Buffer Irrigation
not to scale

Irrigation Notes:

1. Connect to lowest quality water available.
2. Install backflow device as required
3. Controller to be equipped with rain sensor and back-up battery
4. All trees shall be on a separate irrigation zone from shrubs. Tree zone to be turned off after tree establishment.
5. Shrub irrigation to be Rainbird drip line with 12" emitter spacing or equal installed as shown
6. Tree zone to be 3/4" poly with three emitters per tree
7. Sod to be irrigated by hand until established
8. Contractor to determine pressure and volume of water available and size zones accordingly
9. Automatic Irrigation system to provide 100% coverage of shrubs and trees only
10. Sitework contractor to provide 4' SCH 40 PVC sleeves under pavement where indicated.
11. All irrigation pipe shall be purple
12. Bahia sod to be irrigated by hand until established



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