REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: **Monday, November 2, 2015**
TIME: **6:00 p.m.**
PLACE: **Town Hall Commission Chambers**
409 Fennell Blvd., Lady Lake, Florida

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. PLEDGE OF ALLEGIANCE: Mayor Ruth Kussard

D. INVOCATION[1]: Minister John Penn – Fairway Christian Church

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. CONSENT[3]:

1. Minutes – October 19, 2015 – Special Commission Meeting
   – October 19, 2015 – Regular Commission Meeting

2. Consideration of Inter-local Agreement between the Town of Lady Lake and the Lake-Sumter Metropolitan Planning Organization Relating to The Town of Lady Lake Pavement Management Program (C.T. Eagle)

3. Consideration of Interlocal Agreement between the Town of Lady Lake and Lake County for Traffic Signal Maintenance (C.T. Eagle)

H OLD BUSINESS

I. NEW BUSINESS:

4. Consideration to Advertise a Request for Qualification to Perform Construction Engineering and Inspection (CEI) Services for the Villages Elementary School Sidewalk Safety Improvements (Mike Burske)

5. Consideration of Approval to Purchase Five Tablet Computers for Commissioners (John Pearl)

6. Consideration for the Van Lady Lake LLC Major Site Plan Application – MJSP 09/15-001 – Proposing a Multi-Tenant Development Consisting of 8,500 Sq. Ft. of Retail Sales and Services – Located at 915 North Highway 27/441 (a 1.27 Acre Parcel (Thad Carroll)

J. TOWN ATTORNEY'S REPORT:

7. Ordinance No. 2015-14 – Second/Final Reading (Tabled from 10/19/15) – Amending Ch. 10.5, Pensions & Retirements, Art. III; Modification of Investment Allocation for Police Pension Plan (Kris Kollgaard)

K. TOWN MANAGER'S REPORT:

8. Consideration of One Appointment to the Library Board (Kris Kollgaard)

9. Consideration of Two Appointments to the Planning and Zoning Board (Kris Kollgaard)

10. Consideration of Four Appointments/Reappointment to the Economic Development Advisory Committee (Kris Kollgaard)

L. MAYOR/COMMISSIONER'S REPORT:

M. PUBLIC COMMENTS[4]

N. ADJOURN

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

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least two (2) days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodations at this meeting should contact the Clerk's Office at least two (2) days prior to the meeting. Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

NS/Word/Town Clerk/Agendas - Commission Meeting – 11-02-2015

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

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

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

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

G-1

MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
October 19, 2015

The Special Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 5:30 p.m.

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; Beverly Lemay, Staff Assistant to Town Clerk; and Nancy Slaton, Deputy Town Clerk

Others Present:

3. Open Forum

Mayor Kussard asked if there were any comments or questions.

Town Manager Kris Kollgaard took this opportunity to introduce Beverly Lemay as the new Staff Assistant to Town Clerk; stating she has been working for three weeks and is doing well.

4. Conceptual Presentation for the Van Lady Lake LLC Major Site Plan Application - MJSP 09/15-001 – Proposing a Multi-Tenant Development Consisting of 8,500 Sq. Ft. of Retail Sales and Services – Located at 915 North Highway 27/441 (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He reported that a site plan application has been submitted by James Vandercrake with Infinity Engineering Group on behalf of AmSouth/Regions Bank, proposing a multi-tenant development for property located at 915 North Highway 27/441, approximately 370 lineal feet north of the intersection of North Highway 27/441 and Rolling Acres Road (Alternate Key #3854251). He stated that the site was originally home to a Regions Bank branch featuring a 3,820 sq. ft. bank branch building, which received site plan approval on July 19, 2007, and received a certificate of occupancy on February 28, 2008. At this time, the applicant seeks to redevelop the property by demolishing the existing building and building the proposed 8,500 sq. ft. retail building. Mr. Carroll stated that staff recommends approval of this project.

Mr. Carroll reported that the applicant is currently requesting two waivers as follows:

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

- The applicant is proposing a mix of styles combining modern style with elements exhibiting the Mediterranean style design. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects within Town Limits in the past (i.e. most recently Verizon, McDonalds, etc.). Exterior building elevation compatibility in accordance with Chapter 20, section 20-3C).3).B). has been reviewed and met.

- Chapter 20- Section 20-3C.9).F) requires that the exterior colors of the buildings are limited to three; however, the developer is currently proposing four or more.

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 applications were determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The subject parcel is +/- 1.27 acres. The property is currently zoned "HC" Heavy Commercial and the Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET).

Mr. Carroll reviewed an aerial view of the property at present with the Regions Bank, a Google Earth image with the conceptual building placed on it, and the conceptual plans for the project showing three tenant spaces for retail uses at this time.

Mr. Carroll reported that staff received comments over the weekend from the Lake-Sumter MPO on the traffic impact analysis of this project, and they determined that the net trips generated would be less than what was generated previously under the bank and its drive-through facility.

Elevations of the retail building were shown with the colors proposed.

Commissioner Richards questioned the proposed colors.

Mr. Carroll replied that these are the colors proposed on the palette and can sometimes appear differently on the rendering than in actuality. He continued with the review of the proposed monument sign, to be approximately 10.5' high and set back 10' from the right-of-way as required.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 203.2 tree caliper inches based on its 1.27-acre area (160"x 1.27). Mr. Carroll reviewed the landscaping tree proposal breakdown as follows:

Existing trees to remain	197	tree caliper inches
Proposed canopy & understory trees	111.5	tree caliper inches
Total tree caliper inches	308.5	tree caliper inches

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

Mr. Carroll reported that the Technical Review Committee members individually reviewed the application on Thursday, September 29, 2015, and provided outstanding comments regarding the Site Plan application. A site plan revision has been submitted and all outstanding comments are expected to be addressed by October 12, 2015. No meetings were scheduled before the Parks, Recreation, and Tree Advisory Committee since no landscaping waivers were proposed for this project. He stated that the Town Commission is tentatively scheduled to consider this application for final approval on Monday, November 2, 2015 at 6:00 p.m.

Mr. Carroll reported that James Vandercrake with Infinity Engineering Group is present if there are any questions.

Mr. Vandercrake introduced himself and stated he would be glad to answer any questions.

Commissioner Hannan expressed concern about the colors proposed, stating they did not appear to fit in with others along the corridor.

After discussion, it was the consensus of the Commission that they were in favor of advancement of the conceptual presentation for the Van Lady Lake LLC Major Site Plan Application - MJSP 09/15-001 with the proposed waivers as presented.

5. <u>Conceptual Presentation for a Modification to the Rolling Acres Self Storage Facility Site Plan - Proposing Outdoor Motor Vehicle/RV/Boat Storage in Phase II of the Project in Lieu of the Indoor Storage of the Same, as Approved by Major Site Plan Modification MJM 01/15-005 – Located at 175 South Rolling Acres Road (Thad Carroll)</u>

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He reported that on April 6, 2015, Tree Tops Golf Inc. received site plan approval under Major Modification 01/15-005 for the construction of a development consisting of two phases on a 12.65-acre parcel located at 175 S. Rolling Acres Road (Alternate Key # 3250290). He stated that on April 13, 2015, the Development Order for the revised site plan was issued for the Rolling Acres Self Storage Facility, which included the reduction of phasing the development from three to two phases; eliminating Phase III and modifying the uses under Phase II to include two indoor storage buildings consisting of 41,400 sq. ft. in lieu of the formerly approved plan that proposed 12 mini-storage buildings totaling 41,000 sq. ft.

Mr. Carroll stated that prior to the site plan modification on March 16, 2015, the developer amended the Memorandum of Agreement, which governs the property via Ordinance No. 2015-01 to include Indoor Motor Vehicle /RV/Boat Storage; however the text of the MOA, as well as the attached Conceptual Plan, clearly state that it is to be indoor storage and this would have to be revised. He stated that at this time, the developer is seeking to eliminate the construction of the buildings in Phase II and accommodate the Motor Vehicle /RV/Boat Storage on an enclosed lot in the rear of the property; a proposed layout was included for consideration.

Mr. Carroll stated that in addition, the developer would like to screen the storage area with a six foot (6') opaque screen affixed to the proposed chain link fence. Under Ordinance No. 2015-01, decorative chain link fence is allowed on the buffers which do not front Rolling Acres Road, provided that a Type A buffer is also planted (Type A Buffer = 10' minimum width with two canopy trees, three understory trees and a continuous hedge per 100 lineal feet).

The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and property is zoned Planned Commercial (CP). The proposed change is consistent with the directives of the Comprehensive Plan and zoning classification, provided that the amendments are incorporated and adopted under a revised Memorandum of Agreement.

The applicant has submitted a proposed site plan and a rendering of the screening to be provided along the north buffer (abutting Lady Lake Boulevard) was reviewed.

Mr. Carroll stated that David Springstead with Springstead Engineering is present if there are any questions.

Commissioner Hannan commented that the RV dump station is very close to the road and across the street from the church. He asked if there would be any smell from it.

Mr. Springstead introduced himself and replied that the dump station is a sealed unit and is basically a lift station connected to the Town's sewer. He stated there would be no volume of material in it for any length of time as it would trigger the pump to send it on through the sewer.

Commissioner Richards commented that the renderings showing the opaque fencing shows that you can still see the storage facility on the other side of it from the church side. He asked if the screening could be higher.

Mr. Springstead replied that they could plant additional understory trees to further block the view from the church side.

After discussion, it was the consensus of the Commission that they were in favor of advancement of the conceptual presentation for a Modification to the Rolling Acres Self Storage Facility Site Plan - Proposing Outdoor Motor Vehicle/RV/Boat Storage in Phase II of the Project in Lieu of the Indoor Storage of the Same, as approved by Major Site Plan Modification MJM 01/15-005, as presented.

6. ADJOURN: There being no further discussion; the meeting was adjourned at 5:46 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA

October 19, 2015

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

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. PLEDGE OF ALLEGIANCE - Led by Joe Quinn

D. INVOCATION[i]**:** Moment of Silence

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Captain Jason Brough, Police Department; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS[ii]

Mayor Kussard asked if there were any comments at this time. There were no comments at this time.

G. PROCLAMATION:

1. <u>Proclaiming the Week of October 23rd – 31st as Red Ribbon Week (Mayor Kussard/John Gionet, 3rd Young Marine Division)</u>

Mayor Ruth Kussard read the proclamation proclaiming the week of October 23rd to the 31st as Red Ribbon Week which encourages Americans to wear a red ribbon to show their support for a drug-free environment.

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H. CONSENT[iii]:

Mayor Kussard asked if there were any questions or comments on the Consent items.

2. Minutes – October 5, 2015 – Commission Meeting

3. Consideration of an Extension to the Sewer & Water Utility Agreement for Village Veranda at Lady Lake, LLC, to Provide for an Additional Six Months to Obtain a Building Permit and Reserve the Utility Capacity Already Purchased for the Development (Thad Carroll)

The background summary for this agenda item is on file in the Clerk's Office. It states that on April 6, 2015, the Town Commission approved the Sewer & Water Utility Agreement between the Town of Lady Lake and Village Veranda at Lady Lake, LLC ("Developer") in the amount of $79,407.0, for the provision of 17 water equivalent residential units (ERUs) and 17 sewer ERUs, for the development of a 90 Bed Independent Living Facility, a 40 Bed Memory Care Facility, and 22,000 sq. ft. of commercial support uses to be developed in three phases.

Subject to the terms and conditions of the Sewer & Water Utility Agreement between the developer and the Town of Lady Lake executed on April 6, 2015, in Section 2, the language states: "Should Developer not obtain a building permit to initiate construction of the Developer's project noted above within 180 days of the date this Utility Agreement is approved by Commission, the capacity herein reserved will be forfeited and all money paid to reserve capacity shall also be forfeited. Should Developer fail to obtain a building permit within 180 days of the date this Utility Agreement is approved by Commission, Developer agrees to release any and all claims against the Town for a return of any of the money paid to reserve capacity."

At this time Village Veranda at Lady Lake, LLC is requesting an extension of the agreement for an additional six months to allow more time to finalize the construction plans and secure building permits for construction of the facility. Greg Beliveau of LPG Urban & Regional Planners, Incorporated has provided a letter dated October 6, 2015 requesting the extension and providing justification.

The site plan for the project was approved by the Town Commission on March 2, 2015, and all ERUs have been purchased for the project in the amount of $79,407.00. The Town of Lady Lake has not increased the charges per ERU for sewer, water, or reuse since the execution of the original agreement. Failure to approve the extension will result in a forfeiture of the reserved capacity as well as all fees paid. Staff recommends approval of the amendment as presented.

Upon a motion by Commissioner Hannan and a second by Commissioner Richards, the Commission approved Consent Items #H-2 and #H3 by a vote of 5 to 0.

I. OLD BUSINESS: No old business.

J. NEW BUSINESS:

4. Consideration to Utilize Tree and Beautification Funds for the Purchase of Trees at the Town's Public Works Complex (C.T. Eagle)

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Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Clerk's office). He stated that in an effort to screen some of the larger structures in the Public Works Complex from surrounding neighboring properties, staff recommends the installation of six Sycamore trees and the necessary irrigation system to support the new trees.

Mr. Eagle reported that this item was brought before the Parks, Recreation and Tree Advisory Committee at their meeting on October 14, 2015, and they recommended approval with a vote of 5-0.

Town Manager Kris Kollgaard commented that a couple of residents in the area requested some trees be installed as screening for the facility.

Commissioner Hannan asked why Sycamore trees were chosen.

Mr. Eagle replied that they were chosen as they grow fairly quickly, are low maintenance, and have a higher canopy that allows easy access to mowing under and around them. He stated they also already have Sycamore trees in the area.

Upon a motion by Commissioner Richards and a second by Commissioner Vincent, the Commission approved the consideration to utilize Tree and Beautification Funds to purchase trees to install at the Town's Public Works Complex, to include installation of irrigation, by a vote of 5 to 0.

K. TOWN ATTORNEY'S REPORT:

5. Resolution No. 2015-108 – Final Reading – Variance Request - Tabled from 10/5/15 - Kevco Builders for Cezary & Patricia Frondczak – Requesting an After-the-Fact Variance Pursuant to the Provisions of Chapter 5, Section 5-4).C).4). to Increase the Maximum Impervious Surface Area from 35% to 42.8% of the Lot Size to Retain Concrete Improvements Already Made Such as Rear Patio Concrete Slab, Driveway, and Connecting Sidewalk – Located at 510 Dowling Circle (Wendy Then)

Town Attorney Derek Schroth read the resolution by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). It states that the applicant, Bryan Smith Kevco, has filed a variance application on behalf of property owners Cezary & Patricia Frondczak from the provisions of Chapter 5, Section 5-4).c).4).E). of the Land Development Regulations (LDRs) which states that the maximum impervious surface within the RS-3 Zoning should not exceed 35%. The applicant proposes the impervious surface area (ISA) to be increased from **35%** to **42.8%** to be allowed to retain concrete improvements already constructed such as rear patio concrete slab, driveway, and sidewalk, constructed at 510 Dowling Circle (Alternate Key 3682904).

Mr. Carroll stated this item was formally heard at the Commission's October 5, 2015 meeting, and was tabled to gather more information. He stated that Keith Riddle of Riddle-Newman Engineering, Inc. has since submitted a letter regarding his opinion of the impervious surface ratio for this property, and it was handed out prior to the meeting. In it, Mr. Riddle states it is his opinion that the existing impervious surface on this lot will have no adverse impact to the lot or

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adjacent lots; and will not have an adverse impact on the storm water system, and will not increase the chance of flooding. This letter has been included in the record.

Further background for this variance request is as follows:

During the construction of the single family residence at 510 Dowling Circle, certain concrete improvements were completed that originally were not part of the zoning clearance issued for the Single Family Residence project (Permit No. 15-0173) as it relates to concrete to be poured on the site. Upon submittal of an as-built survey to the Growth Management Department, it was determined that the total impervious surface area was increased to 6,634.38 sq. ft. within the 15,499.87 sq. ft. lot; yielding 42.8% of impervious surface area (concreted area) in the lot. At this time the applicant is requesting an increase of 7.8% of what is currently allowed under the RS-3 Zoning District.

As required of this application, a Justification Statement has been submitted. The applicant stated that the concrete flatwork was an oversight during construction, it's mostly within the setback, and all building codes have been followed. Further, the applicant stated that these improvements brings new tax roll for the Town and the final product is consistent with the quality of the homes built within this neighborhood. Additionally, the denial of the variance would create a hardship should the owner have to remove approximately 1000 sq. ft. of concrete; which would have to be redone with pavers and the finish wouldn't be the same. Lastly, the homeowners association is aware of the variance and has provided a letter of support/approval for the concrete improvements.

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

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

The subject property lies in Section 05, Township 18, Range 24, Lady Lake, Florida. The property is zoned "RS-3" Single Family Low Density (up to three dwelling units per acre), which permits the construction of these residential improvements. The Future Land Use Map designation for the site is SF-LD (Single Family Low Density).

Zoning/Future Land Use

Subject Property	RS-3- Single Family Low Density/ SF-LD
Zoning of Adjacent Properties	
West	RS-3- Single Family Low Density/ SF-LD
East	RS-3- Single Family Low Density/ SF-LD
North	RS-3- Single Family Low Density/ SF-LD
South	RS-3- Single Family Low Density/ SF-LD

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Notices to inform the surrounding property owners (9) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted the same day. There have been no objections received.

The Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-108 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and the Town Commission. The Planning and Zoning Board heard the application for Resolution No. 2015-108 at their regular meeting on Monday, September 14, 2015, and recommended approval by a 3-0 vote.

Mr. Carroll stated that on October 5, 2015, the Town Commission voted 4-0 to table Resolution No. 2015-108 to a date certain (10/19/2015) to allow for the submittal of an Engineering Report concerning drainage and flooding on the subject parcel, and potential effects to adjacent parcels, before the consideration of a final vote.

Commissioner Richards commended staff for catching this error by bringing up the original design which followed the 35% impervious surface ratio. He stated that this is a serious issue as excess impervious surface ratios can result in serious flooding over time. Commissioner Richards gave examples of flooding problems that occurred in Melrose, Massachusetts years ago when he worked there, and a problem that occurred 20 years ago in the Rio Grande area of The Villages where the system was not designed correctly and had to be fixed. He stated this house is in the flood zone on the FEMA maps and it is like a bowl in that area, and although the engineer does not feel it will be a problem, it should be on file and should be able to be pulled up. He stated the impervious surface area of other homes in the area should be looked at as well and someone needs to keep track of it.

Commissioner Holden stated he agreed with Commissioner Richards.

Mayor Kussard commented that she also agreed with Commissioner Richards that this should be kept on file with the engineer's report, and that if a problem does come up, the engineer would be called on to correct it.

Commissioner Hannan stated this request should not be delayed so that the owners can receive their C.O.

Mayor Kussard asked if there was any public comment on Resolution No. 2015-108, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved the final reading of Resolution No. 2015-108 by the following roll call vote:

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

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6. Ordinance No. 2015-11 – Second/Final Reading – Rezoning – David Springstead – Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) to Planned Unit Development (PUD) – Located North of Lake Ella Road, and West of Hwy 27/441 (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that this is the second and final reading, and that staff recommends approval. The applicant, David Springstead, has filed an application on behalf of the property owner, Elijah Bailey, Jr., to amend the zoning designation of property being 49 +/- acres, located north of Lake Ella Road and west of Hwy 27/441, referenced by Alternate Key #1282594, #1282608, and #3374916.

Mr. Carroll showed aerial views of the subject property and stated it is currently vacant. The applicant is requesting to rezone the properties to Planned Unit Development (PUD) to allow the following uses: General Retail, Office Use, Restaurants, Apartments, Condominiums, Hotels, Restaurant with Bar, and Medical Treatment Use. Attached is Exhibit "C", detailing the proposed uses and buildings in their foreseen locations on the property. The existing and proposed zoning maps of this property were shown.

The property was formerly zoned Planned Unit Development (PUD) under Ordinance 2005-20, which provided entitlements for many of the same uses as provided by the current Heavy Commercial zoning under Ordinance No. 2011-19. The intent of Ordinance No. 2011-19 was to rezone the property in a manner that would allow it to be subdivided and marketed in a more flexible manner, as potential developers would have had to adhere to the PUD Ordinance 2005-20. At this time, the property owner has a potential buyer who would like to establish a variety of uses on the property, including apartments, which was removed as an approved use under the Heavy Commercial rezoning of Ordinance 2011-19. The Future Land Use designation of Commercial General – Retail Sales and Services (RET) is the appropriate designation for what the applicant is seeking by this rezoning request; therefore, a future land use map amendment is not needed. The zoning designation of the subject property and the adjacent property is as follows:

Zoning Designations

Subject Properties	Lady Lake - Heavy Commercial (HC)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial Residential Single Family (RS-6)
East	Lady Lake – Heavy Commercial (HC)
North	Lady Lake – Heavy Commercial (HC)
South	Fruitland Park – Neighborhood Commercial (C-1)

Photos of the property and the posting was shown, as was the conceptual plan for the development.

Mr. Carroll reported that notices to inform the surrounding property owners (26) within 150' of the property of the proposed rezoning were mailed by certified mail return receipt on Monday, August 31, 2015; the property was also posted the same day and again on September 28, 2015. He stated 25 of the 26 notices were returned as received and there have been no objections received to date, although there have been inquiries, and one person expressed concern over the impact apartments would have in the area.

Comments:

- The PUD may be developed is phases; however, parking, stormwater, and all other requirements of the site plan must be in place for each phase to stand alone.

- Site Plans will be required for each phase of the development.

- All development on the property will be served by Town Utilities.

Mr. Carroll reported the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-11, provided on September 1, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 12, 2015 meeting, the Planning and Zoning Board voted 3-0 to forward Ordinance No. 2015-11 to the Town Commission with the recommendation of approval. At the October 5, 2015 meeting, the Town Commission voted 4-0 for approval of Ordinance No. 2015-11 upon first reading.

Mr. Carroll stated that David Springstead is present to answer any questions.

Commissioner Hannan commented that Building A is close to the road and he would like to see it further back from the road like the Oakwood Smokehouse and the paint store.

Mr. Springstead replied that the building was placed at the building set-back requirement. He stated this building will have parking in the rear for maximum exposure to the highway versus parking in the front for the paint store and Oakwood.

Mr. Carroll also reported that the front set-back per this Memorandum of Agreement is a minimum of 50' from the highway, which this follows.

Mayor Kussard asked if the proposed widening of US Highway 27/441 was considered.

Mr. Springstead replied that he has talked with the FDOT and has received the widening plans for this highway. He stated the FDOT is adding lanes in this area, but will not take additional right-of-way from their side of the property, and this was considered when laying out the buildings.

Mayor Kussard asked if there was any public comment on Ordinance No. 2015-11, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved Ordinance No. 2015-11 – Second/Final Reading – Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) to Planned Unit Development (PUD) – Located North of Lake Ella Road, and West of Hwy 27/441, by the following roll call vote:

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

DRAFT

KUSSARD ***YES***

7. Ordinance No. 2015-14 – Second/Final Reading – Amending Ch. 10.5, Pensions & Retirements, Art. III; Modification of Investment Allocation for Police Pension Plan (Kris Kollgaard)

Town Manager Kris Kollgaard requested that this ordinance be tabled to the November 2, 2015 meeting at 6 p.m. as Mr. West of The Bogdahn Group was unable to attend this evening's meeting.

It was the consensus of the Commissioners that this item be tabled to the November 2, 2015 Commission meeting.

M. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard stated staff would like the Commissioners to attend a 5:30 p.m. meeting on November 2nd, prior to the regular Commission meeting. She stated this meeting will be a quick demonstration of the Surface Pro 3 tablet for the Commissioners' consideration prior to it being brought forward for approval.

The Commissioners agreed to this meeting.

Ms. Kollgaard reminded everyone that Government Day will be held on Saturday, November 7, 2015 from 10 a.m. to 1 p.m. at the Eisenhower Regional Recreation Center. She stated the Town will have representatives present.

N. MAYOR/COMMISSIONER'S REPORT:

There were no comments or reports.

O. PUBLIC COMMENTS[V]

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

- Joe Quinn of 633 Rainbow Blvd. stated that he was gone for 6 ½ weeks and he was amazed to see all the new homes that have been started in Silver Lake during his absence. He stated the elevation of these homes seem to be much higher, but he feels it will be beautiful when it is all done. Mr. Quinn commented it would be nice if the Town could use any influence possible to speed up the foreclosure process so that unsightly vacant properties can be fixed up.

P. ADJOURN: The meeting was adjourned at 6:24 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

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

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

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

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

DRAFT

G-2

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2nd, 2015

SUBJECT: Consideration of Inter-local Agreement between the Town of Lady Lake and the Lake-Sumter Metropolitan Planning Organization Relating to the Town of Lady Lake Pavement Management Program

DEPARTMENT: Public Works - Streets

STAFF RECOMMENDED MOTION: Approve the Inter-local Agreement between the Town of Lady Lake and the Lake-Sumter Metropolitan Organization relating to the Town of Lady Lake Pavement Management Program.

SUMMARY: The Lake-Sumter Metropolitan Organization (MPO) has procured an engineering consultant to assist its member localities with Pavement Management Programs. The Town has participated in this program with the MPO for the past few years. This is a budgeted item. The agreement has been reviewed and approved by our Town Attorney.

FISCAL IMPACT: Est. $8,636.00-Not to Exceed

[ ] Capital Budget
[ ] Operating
[X] Other- 001-4102-541-34.10

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution
[X] Other – *Interlocal Agreement with the MPO*
[ ] Support Documents

DEPARTMENT HEAD	**Submitted**	**Date:** 10/22/2015
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT pow	**Approved as to Budget Requirements**	**Date** 10/27/15
TOWN MANAGER	**Approved Agenda Item for:** 11/2/15	**Date** 10/27/15

COMMISSION ACTION:

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

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

INTERLOCAL AGREEMENT
BETWEEN
THE TOWN OF LADY LAKE
AND
THE LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION
RELATING TO
THE TOWN OF LADY LAKE PAVEMENT MANAGEMENT PROGRAM

THIS AGREEMENT relating to the Town of Lady Lake Pavement Management Program is entered into between THE TOWN OF LADY LAKE, FLORIDA, a Florida Municipal Corporation ("TOWN"), and the LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION, ("MPO").

RECITALS

WHEREAS, the Lake-Sumter Metropolitan Planning Organization (MPO) was created through interlocal agreement in 2003, and is responsible for managing a continuing, cooperative, and comprehensive transportation planning process for Lake and Sumter counties and their municipalities; and

WHEREAS, a Pavement Management Program is the process by which a county or municipality oversees the maintenance and repair of its roadway network; and

WHEREAS, the TOWN supports a Pavement Management Program to provide safe driving conditions, to extend the life of TOWN-maintained roadways and to avoid costly or unnecessary repairs; and

WHEREAS, the TOWN conducts an evaluation and inventory of pavement and striping condition of all roadways maintained by the TOWN on a periodic basis to create and update a list of candidate roadway preservation and rehabilitation projects; and

WHEREAS, the TOWN prioritizes the candidate projects using criteria that address the urgency of the need for resurfacing or repair, and then applies its allocated budget for resurfacing or repair to the prioritized list of projects; and

WHEREAS, the TOWN recognizes that the need for pavement management is greater than can be met by available funds and therefore the prioritization process for funding must be fair and equitable; and

WHEREAS, on February 26, 2014, the MPO entered into an interlocal agreement with the TOWN to assist with the provision of continuing support services related to the TOWN'S 2014 Pavement Management Program and the use of the MicroPAVER software system to help plan and track the TOWN's pavement resurfacing and maintenance program by an MPO consultant; and

WHEREAS, the TOWN has asked the MPO to provide management services for use of an MPO consultant to provide continuing support services related to the implementation of the TOWN's 2016 Pavement Management Program; and

WHEREAS, at this time, the TOWN and the MPO desire to reduce their agreement to a writing as stated herein;

NOW, THEREFORE, in consideration of the promises, mutual covenants and conditions contained herein, the TOWN and MPO hereby covenant and agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct, and incorporated herein.

2. **Purpose.** The purpose of this Agreement is for MPO to assist with the provision of Continuing Support Services related to the TOWN'S 2016 Pavement Management Program and the use of the MicroPAVER software system to help plan and track the TOWN's pavement resurfacing and maintenance program, via a separate agreement with an MPO on-call engineering consultant.

3. **Cost of Services.** The TOWN agrees to pay all costs of the Pavement Management Program services to be provided to TOWN via the MPO's consultant, as generally outlined in **Exhibit "A"**, in an amount that shall not exceed Eight Thousand Two Hundred Twenty-five Dollars and 00/100 Cents ($8,225.00). The TOWN also agrees to pay the MPO for its management services at a rate of five percent (5%) of the cost of all tasks performed by the consultant, in an amount not to exceed Four Hundred Eleven Dollars and 00/100 Cents ($411.00). The total amount to be paid by TOWN for all services that are the subject of this Agreement shall not exceed Eight Thousand Six Hundred Thirty-six Dollars and 00/100 Cents ($8,636.00).

4. **MPO Obligations.**

   A. The MPO shall serve as Program Manager for Continuing Support Services for the TOWN's Pavement Management Program. As Program Manager, the MPO shall review deliverables and invoices provided by the consultant for conformity to the Scope of Services attached hereto and incorporated herein as **Exhibit "A."**

   B. The MPO shall ensure that all invoices reflect the percentage completion of the Scope of Services attached hereto and incorporated herein as **Exhibit "A,"** shall add the cost of its management services as provided in Section 3 of this Agreement, shall transmit invoices and deliverables, upon completion, to TOWN on a monthly basis, and shall receive and process all payments from the TOWN.

   C. The general MPO point of contact for this Agreement is:
   Pamela Richmond, AICP
   MPO Project Manager
   Lake~Sumter MPO
   1616 South 14th Street
   Leesburg, FL 34748
   352-315-0170
   prichmond@lakesumtermpo.com

5. TOWN Obligations.

A. The TOWN shall provide the MPO with any additional data and information requested in order to facilitate the Pavement Management Program Continuing Support Services.

B. The TOWN shall promptly review the deliverables and invoices provided pursuant to the Scope of Services attached hereto and incorporated herein as **Exhibit "A,"** and shall provide direction to the MPO as needed.

C. In accordance with the Florida Prompt Payment Act, Chapter 218, Part VII, Florida Statutes, the TOWN shall reimburse the MPO for all services rendered by the MPO and the MPO's consultant pursuant to Section 3 of this Agreement and the Scope of Services attached hereto and incorporated herein as **Exhibit "A."**

D. The general TOWN point of contact for this Agreement is:
C. T. Eagle, Sr.
Public Works Director
Town of Lady Lake
136 Skyline Drive
Lady Lake, FL 32159
cteagle@ladylakepw.org

6. Effective Date, Term and Termination.

A. This Agreement shall become effective upon the first day following execution by both parties. The initial term of the Agreement shall be for one year from the effective date. The parties shall have the option to extend the term of the Agreement for one (1) additional six (6) month period.

B. Either party may terminate this Agreement with or without cause upon thirty (30) days advance written notice to the other party; however, upon termination of the Agreement pursuant to this section, the TOWN shall reimburse the MPO for all services rendered by the MPO and shall pay all costs incurred by the MPO's consultant prior to the MPO receiving notice of the termination.

C. Any termination notice under this section shall be sent to:

For the TOWN:	For the MPO:
Public Works Director Town of Lady Lake 136 Skyline Drive Lady Lake, FL 32159	Executive Director Lake~Sumter MPO 1616 South 14th Street Leesburg, FL 34748

7. **Modification.** No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

8. **Scope of Agreement.** This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained herein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: TOWN through its Town Commission, signing by and through its Mayor, and MPO through its Governing Board, signing by and through its Chairman.

TOWN

TOWN COMMISSION
LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

Attest:

_____
Kristen Kollgaard,
Town Clerk, Town of Lady Lake, Florida

Approved as to Form and Legality:

_____
Derek Schroth
Town of Lady Lake Attorney

MPO

LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION

_____
Ray Goodgame, Chairman

This _____ day of _____, 2015

Attest:

_____
Doris Davis
Executive Assistant

Approved as to Form and Legality:

_____
Sanford A. Minkoff
MPO Attorney

Exhibit "A"
Consultant Scope, Schedule and Fee

Town of Lady Lake County
Pavement Management Program

1. PROJECT DESCRIPTION

Consultant will assist the Town of Lady Lake by providing continuing support services related to the use of the MicroPAVER software system to help plan and track the TOWN's Pavement Management Program.

2. SCOPE OF SERVICES

The intent of this project is to provide an update to the Town of Lady Lake's Pavement Management Plan (PMP) previously completed in 2012. A pavement management system is a tool, or set of tools, that specifically focus on a single asset – pavement. The goal of the system is to assist Lady Lake in maintaining their network of safe and serviceable pavements in a cost-effective manner. Kisinger Campo and Associates Corp (KCA) will work in partnership with the Town in the development of the PMP on the approximately 62.5-centerline miles in the road inventory using the methodologies specified in ASTM D6433 Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys.

KCA's approach is to build upon the previous work completed in 2012. Pavement conditions, coupled with historical pavement treatments, provides the ability to predict future network pavement condition. This in turn provides a mechanism to assess various pavement repair strategies and make informed financial decisions. This approach will provide the Town the ability to make realistic long-term plans based on sound engineering principles, desired long-term conditions, and desired investment options. All data collected shall be entered into PAVER™ v6.5 for the determination of the overall Pavement Condition Index (PCI) of the selected roads.
Overall Project Goals include:

- Updating the existing PAVER database with up-to-date construction work history
- Updating the 5 Year Capital Improvement program

Each Task is further described:

Task I

PAVER Database Setup – This task consists of preparing the virtual machine (VM) used to store the PAVER data, loading the Town's latest PAVER database, creating the necessary project directories, and making sure latest KCA pavement utilities are available and working.

Task II

Supplemental Data Collection - KCA shall coordinate with the Town staff to obtain and enter into PAVER the construction work history not previously entered into PAVER. It is anticipated that the Town shall provide KCA with a summarization of completed road reconstruction and resurfacing projects. The amount of historic data to be entered into PAVER is subject to the availability of the data from the Town.

Maintenance and Rehabilitation Plan - KCA will work with Town staff to determine the parameters of the Pavement Management Program and the level of maintenance and repair desired. There are four levels of M&R that can be utilized by the Pavement Management Program. Localized stop-gap, localized preventive, global preventive, and major M&R can be employed in varying degrees to achieve the goals of the overall Pavement Management Program. KCA will meet with Town staff to determine budget constraints of PMP and will setup maintenance and repair budget policy tables based on budgeting information provided by the Town staff.

Task III

Reporting - All data and findings previously described shall be summarized into a report. The report shall include graphical and tabular data, as well as recommendations for projects to be included in a 5 year Capital Improvement Program.
Task III Deliverables include the following:

- Pavement Condition Atlas
- Written and Electronic (PDF) Final Report

3. SCHEDULE:

The following schedule is anticipated:

Task	Schedule
Task I – PAVER Database Setup	Completed by November 30, 2015
Task II – Supplemental Data Collection / Budget Projections	Completed by January 29, 2016
Task III – Reporting	Completed by February 26, 2016

4. FEE ESTIMATE:

Task	S. Stevens Project Manager	D. Hubert Data Specialist	Task Budget
	$ 217.00	$ 140.00	
Task I - Paver Database Setup	**0**	**2**	***$ 280.00***
Set up Virtual Machine (VM) and Project Directories	0	2	$ 280.00
Task II - Supplemental Data Collection / Budget Projectic	**20**	**14**	***$ 6,300.00***
Supplemental Data Collection			
Construction Work History	1	8	$ 1,337.00
Maintenance and Rehabilitation Plan			
Develop Five Year CIP and Recommendations	15	6	$ 4,095.00
On-site Project Meetings	4	0	$ 868.00
Task III - Reporting	**5**	**4**	***$ 1,645.00***
Pavement Condition Atlas	0	2	$ 280.00
Draft Final Written CIP / Pavement Management Plan	4	2	$ 1,148.00
Final Written Report	1		$ 217.00
Total	**25**	**20**	***$ 8,225.00***

G-3

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2nd, 2015

SUBJECT: Consideration of Inter-local Agreement between the Town of Lady Lake and Lake County for Traffic Signal Maintenance.

DEPARTMENT: Public Works - Streets

STAFF RECOMMENDED MOTION: Approve the Inter-local Agreement between the Town of Lady Lake and Lake County for Traffic Signal Maintenance.

SUMMARY: The Town has utilized the Traffic Signal Maintenance Services of Lady County for many years. Lake County Staff has done a great job for the Town and Town staff has a great working relationship with them. This updated agreement reflects the newly revised reimbursement rates from FDOT for traffic signal maintenance, of which the Town has already entered into agreement with FDOT. This is a budgeted item. The agreement has been reviewed and approved by our Town Attorney.

FISCAL IMPACT: Est. $29,625.34

[ ] Capital Budget
[X] Operating-001-4102-541-34-10
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution
[X] Other – *Interlocal Agreement with Lake County*
[ ] Support Documents

DEPARTMENT HEAD	**Submitted**	**Date:** 10/26//2015
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 10/27/15
TOWN MANAGER	**Approved Agenda Item for:** 11/2/15	**Date** 10/27/15

COMMISSION ACTION:

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

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

INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND THE
TOWN OF LADY LAKE FOR
TRAFFIC SIGNAL MAINTENANCE

This Interlocal Agreement is made by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter the "County," and the Town of Lady Lake, a municipal corporation organized under the Laws of the State of Florida, hereinafter the "Town," for traffic signal maintenance.

WHEREAS, Section 163.01, Florida Statutes, known as the Florida Interlocal Cooperation Act of 1969, allows a public agency to exercise jointly with other public agencies any power, privilege or authority which such agencies share in common; and

WHEREAS, Section 125.01(p), Florida Statutes, authorizes the County to enter into agreements with other governmental agencies for performance of one unit on behalf of the other any of either agency's functions; and

WHEREAS, on September 10, 2013, the parties did enter into an Interlocal Agreement for Traffic Signal Maintenance; and

WHEREAS, the parties now desire to replace the existing agreement.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, premises, covenants and payment hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **Effective Date.** This agreement shall become effective on October 1, 2015.

3. **Term**. This agreement shall have a term of seven (7) years from the effective date. This agreement shall thereafter renew annually until otherwise terminated in accordance herewith.

4. **County Obligations.**

A. The County will provide traffic signal maintenance, both planned and emergency for those signals identified in **Exhibit A**, attached hereto and incorporated herein by reference. Maintenance shall be in accordance with the most current repair manual, and in compliance with standards promulgated by the State Department of

Transportation pursuant to Section 316.0745, Florida Statutes. Additional devices may be added throughout the term of this Agreement by written memorandum executed by the County Manager or designee, and by the Town Manager or designee.

B. The County will provide qualified employees to perform the maintenance needed, and will ensure that such qualified employees will be available at all times, day and night, and will maintain emergency response vehicles for use in performing emergency tasks.

C. In the event of major damage to the signal or its component parts which is beyond the County's ability to repair at the scene, the County shall have the option of restoring traffic control by switching the intersection to temporary flash mode until the equipment can be repaired or replaced.

D. In the event of damage of a catastrophic nature, or in the event of traffic signal, beacon, warning flasher or school flasher rebuild or repair, which is deemed to be beyond the County's maintenance capabilities, the County will employ the services of a contractor to effect the repairs. Selection of a contractor shall be at the County's sole discretion.

5. <u>Town's Obligations.</u>

A. The Town shall pay to the County the annual amount of **$2,596.00** per signalized intersection and **$534.67** per flashing beacon, warning flasher or school flasher intersection to cover the cost of maintenance, including parts and labor, to be billed annually. Such monies shall be remitted within thirty (30) days of receipt of an annual invoice from the County. The annual amount shall include monthly signal inspections, annual preventive maintenance routines, and planned and emergency maintenance. This amount shall **not** include repairs catastrophic in nature as set forth in section 4(D) above. Thereafter, the annual amount shall automatically increase by three percent (3%) upon each anniversary date of this Agreement.

C. The Town shall be responsible for all other operational costs associated with such traffic signals, beacons, warning flashers, school flashers, or flashing beacons, including but not limited to electricity.

D. In the event of damage of a catastrophic nature, or in the event of traffic signal, beacon, warning flasher or school flasher rebuild or repair, which is deemed to be beyond the County's maintenance capabilities, the Town shall reimburse the County for all charges levied by the County's contractor retained in accordance with section 4(D) above. The County will bill the Town for these repairs at its cost and the Town shall reimburse the County immediately upon receipt of such invoice.

E. The Town shall provide to the County information regarding the installation of any new signals, beacons, warning flashers, or school flashers during the annual period, including signals, beacons, warning flashers or school flashers contained

within any area annexed by the Town. Such information shall be given to the County before construction plans are approved, or the annexation is finalized, and the County shall retain the right of review and comment on the construction plans, or proposed annexation. The County shall automatically add such new signals, beacons, warning flashers and school flashers to this Agreement and the Town shall include the new traffic signals, beacons, warning flashers, and school flashers when calculating the amount payable to the County under this Agreement. The amount payable shall be prorated for each traffic signals, beacons, warning flashers, school flashers, or flashing beacons as of the date of the device comes on-line, or the date the device is annexed, prior to the annual renewal hereof.

F. Beginning July 1, 2016, the Florida Department of Transportation (FDOT) will be reimbursing all jurisdictions in the amount of $4,500.00 for each traffic signal that is interconnected with telecommunications and are monitored at a central location. The Town recognizes that the County, at the County's sole cost and expense, did interconnect the signals identified in **Exhibit B**, attached hereto and incorporated herein by reference, with available telecommunications and does monitor such signals at a central location. Therefore, the Town shall remit to the County an additional **$1,369.00,** per interconnected traffic signal per year upon receipt of an invoice from the County. This amount is the difference between the $4,500 allocated by FDOT for interconnected signals, and the $3,131.00 that FDOT will reimburse for signals that are not interconnected. This amount shall be adjusted if the FDOT allocations for future fiscal years is adjusted, but the formula for such calculation shall remain the same.

6. **Termination.** This agreement may be terminated by either party without cause with one hundred twenty (120) days notice to the non-terminating party.

7. **Notices.** Wherever provision is made in this Agreement for the giving, serving or delivering of any notice, statement, or other instrument, such notice shall be in writing and shall be deemed to have been duly given, served and delivered, if delivered by hand or mailed by United States registered or certified mail, addressed as follows:

COUNTY	**TOWN**
Public Works Department P.O. Box 7800 Tavares, Florida 32778	Town Manager 409 Fennell Boulevard Lady Lake, Florida 32159

Notice sent by facsimile transmission shall not be accepted.

8. **Entire Agreement.** It is mutually agreed that the entire agreement between the parties is contained herein, and that neither party has made any statement, promise or agreement, or taken upon itself any engagement whatsoever that it is not fully

capable of honoring to its fullest.

9. **Prior Agreements.** The previous agreement entered into between the parties dated on or about September 10, 2013 shall be terminated effective September 30, 2015.

10. **Severability.** If any provision, condition, promise, or part of this agreement is found or held to be invalid, it is the intent of the parties that the remaining provisions are unaffected and will be honored by the parties. To this end, the provisions of this agreement are declared severable.

IN WITNESS HERETO, the parties to this agreement, by their signatures, have caused this agreement and all its parts, to be fully executed on the day and year hereinafter written.

COUNTY

ATTEST:

LAKE COUNTY, through its BOARD OF COUNTY COMMISSIONERS

_____
Neil Kelly, Clerk
of the Board of County
Commissioners of Lake
County, Florida

_____
Chairman

This _____ day of _____, 2015

Approved as to form and legality:

_____
Melanie Marsh, County Attorney

Interlocal agreement between Lake County, Florida and the Town of Lady Lake for Traffic Signal Maintenance.

TOWN OF LADY LAKE

_____
Name: _____
Title: _____

ATTEST:

_____
Town Clerk

Approved as to form and legality:

_____
Town Attorney

EXHIBIT A: SIGNALS AND BEACONS

Lady Lake Exhibit A with Interconnected Telecommunication Information

Cartegraph ID	Type	Major Road	Dir	Side Street A	Standard Rate	Interconnected w/ telecom
LL-SF-110	School Flasher	ROLLING ACRES RD	EB		$534.67	No
LL-SF-111	School Flasher	ROLLING ACRES RD	WB		$534.67	No
LL-S-209	Signal	AVENIDA CENTRAL		PAIGE AV	$2,596.00	No
LL-S-290	Signal	Avenida Central		Oak Meadow Lane	$2,596.00	No
LL-S-235	Signal	CR 466		ROLLING ACRES	$2,596.00	No
LL-S-100	Signal	US 27		WATER OAK BLVD	$2,596.00	No
LL-S-204	Signal	US 27		CR 466	$2,596.00	No
LL-S-205	Signal	US 27		GRIFFIN AV	$2,596.00	No
LL-S-206	Signal	US 27		GRIFFIN VIEW DR	$2,596.00	No
LL-S-207	Signal	US 27		MAIN ST	$2,596.00	No
LL-S-208	Signal	US 27		WALES PLAZA	$2,596.00	No
LL-S-292	Signal	US 27		Fennel	$2,596.00	No
LL-S-293	Signal	US 27		Old Vineyard/Crossroads Dr	$2,596.00	No
				TOTAL EXHIBIT A	$29,625.34	

EXHIBIT B: INTERCONNECTED TRAFFIC SIGNALS

Not Applicable

I-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2, 2015

SUBJECT: Consideration to Advertise a Request for Qualification to Perform Construction Engineering and Inspection (CEI) Services for the Villages Elementary School Sidewalk Safety Improvements

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Advertise a Request for Qualification to Perform Construction Engineering and Inspection (CEI) Services for the Villages Elementary School Sidewalk Safety Improvements

---

SUMMARY: This summer, the Town will construct the second phase of the sidewalks from our Safe Routes to School Grant. The design of the sidewalks will be finished in the next few weeks and while F.D.O.T. is reviewing the documents, I would like to go ahead and seek qualifications from various organizations who are qualified to perform these services. F.D.O.T. has budgeted $37,000.00 to pay for these services. If the price comes in over that, the Town may be required to pay the difference. We will advertise as soon as F.D.O.T. District 5 gives us the notice to proceed.

FISCAL IMPACT: $250 estimated for advertising.

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

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

[ ] **Other** [ ] **Support Documents**

DEPARTMENT HEAD MPB	**Submitted** 10/25/15	**Date** 11/02/15
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 10/26/15
TOWN MANAGER	**Approved Agenda Item for:** 11/2/15	**Date** 10/26/15

COMMISSION ACTION:

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

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

draft

EXHIBIT "A"

CONSTRUCTION ENGINEERING AND INSPECTION SCOPE OF SERVICES

FOR

LOCAL AGENCY PROGRAM (LAP)

Villages Elementary School Sidewalk Safety Improvements

FPN:
433200-1-38-01

FAN: 8886-469A

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SCOPE OF SERVICES
CONSTRUCTION ENGINEERING AND INSPECTION

1.0 PURPOSE:

This scope of services describes and defines the Construction Engineering and Inspection (CEI) services which are required for contract administration, inspection, and materials sampling and testing for the construction projects listed below.

2.0 SCOPE:

Provide services as defined in this Scope of Services, the referenced Department manuals, and procedures.

The projects for which the services are required are:

Financial Project ID:	Description:	County:
433200-1-38-01	This project includes the design of 5-ft. wide sidewalk along the north and south sides of Oak Street from Clay Avenue to CR 25 (approximately 1,020 feet), and along the west side of CR 25 from Oak Street to Fennell Blvd. (approximately 3,350 feet). The westerly portion of sidewalk along Oak Street will be located along the south right-of-way to avoid impact to an existing regional lift station located on the north right-of-way. The easterly portion of sidewalk along Oak Street will be located along the north right-of-way to avoid impact to a mature 30-foot oak tree located on the south right-of-way. A mid=block crossing will be included in the design with signage and a Rectangular Rapid Flash Beacon (RRFB) to allow for the change from one side of the right-of-way to other. Drainage design will be required, including minor ditch re=grading, removal of existing drainage structure, and inclusion of drainage inlets and Mitered End Section (MES). Additional improvements include the construction of driveways (both concrete and asphalt), curb and gutter, curb ramps and pedestrian landings, the removal of an existing retaining wall, and the construction of gravity wall with guiderail. All crosswalk, sidewalks, and pedestrian ramps will adhere to current ADA standards. Improvements include detectable warning surfaces and required signing and paving markings. No additional R/W is anticipated. Utility coordination and adjustment is required and will be evaluated for reimbursement based on the final design.	Lake

Exercise independent professional judgment in performing obligations and responsibilities under this Agreement. Pursuant to Section 4.1.4 of the Construction Project Administration Manual (CPAM), the authority of the Consultant's lead person, such as the Senior Project Engineer, and the Consultant's Project Administrator shall be identical to the Department's Resident Engineer and Project Administrator respectively and shall be interpreted as such.

Services provided by the Consultant shall comply with Department manuals, procedures, and memorandums in effect as of the date of execution of the Agreement unless otherwise directed in writing by the Department. Such Department manuals, procedures, and memorandums are found at the State Construction Office's website.

On a single Construction Contract, it is a conflict of interest for a professional firm to receive compensation from both the Department and the Contractor either directly or indirectly.

Other projects developing within the geographical area of Lake, Seminole, Osceola, Brevard and Volusia counties may be added at the Department's discretion. The Consultant must perform to the satisfaction of the Department's representatives for consideration of additional CEI services.

3.0 LENGTH OF SERVICE:

The services for each Construction Contract shall begin upon written notification to proceed by the Department.

Track the execution of the Construction Contract such that the Consultant is given timely authorization to begin work. While no personnel shall be assigned until written notification by the Department has been issued, the Consultant shall be ready to assign personnel within two weeks of notification. For the duration of the project, coordinate closely with the Department and Contractor to minimize rescheduling of Consultant activities due to construction delays or changes in scheduling of Contractor activities.

For estimating purposes, the Consultant will be allowed an accumulation of thirty (30) calendar days to perform preliminary administrative services prior to the issuance of the Contractor's notice to proceed on the first project and thirty (30) calendar days to demobilize after final acceptance of the last Construction Contract.

The anticipated letting schedules and construction times for the projects are tabulated below:

Construction Contract Estimate

Project #	Letting Date (Mo/Day/Yr)	Start Date (Mo/Day/Yr)	Duration (Days)
NS.08306.001	06/05/2016	10/05/2016	120

4.0 DEFINITIONS:

A. Agreement: The Professional Services Agreement between the Department and the Consultant setting forth the obligations of the parties thereto, including but not limited to the performance of the work, furnishing of services, and the basis of payment.

B. Contractor: The individual, firm, or company contracting with the Department for performance of work or furnishing of materials.

C. Construction Contract: The written agreement between the Department and the Contractor setting forth the obligations of the parties thereto, including but not limited to the performance of the work, furnishing of labor and materials, and the basis of payment.

D. Construction Project Manager: The Department employee assigned to manage the Construction Engineering and Inspection Contract and represent the Department during the performance of the services covered under this Agreement.

E. Construction Training/Qualification Program (CTQP): The Department program for training and qualifying technicians in Aggregates, Asphalt, Concrete, Earthwork, and Final Estimates Administration. Program information is available at CTQP website.

F. Consultant: The Consulting firm under contract to the Department for administration of Construction Engineering and Inspection services.

G. Consultant Project Administrator: The employee assigned by the Consultant to be in charge of providing Construction Contract administration services for one or more Construction Projects.

H. Consultant Senior Project Engineer: The Engineer assigned by the Consultant to be in charge of providing Construction Contract administration for one or more Construction Projects. This person may supervise other Consultant employees and act as the lead Engineer for the Consultant.

I. District Construction Engineer: The administrative head of the District's Construction Offices.

J. District Contract Compliance Manager: The administrative head of the District Contract Compliance Office.

K. District Consultant CEI Manager: The Department employee assigned to administer the Consultant Construction Engineering and Inspection (CCEI) Program in the District.

L. District Director of Transportation Operations: The Director of Construction, Maintenance, Traffic Operations, Materials, and Safety.

M. District Final Estimates Manager: The administrative head of the District Final Estimates Office.

N. District Professional Services Administrator: The Administrative Head of the Professional Services Office.

O. District Secretary: The Chief Executive Officer in each of the Department's eight (8) Districts.

P. Engineer of Record: The Engineer noted on the Construction plans as the responsible person for the design and preparation of the plans.

Q. Operations Engineer: The Engineer assigned to a particular County or area to administer Construction and Maintenance Contracts for the Department.

R. Public Information Office: The Department's office assigned to manage the Public Information Program.

S. Resident Compliance Specialist: The employee assigned by the Consultant to oversee project specific compliance functions.

T. Resident Engineer: The Engineer assigned to a particular County or area to administer Construction Contracts for the Department.

5.0 ITEMS TO BE FURNISHED BY THE DEPARTMENT TO THE CONSULTANT:

A. The Department, on an as needed basis, will furnish the following Construction Contract documents for each project. These documents may be provided in either paper or electronic format.

1. Construction Plans,
2. Specification Package,
3. Copy of the Executed Construction Contract, and
4. Utility Agency's Approved Material List (if applicable).

B. The Department will allow connection to the FDOT Network by the Consultant through either dialup communications, authorized Virtual Private Network (VPN) or approved leased lines. Appropriate approvals must be received from the Department prior to their use.

C. The Department will furnish and support the software packages for SiteManager.

6.0 ITEMS FURNISHED BY THE CONSULTANT:

6.1 Department Documents:

All applicable Department documents referenced herein shall be a condition of this Agreement. All Department documents, directives, procedures, and standard forms are available through the Department's Internet website. Most items can be purchased through the following address. All others can be acquired through the District Office or on-line at the Department's website.

Florida Department of Transportation
Maps and Publication Sales
605 Suwannee Street, MS 12
Tallahassee, Florida 32399-0450
Telephone No. (850) 488-9220

http://www.dot.state.fl.us/construction/

6.2 Office Automation:

Provide all software and hardware necessary to efficiently and effectively carry out the responsibilities under this Agreement.

Provide each inspection staff with a laptop computer running SiteManager application through Citrix connection using a mobile broadband connection at the jobsite.

All computer coding shall be input by Consultant personnel using equipment furnished by them.

Ownership and possession of computer equipment and related software, which is provided by the Consultant, shall remain at all times with the Consultant. The Consultant shall retain responsibility for risk of loss or damage to said equipment during performance of this Agreement. Field office equipment should be maintained and operational at all times.

Current technical specifications for office automation can be viewed at:
http://www.dot.state.fl.us/Construction/DesignBuild/ConsultantCEI/OfficeAutomation.shtm

6.3 Field Office:

Provide a field office with sufficient room and furnishings to effectively carry out their responsibilities under this Scope of Services. Field office shall be approved by the Department.

Field Office expenses will be compensated in accordance with Exhibit B, Method of Compensation.

Provide a private office (minimum of 150 square feet) for the Construction Project Manager with office furniture, telephone and broadband internet access.

6.4 Vehicles:

Vehicles will be equipped with appropriate safety equipment and must be able to effectively carry out requirements of this Agreement. Vehicles shall have the name and phone number of the consulting firm visibly displayed on both sides of the vehicle.

6.5 Field Equipment:

Supply survey, inspection, and testing equipment essential to perform services under this Agreement; such equipment includes non-consumable and non-expendable items.

Hard hats shall have the name of the consulting firm visibly displayed.

Equipment described herein and expendable materials under this Agreement will remain the property of the Consultant and shall be removed at completion of the work.

Handling of nuclear density gauges shall be in compliance with their license.

Retain responsibility for risk of loss or damage to said equipment during performance of this Agreement. Field office equipment shall be maintained and in operational condition at all times.

6.6 Licensing for Equipment Operations:

Obtain proper licenses for equipment and personnel operating equipment when licenses are required. The license and supporting documents shall be available for verification by the Department, upon request.

Radioactive Materials License for use of Surface Moisture Density Gauges shall be obtained through the State of Florida Department of Health.

7.0 LIAISON RESPONSIBILITY OF THE CONSULTANT:

For the duration of the Agreement, keep the Department's Construction Project Manager in Responsible Charge informed of all significant activities, decisions, correspondence, reports, and other communications related to its responsibilities under this Agreement.

Facilitate communications between all parties (i.e. architectural, mechanical, materials, landscaping, local agencies, etc.) ensuring responses and resolutions are provided in a timely manner. Maintain accurate records to document the communication process.

Submit all administrative items relating to Invoice Approval, Personnel Approval, User IDs, Time Extensions, and Supplemental Amendments to the Construction Project Manager for review and approval.

8.0 PERFORMANCE OF THE CONSULTANT:

During the term of this Agreement and all Supplemental Amendments thereof, the Department will review various phases of Consultant operations, such as construction inspection, materials sampling and testing, and administrative activities, to determine compliance with this Agreement. Cooperate and assist Department representatives in conducting the reviews. If deficiencies are indicated, remedial action shall be implemented immediately. Department recommendations and Consultant responses/actions are to be properly documented by the Consultant. No additional compensation shall be allowed for remedial action taken by the Consultant to correct deficiencies. Remedial actions and required response times may include but are not necessarily limited to the following:

A. Further subdivide assigned inspection responsibilities, reassign inspection personnel, or assign additional inspection personnel, within one week of notification.

B. Immediately replace personnel whose performance has been determined by the Consultant and/or the Department to be inadequate.

C. Immediately increase the frequency of monitoring and inspection activities in phases of work that are the Consultant's responsibility.

D. Increase the scope and frequency of training of the Consultant personnel.

9.0 REQUIREMENTS OF THE CONSULTANT:

9.1 General:

It shall be the responsibility of the Consultant to administer, monitor, and inspect the Construction Contract such that the project is constructed in reasonable conformity with the plans, specifications, and special provisions for the Construction Contract.

Observe the Contractor's work to determine the progress and quality of work. Identify discrepancies, report significant discrepancies to the Department, and direct the Contractor to correct such observed discrepancies.

Pursuant to Section 337.11(9)(a), Florida Statutes, the Consultant is hereby designated by the Secretary of the Department to negotiate and approve Supplemental Agreements within the thresholds established in the CPAM. Seek input from the Construction Project Manager relating to all Supplemental Agreement requests. Supplemental Agreements must be determined to be in accordance with Florida law by the Department prior to approval by the Consultant. For any Supplemental Agreement which exceeds the thresholds, prepare the Supplemental Agreement as a recommendation to the Department, which the Department may accept, modify or reject upon review. Consult with the Construction Project Manager as necessary and direct all issues, which exceed delegated authority to the Construction Project Manager for Department action or direction.

Inform the Construction Project Manager of any significant omissions, substitutions, defects, and deficiencies noted in the work of the Contractor and the corrective action that has been directed to be performed by the Contractor.

9.2 Survey Control:

Check or establish the survey control baseline(s) along with sufficient baseline control points and bench marks at appropriate intervals along the project in order to: (1) make and record measurements necessary to calculate and document quantities for pay items, (2) make and record pre-construction and final cross section surveys of the project site in those areas where earthwork (i.e., embankment, excavation, subsoil excavation, etc.) is part of the construction project, and (3) perform incidental engineering surveys.

Any questions or requests for "Waiver of Survey" should be directed to the District Final Estimates Manager.

9.3 On-site Inspection:

Monitor the Contractor's on-site construction activities and inspect materials entering into the work in accordance with the plans, specifications, and special provisions for the Construction Contract to determine that the projects are constructed in reasonable conformity with such documents. Maintain detailed accurate records of the Contractor's daily operations and of significant events that affect the work. The Department will monitor off-site activities and fabrication unless otherwise stipulated by this Agreement.

Monitor and inspect Contractor's Work Zone Traffic Control Plan and review modifications to the Work Zone Traffic Control Plan, including Alternate Work Zone Traffic Control Plan, in accordance with the Department's procedures. Consultant employees performing such services shall be qualified in accordance with the Department's procedures.

9.4 Sampling and Testing:

Perform sampling and testing of component materials and completed work in accordance with the Construction Contract documents. The minimum sampling frequencies set out in the Department's Materials Sampling, Testing and Reporting Guide shall be met. In complying with the aforementioned guide, provide daily surveillance of the Contractor's Quality Control activities and perform the sampling and testing of materials and completed work items for verification and acceptance.

The Department will perform inspection and sampling of materials and components at locations remote from the project site and the Department will perform testing of materials normally done in a laboratory remote from the project site.

Determine the acceptability of all materials and completed work items on the basis of either test results or verification of a certification, certified mill analysis, DOT label, DOT stamp, etc.

The Department will monitor the effectiveness of the Consultant's testing procedures through observation and independent assurance testing.

Sampling, testing and laboratory methods shall be as required by the Department's Standard Specifications, Supplemental Specifications or as modified by the Special Provisions of the Construction Contract.

Documentation reports on sampling and testing performed by the Consultant shall be submitted during the same week that the construction work is done.

Transport samples to be tested in a Department laboratory to the appropriate laboratory or appropriate local FDOT facility.

Input verification testing information and data into the Department's database using written instructions provided by the Department.

9.5 Engineering Services:

Coordinate the Construction Contract administration activities of all parties other than the Contractor involved in completing the construction project. Notwithstanding the above, the Consultant is not liable to the Department for failure of such parties to follow written direction issued by the Consultant.

Services shall include maintaining the required level of surveillance of Contractor activities, interpreting plans, specifications, and special provisions for the Construction Contract. Maintain complete, accurate records of all activities and events relating to the project and properly document all project changes. The following services shall be performed:

(1) Attend a pre-service meeting for the Agreement in accordance with CPAM. Provide appropriate staff to attend and participate in the pre-service meeting. At the time of this meeting submit the FDOT Computer Security Access Request for use of FDOT Data Center Facilities and access to the Department's computer systems to the Construction Project Manager for approval.

(2) Schedule and attend a Final Estimate informational meeting with the District Construction Final Estimates Office. Provide appropriate staff to attend and participate in this meeting.

(3) Schedule and attend SiteManager/EDMS informational meeting with the District Construction Office. Provide appropriate staff to attend and participate in this meeting.

Provide personnel proficient in the use of computers and scanner operation to input construction documents into an EDMS. This will require familiarity with the documents and guidelines posted on the Department's website for EDMS. Duties will include scanning, attributing and retrieving documents that are to be archived electronically.

(4) Schedule and conduct a meeting with the District Construction Environmental Liaison prior to the Pre-construction conference and another meeting prior to project final acceptance. The purpose of these meetings is to discuss the required documentation, including as-builts, necessary for permit(s) compliance.

(5) Verify that the Contractor is conducting inspections, preparing reports and monitoring all storm water pollution prevention measures associated with the project. For each project that requires the use of the NPDES General Permit, provide at least one inspector who has successfully completed the "Florida Stormwater, Erosion, and Sedimentation Control Training and Certification Program for Inspectors and Contractors". The Consultant's inspector will be familiar with the requirements set forth in the FEDERAL REGISTER, Vol. 57, No. 187, Friday, September 5, 1992, pages 4412 to 4435 "Final NPDES General

Permits for Storm Water Discharges from Construction Sites" and the Department's guidelines.

(6) Analyze the Contractor's schedule(s) (i.e. baseline(s), revised baseline(s), updates, as-built, etc.) for compliance with the contract documents. Elements including, but not limited to, completeness, logic, durations, activity, flow, milestone dates, concurrency, resource allotment, and delays will be reviewed. Verify the schedule conforms with the construction phasing and MOT sequences, including all contract modifications. Provide a written review of the schedule identifying significant omissions, improbable or unreasonable activity durations, errors in logic, and any other concerns as detailed in CPAM.

(7) Analyze problems that arise on a project and proposals submitted by the Contractor; work to resolve such issues, and process the necessary paperwork.

(8) Monitor, inspect and document utility construction for conformance with Utility Agency's Standards and the Utility Agency's Approved Materials List. Facilitate coordination and communication between Utility Agency's representatives, Department's staff and Contractors executing the work. Identify potential utility conflicts and assist in the resolution of utility issues including Department and Local Government owned facilities.

Identify, review, and track progress of Joint Project Agreements, and/or other Department and utility agreements. Address work progress, track reimbursement activities, and address betterment and salvage determination. Prepare all necessary documentation to support reimbursement activities and betterment and salvage determination.

(9) Produce reports, verify quantity calculations and field measure for payment purposes as needed to prevent delays in Contractor operations and to facilitate prompt processing of such information in order for the Department to make timely payment to the Contractor.

(10) Prepare and make presentations for meetings and hearings before the Dispute Review Boards in connection with the project covered by this Agreement.

(11) The Department will provide the functions of the Resident Compliance Specialist. The Consultant shall perform the field interviews, provide work space and supplies for project compliance files.

(12) The Department will provide Public Information Services.

(13) Prepare and submit to the Construction Project Manager monthly, a Construction Status Reporting System (CSRS) report, in a format to be provided by the Department.

(14) Video tape the pre-construction conditions throughout the project limits. Provide a digital photo log or video of project activities, with heavy emphasis on potential claim items/issues and on areas of real/potential public controversy.

(15) Provide a digital camera for photographic documentation of pre-construction state and of noteworthy incidents or events during construction.

These photographs will be filed and maintained on the Consultant's computer using a Digital Photo Management system.

Photographs shall be taken the day prior to the start of construction and continue as needed throughout the project. Photographs shall be taken the days of Conditional, Partial and Final Acceptance.

Aerial photographs shall be taken prior to commencement and bi-monthly thereafter. Provide six aerial photographs per mile to reflect the construction operations and progress of the work. Photographs shall be clean, sharp, and clearly show details. Each frame shall allow for a 15% to 25% overlap. The shutter speed should be such that all motion is eliminated. Negatives shall be preserved by the aerial company for at least three years from final acceptance of the project. The name and date of the company that performed the work shall be on the back of all photographs. The photographs shall be reviewed by the Construction Project Manager.

9.6 Geotechnical Engineering:

Become familiar with the existing site conditions and the contract documents. Observe and record the progress and quality of foundation work to determine that the foundations are constructed at the correct location and elevation, identify discrepancies, submit monthly progress reports to the District Geotechnical Engineer (DGE), and direct the Contractor to correct such observed discrepancies. Attend the Preconstruction Conference and/or special geotechnical meeting for the Construction Contract. All services under this section will be performed in accordance to FDOT Specification Section 455. The Geotechnical Engineer will provide the following services with the assistance of a qualified inspector who has completed the FDOT Drilled Shaft/Pile Driving Qualification Courses.

1) Drilled Shafts:

a) Review the drilled shaft installation plan submitted by the Contractor for materials, methods, equipment, etc., and provide recommendations to the Department within five (5) working days of the Contractor's submission.
b) Observe installation of test hole {methods shaft(s)} such that it is constructed in accordance with the plans, specifications, and special provisions for the Construction Contract. The Consultant shall report on the adequacy of the Contractor's methods within three (3) working days of completion of the test hole {methods shaft(s)} construction.
c) Observe construction of test holes, load test shafts, and production shafts. This includes review of testing of drilling slurry, core drilling and core logs, and other procedures as required.
d) Inspect the bottom of the shafts for cleanliness using manual soundings or shaft inspection device as required in the contract documents.
e) Provide all necessary forms and keep a log of all inspections made of the shafts. These logs made during the shaft inspections shall be turned over to the Department within three (3) working days after completion of any shaft. Logs shall be signed and sealed by the Geotechnical Engineer.
f) Provide a written report of all test shaft installations to the DGE within three (3) working days of shaft completion.

g) When conditions occur which are different from those indicated on the plans, the Geotechnical Engineer shall immediately report them to the Project Administrator and the DGE. Recommend adjustments to the authorized depths as necessary to obtain the shaft capacity to the DGE for approval.
h) Hire a Specialty Engineer to perform non-destructive integrity testing of drilled shafts as required to estimate shaft uniformity and to detect possible shaft defects.
i) Review concrete placement records to identify possible causes of shaft integrity problems.
j) Evaluate problems encountered during construction, and coordinate with the Project Administrator and DGE to resolve such problems.

2) Piles:

a) Review Contractor's Pile Installation Plan and provide comments to the Senior Project Engineer and to the DGE within five (5) working days of the Contractor's submittal.
b) Perform Wave Equation Analysis for Piles (WEAP) to determine suitability of hammer driving system for the project. Provide results (check stresses, design capacity, and ultimate capacity) to the DGE within five (5) working days of the Contractor's submittal.
c) Ensure dynamic testing performed (per the contract documents and when deemed necessary by the DGE) during initial driving and re-drives.
d) When monitoring the test pile driving process, determine proper fuel settings, thickness of pile cushions and when they need changing. Record all pertinent information that is needed to determine the driving criteria such as jetting, preforming, pre-drilling, reference elevation, hammer serial number hammer cushion material and thickness, pile cushion material and thickness, etc. This information shall be provided to the DGE within 24 hours after the test pile driving process is completed. In most cases this information will be requested immediately following test pile completion. Submit electronic Pile Driving Analyzer (PDA) files within 24 hours after the test pile is completed.
e) Ensure Case Pile Wave Equation Analysis (CAPWAP) is performed on test pile data for selected blows, using the latest version. At a minimum, CAPWAP shall be performed on initial drive data where required resistance is obtained below the minimum tip elevation and on set-check data (if any). If requested, the end of drive CAPWAP will be performed in the field upon completion of the drive, otherwise it shall be completed within 24 hours of driving the instrumented pile.
f) Analyze the test data and available soils data as required to establish production pile lengths and driving criteria. The analysis must include WEAP utilizing CAPWAP results, to determine the driving criteria that will correlate accurately with driving resistance, blows per foot, energy, stresses and capacity. Submit preliminary report(s) recommending production pile lengths and driving criteria to the DGE for approval within four (4) working days after the test pile program is completed, unless requested sooner. The preliminary report shall include CAPWAP and WEAP printed & plotted outputs, and all raw data obtained by the PDA and CAPWAP solutions on DVD or CD computer disks.
g) Furnish final written letters, signed and sealed, in the agreed format for production pile lengths and the driving criteria. The driving criteria letter must include blow count criteria, special requirements and limitations on settings (strokes/energy) to limit the stresses per the Specifications. Include recommendations as to what to consider firm driving when applicable, to obtain the required minimum penetration.
h) For projects with Embedded Data Collectors (EDCs), provide personnel proficient in operation of EDC monitoring equipment for data collection, interpretation and analysis. Utilize the most current version of Smart-Structures software along with

antenna, workstation and stand. Provide qualified personnel capable of making accurate determination of pile acceptability in real time. Pack and submit the collected EDC data to the District Geotechnical office within 24 hours of driving each pile.

10.0 PERSONNEL:

10.1 General Requirements:

Provide qualified personnel necessary to efficiently and effectively carry out its responsibilities under this Agreement. Method of compensation for personnel assigned to this project is outlined in Exhibit "B."

Unless otherwise agreed to by the Department, the Department will not compensate straight overtime or premium overtime for the positions of Senior Project Engineer, Project Administrator/Project Engineer, Contract Support Specialist and Assistant or Associate to any of these positions.

10.2 Personnel Qualifications:

Provide competent personnel qualified by experience and education. Submit in writing to the Construction Project Manager the names of personnel proposed for assignment to the project, including a detailed resume for each containing at a minimum: salary, education, and experience. The Consultant Action Request form for personnel approval shall be submitted to the Construction Project Manager at least two weeks prior to the date an individual is to report to work.

Personnel identified in the Consultant technical proposal are to be assigned as proposed and are committed to performing services under this Agreement. Personnel changes will require written approval from the Department. Staff that has been removed shall be replaced by the Consultant within one week of Department notification.

Before the project begins, all project staff shall have a working knowledge of the current CPAM and must possess all the necessary qualifications/certifications for fulfilling the duties of the position they hold. Cross training of the Consultant's project staff is highly recommended to achieve a knowledgeable and versatile project inspection team but shall not be at any additional cost to the Department and should occur as workload permits. Visit the training page on the State Construction Office website for training dates.

Minimum qualifications for the Consultant personnel are set forth as follows. Exceptions to these minimum qualifications will be considered on an individual basis. However, a Project Administrator working under the supervision and direction of a Senior Project Engineer or an Inspector working under the supervision and direction of a Senior Inspector shall have six months from the date of hire to obtain the necessary qualifications/certifications provided all other requirements for such positions are met and the Consultant submits a training plan detailing when such qualifications/certifications and other training relative to the Department's procedures, Specifications and Design Standards will be obtained. The District Construction Engineer or designee will have the final approval authority on such exceptions.

Complex Category Two (CC2) Bridge Structures: Bridge structures that are complex and require advanced designs and construction engineering and inspection. The following structures are classified as CC2 bridge structures:

- Concrete Post-Tensioned Segmental Box Girder (CPTS)

- Concrete Post-Tensioned Continuous Beam (CPTCB)
- Movable Bridges (MB)
- Post-tensioned Substructures (PTS)

CEI SENIOR PROJECT ENGINEER - A Civil Engineering degree and registered in the State of Florida as a Professional Engineer (or if registered in another state, the ability to obtain registration in the State of Florida within six months) and six (6) years of engineering experience [(two (2) years of which are in major road or bridge construction)] or [(five (5) of which are in major bridge construction) - for Complex Bridge Projects with the exception of PTS projects which require two (2) years of major bridge construction], or for non-degreed personnel the aforementioned registration and ten (10) years of engineering experience (two (2) years of which are in major road or bridge construction). Qualifications include the ability to communicate effectively in English (verbally and in writing); direct highly complex and specialized construction engineering administration and inspection program; plans and organizes the work of subordinate and staff members; develops and/or reviews policies, methods, practices, and procedures; and reviews programs for conformance with Department standards. Also must have the following:

QUALIFICATIONS:
FDOT Advanced MOT
Attend the CTQP Quality Control Manager course and pass the examination.

CERTIFICATIONS:
None

OTHER:
Complete the Critical Structures Construction Issues, Self Study Course, and submit the mandatory Certification of Course Completion form (for structures projects).

A Master's Degree in Engineering may be substituted for one (1) year engineering experience.

CEI PROJECT ADMINISTRATOR/PROJECT ENGINEER - A Civil Engineering degree plus two (2) years of engineering experience in construction of major road or bridge structures, or for non-degreed personnel eight (8) years of responsible and related engineering experience, two (2) years of which involved construction of major road or bridge structures with the exception of Complex Category 2 (CC2) bridge structures.

For CC2 bridge structures, a Civil Engineering degree and registered in the State of Florida as a professional engineer (or if registered in another state, have the ability to obtain registration in Florida within six (6) months) plus five (5) years general bridge construction experience, two (2) years of which must have been with the type of CC2 bridge construction project for which CEI services are being provided by this scope **or** for non-degreed and/or non-registered personnel eight (8) years of general bridge construction experience, (4) years of which must have been with the type of CC2 bridge construction project for which CEI services are being provided by this scope. Additionally, a minimum of one (1) year of experience as the Project Administrator in primary control of the type of CC2 construction project for which CEI services are being provided by this scope. As an exception, only one (1) year of PTS bridge experience will be required for registered project administrators and two (2) years of PTS bridge experience for non-registered project administrators. Post-tensioning experience is not required for precast prestressed concrete flat slab superstructures but successful completion of an FDOT accredited grouting and post-tensioning course is required. To be in primary control, a Project

Administrator must have supervised two or more inspectors as well as two or more support staff (Office Manager, Compliance Officer, and Secretary) and must have been directly responsible for all CEI services assigned.

CPTS years of experience must have included a minimum of twelve (12) months experience in each of the following areas: (1) casting yard operations and related surveying; (2) segment erection and related surveying, post-tensioning (PT) of tendons and grouting of prestressing steel.
CPTCB years of experience must include monitoring of the following: girder erection, safe use of girder erection cranes, stabilization of girders after erection, false work for temporary girder support, and PT and grouting operations.
PTS years of experience must include monitoring of the following: installation of PT ducts and related hardware and post-tensioning and grouting of strands or be the level of experience that meets the criteria for CPTS or CPTCB bridges.
MB years of experience must have been in MB mechanical and/or electrical construction.

Receives general instructions regarding assignments and is expected to exercise initiative and independent judgment in the solution of work problems. Directs and assigns specific tasks to inspectors and assists in all phases of the construction project. Will be responsible for the progress and final estimates throughout the construction project duration. Must have the following:

QUALIFICATIONS:
FDOT Advanced MOT
CTQP Final Estimates Level II

CERTIFICATIONS:
None

OTHER:
Attend CTQP Quality Control Manager Course and pass the examination.
Attend a FDOT accredited post-tensioning training course and pass the examination (for post-tensioned CC2 projects)
Attend a FDOT accredited grouting training course and pass the examination (for post-tensioned CC2 projects)
Complete the Critical Structures Construction Issues, Self Study Course, and submit the mandatory Certification of Course Completion form (for structures projects)

A Master's Degree in Engineering may be substituted for one (1) year of engineering experience

CEI ASSISTANT PROJECT ADMINISTRATOR/PROJECT ENGINEER –
A Civil Engineering degree plus one (1) year of engineering experience in construction of major road or bridge structures, or for non-degreed personnel six (6) years of responsible and related engineering experience, two (2) years of which involved construction of major road or bridge structures with the exception of Complex Category 2 (CC2) bridge structures.

QUALIFICATIONS:
FDOT Intermediate MOT
CTQP Final Estimates Level II

CEI CONTRACT SUPPORT SPECIALIST - A High School diploma or equivalent and four (4) years of road & bridge construction engineering inspection (CEI) experience

having performed/assisted in project related duties (i.e., LIMS, progress and final estimates, EEO compliance, processing Construction Contract changes, etc.) or a Civil Engineering Degree. Should exercise independent judgment in planning work details and making technical decisions related to the office aspects of the project. Should be familiar with the Department's Procedures covering the project related duties as stated above and be proficient in the computer programs necessary to perform these duties. Shall become proficient in Multi-Line and Engineering Menu.

QUALIFICATIONS:
CTQP Final Estimates Level II

CEI ASSOCIATE CONTRACT SUPPORT SPECIALIST - High school graduate or equivalent plus three (3) years of secretarial and/or clerical experience including two (2) years experience in construction office management having performed project related duties (i.e., LIMS, progress and final estimates, EEO compliance, processing Construction Contract changes, etc.). Experienced in the use of standard word processing software. Should exercise independent initiative to help relieve the supervisor of clerical detail. Assists the Project Administrator in office related duties (i.e., CQR, progress, and final estimates, EEO compliance, Processing Construction Contract changes, etc.) Project specific. Work under the general supervision of the Senior Project Engineer and staff.

CEI RESIDENT COMPLIANCE SPECIALIST - Graduation from an accredited high school or equivalent with one (1) year of experience as a resident compliance officer on a construction project or two (2) years of assisting the compliance officer in monitoring the project. Should have prior experience in both State funded and Federal Aid funded construction projects with FDOT and knowledge of EEO/AA laws and FDOT's DBE and OJT programs. Ability to analyze, collect, evaluate data, and take appropriate action when necessary. Must attend all training workshops or meetings for Resident Compliance Specialists as determined necessary.

CEI SENIOR INSPECTOR/SENIOR ENGINEER INTERN – High school graduate or equivalent plus four (4) years of experience in construction inspection, two (2) years of which shall have been in bridge and/or roadway construction inspection with the exception of Complex Category 2 (CC2) bridge structures or a Civil Engineering degree and one (1) year of road & bridge CEI experience with the ability to earn additional required qualifications within one year. (Note: Senior Engineer Intern classification requires one (1) year experience as an Engineer Intern.)

For CC2 bridge structures, be a high school graduate or equivalent and have five (5) years of general bridge construction experience of which two (2) years must have been with the type of CC2 bridge construction project for which CEI services are being provided by this scope. As an exception, only one (1) year of PTS bridge experience will be required. Additionally, a minimum of twelve (12) months of experience as the Senior Inspector in primary control of the type CC2 construction project for which CEI services are being provided by this scope. To be in primary control, a Senior Inspector must have supervised two or more inspectors and must have been directly responsible for all inspection requirements related to the construction operations assigned.

CPTS years of experience must have included a minimum of twelve (12) months of inspection experience in one or both of the following depending on which area the inspector is being approved for: (1) casting yard inspection; (2) erection inspection. In addition, two (2) years of geometry-control surveying experience is required for inspectors that perform or monitor geometry control surveying in a casting yard.

CPTCB years of experience must include monitoring and inspection of the following: girder erection, safe use of girder erection cranes, girder stabilization after erection, false work for temporary girder support, and PT and grouting operations.
PTS years of experience must include monitoring of the following: installation of PT ducts and related hardware and post-tensioning and grouting of strands or be the level of experience that meets the criteria for CPTS or CPTCB bridges.
MB years of experience must have included the inspection of MB mechanical components for machinery inspectors and MB electrical components/systems for electrical inspectors.

Must have the following as required by the scope of work for the project:

QUALIFICATIONS:
CTQP Concrete Field Technician Level I
CTQP Concrete Field Inspector Level II (Bridges)
CTQP Asphalt Roadway Level I
CTQP Asphalt Roadway Level II CTQP Earthwork Construction Inspection Level I
CTQP Earthwork Construction Inspection Level II
CTQP Pile Driving Inspection
CTQP Drilled Shaft Inspection (required for inspection of all drilled shafts including miscellaneous structures such as sign structures, lighting structures, and traffic signal structures)
CTQP Grouting Technician Level I
CTQP Post-Tensioning Technician Level I
IMSA Traffic Signal Technician Level I
FDOT Intermediate MOT
CTQP Final Estimates Level I

CERTIFICATIONS:
Nuclear Radiation Safety

OTHER:
Complete the Critical Structures Construction Issues, Self Study Course, and submit the mandatory Certification of Course Completion form (for structures projects).

Responsible for performing highly complex technical assignments in field surveying and construction layout, making, and checking engineering computations, inspecting construction work, and conducting field tests and is responsible for coordinating and managing the lower level inspectors. Work is performed under the general supervision of the Project Administrator.

CEI INSPECTOR/ENGINEER INTERN - High school graduate or equivalent plus two (2) years experience in construction inspection, one (1) year of which shall have been in bridge and/or roadway construction inspection, plus the following:

Must have the following as required by the scope of work of the project:

QUALIFICATIONS:
CTQP Concrete Field Inspector Level I
CTQP Asphalt Roadway Level I
CTQP Earthwork Construction Inspection Level I
CTQP Pile Driving Inspection
CTQP Drilled Shaft Inspection (required for inspection of all drilled shafts including miscellaneous structures such as sign structures, lighting structures, and traffic signal structures)

IMSA Traffic Signal Technician Level I
CTQP Final Estimates Level I
FDOT Intermediate MOT

CERTIFICATIONS:
Nuclear Radiation Safety
Florida Stormwater, Erosion, and Sedimentation Control Training and Certification Program for Inspectors and Contractors

OTHER:
Complete the Critical Structures Construction Issues, Self Study Course, and submit the mandatory Certification of Course Completion form (for structures projects).

Or a Civil Engineering degree with the ability to earn additional required qualifications within one year. (Note: Engineer Intern classification requires E.I.T. certificate.)

Responsible for performing assignments in assisting Senior Inspector in the performance of their duties. Receive general supervision from the Senior Inspector who reviews work while in progress. Civil Engineering graduates must obtain certifications within the first year of working as an inspector or Engineer Intern. Exceptions will be permitted on a case-by-case basis so long as qualifications and certifications are appropriate for specific inspection duties.

CEI INSPECTORS AIDE - High School graduate or equivalent and able to perform basic mathematical calculation and follow simple technical instructions. Duties are to assist higher-level inspectors. Must obtain FDOT Intermediate MOT within the first six months of the assignment.

CEI SURVEY PARTY CHIEF - High School graduate plus four years of experience in construction surveying (including two (2) years as Party Chief). Experienced in field engineering and construction layout, making and checking survey computations and supervising a survey party. Work is performed under general supervision of Project Administrator.

CEI INSTRUMENT PERSON - High school graduate plus three (3) years of experience in construction surveying one (1) year of which shall have been as instrument-man. Responsible for performing assignments in assisting Party Chief in the performance of their duties. Receives general supervision from Party Chief who reviews work while in progress.

CEI ROD-MAN/CHAIN PERSON - High school graduate with some survey experience or training preferred. Receives supervision from and assists Party Chief who reviews work while in progress.

CEI SECRETARY/CLERK TYPIST- High school graduate or equivalent plus two (2) years of secretarial and/or clerical experience. Ability to type at a rate of 35 correct words per minute. Experienced in the use of standard word processing software. Should exercise independent initiative to help relieve the supervisor of clerical detail. Work under general supervision of the Senior Project Engineer and staff.

GEOTECHNICAL TECHNICIAN for Pile Foundations- Qualified CTQP Pile Driving Inspector, knowledgeable in pile installation in conjunction with dynamic load tests with a minimum of three (3) years of experience on at least two (2) Department

bridge projects: for projects with Embedded Data Collectors (EDCs), certified EDC monitoring equipment operator.

GEOTECHNICAL TECHNICIAN for Drilled Shaft Foundations- Qualified CTQP Drilled Shaft Inspector, knowledgeable in drilled shaft installation with a minimum of three (3) years of experience on at least two (2) Department bridge projects.

CEI SENIOR ITS INSPECTOR- High School graduate or equivalent plus four (4) years of experience in construction inspection, two (2) years of which shall have been in ITS construction inspection plus the following:

QUALIFICATIONS:
Fiber Installation Inspection and OTDR Fiber Testing
DMR Operation and Testing
Controller Operation and Testing
CCTC Installation, Operation and Testing
Familiarity with Existing Communication Equipment and Switches
CERTIFICATIONS:
IMSA Level II
Or a Civil Engineering Degree and one (1) year of ITS CEI experience.

Responsible for performing highly complex technical assignments in fields surveying and construction layout, making and checking engineering computations, inspecting construction work and conducting field tests and is responsible for coordinating and managing the lower level inspectors. Work is performed under the general supervision of the Project Administrator.

CEI ITS INSPECTOR- High School Graduate or equivalent plus two (2) years of experience in construction inspection, one (1) year of which shall have been in ITS construction inspection, plus the following:

QUALIFICATIONS:
Fiber Installation Inspection and OTDR Fiber Testing
DMR Operation and Testing
Controller Operation and Testing
CCTC Installation, Operation and Testing
Familiarity with Existing Communication Equipment and Switches

CERTIFICATIONS:
None
Or a Civil Engineering Degree

Responsible for performing assignments in assisting Senior Inspector in the performance of their duties. Receive general supervision from the Senior Inspector who reviews work while in progress. Civil Engineering graduates must obtain certifications within the first year of working as an inspector or Engineer Intern. Exceptions will be permitted on a case-by-case basis so long as qualifications and certifications are appropriate for specific inspection duties.

CEI UTILITY COORDINATOR- High School Graduate or equivalent and be knowledgeable of Department's Standards, policies, procedures, and agreements and shall have a minimum of four (4) years of experience performing utility coordination in accordance with Department's Standards, policies, procedures and agreements.

10.3 Staffing:

Once authorized, the Consultant shall establish and maintain appropriate staffing throughout the duration of construction and completion of the final estimate. Responsible personnel, thoroughly familiar with all aspects of construction and final measurements of the various pay items, shall be available to resolve disputed final pay quantities until the Department has received a regular acceptance letter.

Construction engineering and inspection forces will be required of the Consultant while the Contractor is working. If Contractor operations are substantially reduced or suspended, the Consultant will reduce its staff appropriately.

In the event that the suspension of Contractor operations requires the removal of Consultant forces from the project, the Consultant will be allowed ten (10) days maximum to demobilize, relocate, or terminate such forces.

11.0 QUALITY ASSURANCE (QA) PROGRAM:

11.1 Quality Assurance Plan:

Within thirty (30) days after receiving award of an Agreement, furnish a QA Plan to the Construction Project Manager. The QA Plan shall detail the procedures, evaluation criteria, and instructions of the Consultant's organization for providing services pursuant to this Agreement. Unless specifically waived, no payment shall be made until the Department approves the Consultant QA Plan.

Significant changes to the work requirements may require the Consultant to revise the QA Plan. It shall be the responsibility of the Consultant to keep the plan current with the work requirements. The Plan shall include, but not be limited to, the following areas:

A. Organization:

A description is required of the Consultant QA Organization and its functional relationship to the part of the organization performing the work under the Agreement. The authority, responsibilities and autonomy of the QA organization shall be detailed as well as the names and qualifications of personnel in the quality control organization.

B. Quality Assurance Reviews:

Detail the methods used to monitor and achieve organization compliance with Agreement requirements for services and products.

C. Quality Assurance Records:

Outline the types of records which will be generated and maintained during the execution of the QA program.

D. Control of Subconsultants and Vendors:

Detail the methods used to control subconsultant and vendor quality.

E. Quality Assurance Certification:

An officer of the Consultant firm shall certify that the inspection and documentation was done in accordance with FDOT specifications, plans, standard indexes, and Department procedures.

11.2 Quality Assurance Reviews:

Conduct semi-annual Quality Assurance Reviews to ensure compliance with the requirements of the Agreement. Quality Assurance Reviews shall be conducted to evaluate the adequacy of materials, processes, documentation, procedures, training, guidance, and staffing included in the execution of this Agreement. Quality Assurance Reviews shall also be developed and performed to achieve compliance with specific QA provisions contained in this Agreement. The semi-annual reviews shall be submitted to the Construction Project Manager in written form no later than one (1) month after the review.

On short duration CCEI projects (nine (9) months or less), the CCEI shall perform an initial QA review within the first two (2) months of the start of construction.

On asphalt projects, the CCEI shall perform an initial QA review on its asphalt inspection staff after the Contractor has completed ten (10) full work days of mainline asphalt paving operations, or 25% of the asphalt pay item amount (whichever is less) to validate that all sampling, testing, inspection, and documentation are occurring as required of the CCEI staff.

11.3 Quality Records:

Maintain adequate records of the quality assurance actions performed by the organization (including subcontractors and vendors) in providing services and products under this Agreement. All records shall indicate the nature and number of observations made, the number and type of deficiencies found, and the corrective actions taken. All records shall be available to the Department, upon request, during the Agreement term. All records shall be kept at the primary job site and shall be subject to audit review.

12.0 CERTIFICATION OF FINAL ESTIMATES:

12.1 Final Estimate and As-Built Plans Submittal:

Prepare documentation and records in compliance with the Agreement, Statewide Quality Control (QC) Plan, or Consultant's approved QC Plan and the Department's Procedures as required by Section 4.1.4 of Review and Administration Manual.

Submit the Final Estimate(s) and one (1) set of final "as-built plans" documenting the Contractor's work in accordance with the Review and Administration Manual.

Revisions to the Certified Final Estimate will be made at no additional cost to the Department.

12.2 Certification:

Consultant personnel preparing the Certified Final Estimate Package shall be CTQP Final Estimates Level II.

Duly authorized representative of the Consultant firm will provide a notarized certification on a form pursuant to Department's procedures.

12.3 Offer of Final Payment:

Prepare the Offer of Final Payment package as outlined in Chapter 14 of the Review and Administration Manual. The package shall accompany the Certified Final Estimates Package submitted to the District Final Estimates Office for review. The Consultant shall be responsible for forwarding the Offer of Final Payment Package to the Contractor.

13.0 AGREEMENT MANAGEMENT:

13.1 General:

(1) With each monthly invoice submittal, the Consultant will provide a Status Report for the Agreement. This report will provide the an accounting of the additional Agreement calendar days allowed to date, an estimate of the additional calendar days anticipated to be added to the original schedule time, an estimate of the Agreement completion date, and an estimate of the Consultant funds expiration date per the Agreement schedule for the prime Consultant and for each subconsultant. The Consultant will provide a printout from the Equal Opportunity Reporting System showing the previous month's payments made to subconsultants. Invoices not including this required information may be rejected.

(2) When the Consultant identifies a condition that will require an amendment to the Agreement, the Consultant will communicate this need to the Construction Project Manager for acceptance. Upon acceptance, prepare and submit an Amendment Request (AR), and all accompanying documentation to the Construction Project Manager for approval and further processing. The AR is to be submitted at such time to allow the Department 12 weeks to process, approve, and execute the AR. The content and format of the AR and accompanying documentation shall be in accordance with the instructions and format to be provided by the Department.

(3) The Consultant is responsible for performing follow-up activities to determine the status of each Amendment Request submitted to the Department.

13.2 Invoicing Instructions:

Monthly invoices shall be submitted to the Department in a format and distribution schedule defined by the Department, no later than the 20th day of the following month.

If the monthly invoice cannot be submitted on time, notify the Department prior to the due date stating the reason for the delay and the planned submittal date. Once submitted, the Consultant Project Principal or Senior Project Engineer shall notify the Construction Project Manager via e-mail of the total delay in calendar days and the reason(s) for the delay(s).

All invoices shall be submitted to the Department in electronic and hard copy formats in accordance with District Construction and Consultant Invoice Transmittal System (CITS) procedures. The Construction Project Manager must receive hard copy documentation within three (3) workdays of electronic submittal or the electronic submittal will be rejected. (Saturday, Sunday, and Department holidays are not considered workdays).

All charges to the individual project will end no later than thirty (30) calendar days following final acceptance; or where all items of work are complete and conditional/partial acceptance is issued; unless authorized in writing by the Department.

A Final Invoice will be submitted to the Department no later than the 60th day following Final Acceptance of the individual project or as requested by the Department.

14.0 OTHER SERVICES:

Upon written authorization by the District Construction Engineer or designee, the Consultant will perform additional services in connection with the project not otherwise identified in this Agreement. The following items are not included as part of this Agreement, but may be required by the Department to supplement the Consultant services under this Agreement.

A. Assist in preparing for arbitration hearings or litigation that occurs during the Agreement time in connection with the construction project covered by this Agreement.

B. Provide qualified engineering witnesses and exhibits for arbitration hearings or litigation in connection with the Agreement.

C. Provide inspection services in addition to those provided for in this Agreement.

D. Provide services determined necessary for the successful completion and closure of the Construction Contract.

15.0 POST CONSTRUCTION CLAIMS REVIEW:

In the event the Contractor submits a claim for additional compensation and/or time after the Consultant has completed this Agreement, analyze the claim, engage in negotiations leading to settlement of the claim, and prepare and process the required documentation to close out the claim. Compensation for such services will be negotiated and effected through a Supplemental Amendment to this Agreement.

16.0 CONTRADICTIONS:

In the event of a contradiction between the provisions of this Scope of Services and the Consultant's proposal as made a part of their Agreement, the provisions of the Scope of Services shall apply.

17.0 THIRD PARTY BENEFICIARY

It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of any part of the Agreement to create in the public or any member thereof, a third party beneficiary hereunder, or to authorize anyone not a party to this Agreement to maintain a claim, cause of action, lien or any other damages or any relief of any kind pursuant to the terms or provisions of this Agreement.

18.0 DEPARTMENT AUTHORITY

The Department shall be the final authority in considering modifications to the Construction Contract for time, money or any other consideration except matters agreed to by the Contractor through contract changes negotiated by the Consultant, as authorized in Section 9.1 herein.

I-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2, 2015

SUBJECT: Consideration and Approval to Purchase Five Tablet Computers for Commissioners.

DEPARTMENTS: IT

STAFF RECOMMENDED MOTION: Approval to purchase five Microsoft Surface Pro 3 tablet computers and related budget transfer BT16-01.

SUMMARY: Staff recommends the purchase of five Microsoft Surface Pro 3 tablet computers to be assigned to our Town Commissioners. These devices will be limited use, allowing access to email, the ability to browse the internet, the ability to connect to the Town Local Area Network and file shares, and the ability to read, annotate and save documents. These devices will share a common configuration to maintain a low maintenance burden and will provide the ability for remote assistance when necessary.

The use of these devices will be voluntary. Paper copy will be available upon request. Site plan sets produced by developers at their expense will continue to be available in paper form. We anticipate that the reduction in paper expense and in time required to assemble printed packets will offset the cost of these computers within 18 – 24 months.

This year the Town does not need to have an election so staff is recommending to utilize those funds for these tablet computers.

FISCAL IMPACT: $4,604.90

[ ] Capital Budget
[X] Operating
001-1101-511.52.10
[ ] Other

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

[ ] Other

[X] Support Documents

DEPARTMENT HEAD	**Submitted**	**Date** 10/26/15
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 10/26/15
TOWN MANAGER	**Approved Agenda Item for:** 11/2/15	**Date** 10/26/15

COMMISSION ACTION:

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

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

John Pearl

From: Leah.Fuller@bestbuy.com
Sent: Wednesday, October 14, 2015 11:23 AM
To: John Pearl
Subject: Your Best Buy For Business Quote - [231292865]

BEST BUY FOR BUSINESS

Quotation Number: 231292865

Best Buy For Business
7601 Penn Avenue South
Richfield, MN 55422-3645

To	Info	From
JOHN PEARL Town Of Lady Lake 409 FENNELL BLVD LADY LAKE, FL 32159	Request Date: 10/12/15 Expiration Date: 10/19/15 Customer Number: 2147882 Customer PO#: N/A Payment Type: TBD	Leah.Fuller@bestbuy.com Business Professional Best Buy For Business Phone: 612-292-0357 Fax: 952-430-5862

Dear JOHN PEARL,

Thank you for requesting a quote for the following item(s) from Best Buy For Business:

Sold To	Bill To	Ship To
JOHN PEARL Town Of Lady Lake 409 FENNELL BLVD LADY LAKE, FL 32159	JOHN PEARL Town Of Lady Lake 409 FENNELL BLVD LADY LAKE, FL 32159	JOHN PEARL Town Of Lady Lake 409 FENNELL BLVD LADY LAKE, FL 32159

Qty	Description	Item#/Mfr#	Price	Ext. Price
5	COMMERCIAL 2YR W/ADH TABLET GSP Availability: Usually ships in 3 - 5 days Standard Delivery	BB19471549 6490073 4064046	$224.99	$1,124.95

5	Microsoft - Surface Pro 3 - 12"- Intel Core i3 - 64GB - Silver Availability: Usually ships in 3 - 5 days Standard Delivery	BB19836012 12960 4YM-00016	$695.99	**Sale:$3,479.95** Reg.:$3,999.95 Save:$520.00

Notes:

Product Total:	$4,604.90
Delivery/Shipping:	FREE
Est. Tax:	$0.00
Order is fully tax-exempt	
Quote Total:	$4,604.90

We will honor the prices on this quote through the expiration date noted above. Please know that rapid changes in our business, from changes in technology to product availability, prevent us from guaranteeing that all the items on this quote will be available for purchase in the future. In that case we promise to work with you to make changes or modifications to your order.

If you have any questions, please call Customer Support at 1-800-373-3050, Monday - Friday between 7:30 a.m. and 6:30 p.m. CST. Or Place this Order online

Thank you for partnering with Best Buy For Business. We appreciate your business and look forward to working with you again soon.

Sincerely,
Leah Fuller
Best Buy For Business
1-800-373-3050
BestBuyForBusiness.com

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TOWN OF LADY LAKE
BUDGET TRANSACTION FORM FY2016

TO: Town Manager **DATE:** 10/26/2015

FROM: Finance **TRANS NO :** BT16-01

FUND	ACCOUNT	DEPT	ACCT DESCRIPTION	INCREASE	(DECREASE)
REV					
001					
001					
EXP					
001	1101-511-5210	Comm	Commission Gen. Operating	$5,000	
001	1203-512-5210	Elections	Elections General Operating		$5,000

JUSTIFICATION: Transfer of Election Funds to Commision Dept to purchase Tablets for the Commission Meetings

Required Authorization/Approval

◉ **Town Commission Action Required**
From Fund Balance
Transfer of Budget Between Funds
Transfer of Budget Between Departments - Anything
Within Department - Capital
Increasing total revenue and expenditure bottom-line budget

TOWN COMMISSION ACTION:
☐ Approved
☐ Disapproved **DATE:** _____
Agenda Item #

○ **Town Manager**
Transfer of Budget Within Department
- Operating & Personal Services

○ **Department Heads**
Transfer of Budget Within Operating
- Not Capital or Personal Services
- With Town Manager Approval

Department Head Signature and Date

Town Manager Signature and Date

Finance Dept. Action:
☐ **Amendatory Required**
☐ Disapproved
☐ Approved **Finance Director** **Date**

DATA ENTRY ACTION:
Accounting Period: _____
Posted by: _____
Data Entry Date: _____

I-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2, 2015

SUBJECT: **Van Lady Lake LLC Major Site Plan Application - MJSP 09/15-001 – Proposing a Multi-Tenant Development Consisting of 8,500 Sq. Ft. of Retail Sales and Services – Located at 915 North Highway 27/441 (a 1.27 Acre Parcel), Approximately 370 Lineal Ft. north of the Intersection of North Highway 27/441 and Rolling Acres Road.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDATION:

Staff recommends approval of the Major Site Plan Application as submitted, with the proposed waivers:

- **Chapter 20, Section 20-3C).3).A). - Waiver request to allow a mix of styles rather than adopting one of the preferred architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.**
- **Chapter 20- Section 20-3C.9).F). - Waiver request to allow more than three (3) colors on the exterior building exterior elevations**

SUMMARY:

A site plan application has been submitted by James Vandercrake with Infinity Engineering Group on behalf of AmSouth/Regions Bank, proposing a multi-tenant development for property located at 915 North Highway 27/441, approximately 370 lineal feet north of the intersection of North Highway 27/441 and Rolling Acres Road, identified by alternate key number 3854251. The site was originally home to a Regions Bank Branch featuring a 3,820-square foot bank branch building, which received site plan approval on July 19, 2007, and received a certificate of occupancy on February 28, 2008. At this time, the applicant seeks to redevelop the property, demolish the existing building, and build the proposed 8,500-square-foot retail building.

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 applications were determined to be in compliance with the Land Development

Regulations (LDRs), acknowledging the waivers, as well as the Comprehensive Plan.

The subject parcel is +/- 1.27 acres. The property is currently zoned "HC" Heavy Commercial and the Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET).

The Lake- Sumter MPO supports the traffic methodology and the TIS requirement exemption submitted by the applicant. It was determined that fewer trips would be generated as a result of the proposed development compared to the prior drive-through bank land use. The applicant stated that a total net new external trips for the development would be 28 PM Peak Hour Trips with 14 PM trips entering and 14 existing.

Civil and Landscaping plans have been drawn and certified by Nisit Sapparkhao, Professional Engineer with Infinity Engineering Group, LLC, consisting of seventeen (17) 24"X36" sheets. The proposed Architectural Exterior Building Elevations were drawn by Guy F. Farber with FWH Architects. The applicant has complied with requirements pursuant to the Land Development Regulations (LDRs) for site plans, including Chapter 7-Site Plan Development Regulations, Chapter 10–Landscaping & Tree Protection, Chapter 14-Water, Reuse Water, and Sewer Standard Specifications, and Chapter 20-Commercial Design Standards of the LDRs. Reviews were completed for the Town of Lady Lake by Town staff, Neel-Schaffer Engineering, and Fire Inspector Kerry Barnett for compliance with the Florida Fire Prevention Code. Attached are following reviews contained in the packet:

a. Town Engineer comments plan dated October 20, 2015 (Satisfied).
b. Fire Review comments dated October 5, 2015 (Satisfied).
c. Waste Management comments dated October 20, 2015 (Satisfied).
d. Lady Lake Building Official comments dated September 23, 2015 (Satisfied).
e. Lady Lake Public Works comments dated October 2, 2015 (Satisfied).
f. Lake-Sumter MPO traffic review comments/e-mail dated October 16, 2015 (Satisfied).

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 203.2 tree caliper inches based on its 1.27-acre area (160"x 1.27). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	197	tree caliper inches
Proposed Canopy & Understory Trees	111.5	tree caliper inches
Total tree caliper inches	308.5	tree caliper inches

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

Notes:

- No historic trees will be removed for this development.

Commercial Design Standards

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

- The applicant is proposing a mix of styles combining modern style with elements exhibiting the Mediterranean style design. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects within Town Limits in the past (i.e. most recently Verizon, McDonalds, etc.). Exterior building elevation compatibility in accordance with **Chapter 20, section 20-3C).3).B).** has been reviewed and met.

Chapter 20- Section 20-3C.9).F) requires that the exterior colors of the buildings are limited to three (3); however, the developer is currently proposing four (4) or more.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Thursday, September 29, 2015, and provided outstanding comments regarding the Site Plan application. A site plan revision was submitted and all outstanding comments were addressed on October 20, 2015.

No meetings were scheduled before the **Parks, Recreation, and Tree Advisory Committee** since no landscaping waivers were proposed for this project.

The **Special Town Commission Conceptual Workshop** reviewed this application at their regular meeting on Monday, October 19, 2015 with a 5-0 vote to advance this major site for final consideration before the Town Commission.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Site Plan Documents

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

(D)
10-26-15

DEPARTMENT HEAD		Submitted 10/26/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 11/2/15	Date 10/26/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

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

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

October 20, 2015

Mrs. Wendy Then
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: VAN LADY LAKE, LLC – NEW MAJOR SITE PLAN ENGINEER REVIEW NO. 3

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the revised development plans submitted by Infinity Engineering Group, LLC received by the Town, for the above referenced project. Our efforts in reviewing the development documents focused on General plan details, Buildings & Structures, Environmental Protection, Utilities and Drainage and Stormwater based on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our review of the updated plans provided by your office, NSI has found the development plans satisfactory and in compliance with the Lady Lake LDRs. If you have questions or comments, please do not hesitate to contact me at 407-647-6623

Sincerely,

Steven R. Cockerham, P.E.
Senior Project Manager

2301 Lucien Way, Suite 300 • Maitland, FL 32751 • 407-647-6623 fax: 407-539-0575

Kerry Barnett Fire Safety Consulting, LLC

43951 CR 54E, Kathleen, Fl 33849

Fire Safety Inspector & Plans Examiner **Cell: 813-778-4981**
Kerry Barnett **Email:** kbarnett@firesafetycons.com

Plan Review: 15-091A
Project: Site Plan (Van Lady Lake)
Location: Lady Lake
Address: 915 N Hwy 27/441
Pages: 19

Review For: Infinity Engineering Group
Contact: James Vandercrake
Tel: 813-4354-4770
Email: James@iegroup.net

This AHJ has received revised plans for the site build-out for an 8500 sq ft retail space consisting of multiple tenants and classified as a mercantile occupancy. Review was conducted to ensure compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. At this time, plans are allowed to move forward. All comments previously noted have been addressed and acknowledged by the engineer.

Fire hydrants are being flow tested within the next couple of days. Once water flow obtained, it then can be decided if any additional hydrants will be required. It was advised (by email) that there were two hydrants within 150 feet and 400 feet respectively. Providing an area flow test between the two hydrants provides a minimum of 2000 gpms and each hydrant flows a minimum of 1000 gpms, no additional hydrant will be required. If requirements are not met, engineer has already acknowledged to add additional hydrant. Plans will need to be revised at that time.

Further, the fire lane striping shown on the plans may be reduced to 3 feet in width measured from the curb out. All else associated with the striping will remain.

Should anyone have any questions regarding this review, this authority may be contacted via email or telephone as indicated above in the heading.

Inspections Required:

1. Site Final

Kerry Barnett

Please be advised that this review is a cursory review to assist the contractor/architect/engineer to be in compliance with applicable fire safety codes. This review is not attended to be a final approval of submitted plans. It is the contractor/architects/engineer sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes, standards, rules, statutes, and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor/architect/engineer sole responsibility, at their sole expense to bring these areas in compliance. Kerry Barnett Fire Safety Consulting, LLC assumes no responsibility for the failure to be in compliance with the applicable codes standards, rules, statutes, and local ordinance.

Wendy Then

From: Beck, Christopher <CBeck2@wm.com>
Sent: Tuesday, October 20, 2015 12:30 PM
To: Wendy Then
Subject: RE: Van Lady Lake, LLC-New Major Site Plan-09/15-001

Thank you Wendy.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, October 20, 2015 12:27 PM
To: Beck, Christopher
Subject: RE: Van Lady Lake, LLC-New Major Site Plan-09/15-001

Hi Chris,

It appears so. Originally, they were proposing 5 tenants; however, they narrowed down to three (3) tenants (with a potential of 4 tenants at a maximum). They revised the site plan with a single dumpster enclosure based on their expected needs. I also remember that they originally wanted to do a restaurant and perhaps that's why they proposed a double dumpster then.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax

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

From: Beck, Christopher [mailto:CBeck2@wm.com]
Sent: Tuesday, October 20, 2015 12:17 PM
To: Wendy Then <wthen@ladylake.org>
Subject: RE: Van Lady Lake, LLC-New Major Site Plan-09/15-001

Good Afternoon Wendy,

Reviewing the revised plans for the dumpster enclosure for a single container this will work. The original plans called for two containers side by side in the enclosure, have they dropped that idea?

Thanks,

Chris Beck

Wildwood Hauling
352-330-4546
352-267-9356

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, October 20, 2015 9:22 AM
To: Beck, Christopher
Subject: RE: Van Lady Lake, LLC-New Major Site Plan-09/15-001

Good Morning Chris,

Please see attached the revised Dumpster Enclosure for the Van Lady Lake LLC Site Plan project.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax

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From: Beck, Christopher [mailto:CBeck2@wm.com]
Sent: Wednesday, September 09, 2015 4:16 PM
To: Wendy Then <wthen@ladylake.org>
Subject: RE: Van Lady Lake, LLC-New Major Site Plan-09/15-001

Wendy,

After reviewing the plans with the dumpster enclosure the Towns Construction Standard Detail for a Dumpster Enclosure was not followed. They are building a dumpster enclosure to house two dumpsters so the gate opening for each dumpster need to be at least 11 foot opening the plans show 10 foot which is not correct amount of room. Please have them redo for the correct opening so WM can safely service the dumpsters.

Thanks,

Chris Beck
Wildwood Hauling
352-330-4546
352-267-9356

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, September 08, 2015 1:30 PM
To: Beck, Christopher
Subject: Van Lady Lake, LLC-New Major Site Plan-09/15-001

Good Afternoon Chris,

The Growth Management Department has received a new major site plan application as a redevelopment for the Van Lady Lake, LLC Site, proposing approximately 8,500 square feet of Retail-Sales and Services gross floor area to be erected at the current Regions Bank Site (915 N. Hwy 27/441, Lady Lake). Please find attached new proposed site plan.

Please have review completed on or before Tuesday, September 29, 2015.

Let me know if you need additional information to conduct your review.

Thank you for your expert assistance.☺

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax

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Recycling is a good thing. Please recycle any printed emails.

Wendy Then

From: Dallas Foss <dfoss@usanova.com>
Sent: Wednesday, September 23, 2015 4:57 AM
To: Wendy Then
Subject: Site Reviews

Wendy,

The Van Lady Review has no comments from the building side. The site plans complies with the requirements of ADA.

The Water Oak review has the following comment

All areas of the improvements will require proper ADA access to all the areas being improved or existing. A hard surface pathway needs to be installed to all recreational areas.

Dallas Foss
Town of Lady Lake
Building Official
Nova Engineering & Environmental

Sent from my Verizon Wireless 4G LTE smartphone

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://www.symanteccloud.com

Wendy Then

From: Butch Goodman
Sent: Friday, October 02, 2015 4:51 PM
To: Tim Harvey
Cc: Wendy Then; Kathy Learn
Subject: Re: 915 N US Hwy 27 redevelopment
Attachments: Draft U.T Quote.pdf

E.R.Us/Impact Fee are determined By both usage and sq/footage Per the L.D.Rs

There are currently 2 Water and 2 Sewer = First Two Units and 1 Irrigation E.R.Us/Impact Fees shown for this property

Each separate Unit or separate meter after that will be a Minimum of 1 water = $1,499.00 and 1 sewer = $ 3,172.00 Each E.R.U/Impact Fee And Deposit $100.00 for Each Water and Sewer

For 2 more units Approx $ 9,742.00 plus turn on and inspection fees? See att: Draft Utility Quote

E.R,Us are not determined by the meter size?

The Developer/Contractor will be responsible for the Meters/ installation and the R.P.Z back flows as this is a commercial project.

Thank you

Thomas " Butch" Goodman
Town of Lady Lake
Utilities Supervisor
136 Skyline Dr.
Lady Lake, Fl 32159
Phone: 352-751-1513
Fax: 352-751-1594
bgoodman@ladylakepw.org

ATTENTION: The new operating hours for the Public Works Department as of October 7th, 2013 will be Monday-Thursday, 7:00AM - 6:00PM. Offices will be closed on Friday's.
Please note: Under Florida law (Fla.Stat. 668.6076 - effect. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Butch Goodman
Sent: Wednesday, September 30, 2015 9:33 AM
To: Tim Harvey
Cc: Wendy Then; Kathy Learn
Subject: Re: 915 N US Hwy 27 redevelopment

We will review and get back with you.

Thank you

Thomas " Butch" Goodman
Town of Lady Lake
Utilities Supervisor
136 Skyline Dr.
Lady Lake, Fl 32159
Phone: 352-751-1513
Fax: 352-751-1594
bgoodman@ladylakepw.org

ATTENTION: The new operating hours for the Public Works Department as of October 7th, 2013 will be Monday-Thursday, 7:00AM - 6:00PM. Offices will be closed on Friday's.
Please note: Under Florida law (Fla.Stat. 668.6076 - effect. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Tim Harvey <tharvey@vantagellp.com>
Sent: Tuesday, September 29, 2015 1:11 PM
To: Butch Goodman
Cc: Vanessa Norman
Subject: 915 N US Hwy 27 redevelopment

Butch

I received the attached email about our potential ERU's required for the project. I was hoping you could help me to understand the potential fees due.

Currently we have two spaces being leased with a 3rd space available that could become (2) so we would have a total of 4 spaces with (4) sanitary & (4) water services. We would also need an irrigation meter.

I believe there is currently a ¾ inch for the domestic water and a 1" for the irrigation.

With the redevelopment we should get ERU's for each of the two meters correct?

Could you tell us what the impact fees would be based on this configuration (4) water and (4) sanitary?

Do your impact fees reduce if we change from a 1" domestic meter to a ¾' domestic meter for each space and if so by how much.

Thank you for all of your help.

Respectfully,

Wendy Then

From: Burke, Thomas <tburke@lakesumtermpo.com>
Sent: Friday, October 16, 2015 11:34 AM
To: Wendy Then; Thad Carroll
Cc: Richmond, Pamela; Fish, TJ
Subject: Former Regions Bank - Van Lady Lake Retail
Attachments: Van Lady Lake_REQUEST_FOR_TIS_EXEMPTION.PDF

Hi Thad & Wendy,

I've reviewed the request for TIS exemption for the former Regions Bank Site at 915 N. US Hwy 27/441. First, let me say that it appears clear that the proposed land use (retail, including furniture) will generate fewer estimated trips than the existing use (drive-through bank).

With that said, I did have a few comments on the request.

- **Land Use** – The applicant states the retail use (aside from the furniture store component) will be "specialty," which generates fewer trips in ITE than the more typical "shopping center" land use. We do not have enough information (i.e., specifics on what is being proposed) to make a determination on which land use is most appropriate to assume. ** * Assuming "shopping center" as opposed to "specialty retail" would increase trips for the proposed use, but not to the point that the proposed use would out-generate the existing use.*

- **Trip Generation** – The applicant uses the average rate, as opposed to the fitted equation, for the 2,280 SF of specialty retail. This results in much lower estimated trip generation for the proposed site. I would use the fitted equation. ** * Using the fitted equation as oppose to average rate would result in higher trip generation for the proposed site, but not to the point that the proposed use would out-generate the existing use.*

- **Pass-By** – The applicant neglects to apply a pass-by rate for the 2,280 SF of specialty retail. I would probably just apply the 34% that would be assumed for general "shopping center" retail. ** * Applying the pass-by to the specialty retail would decrease the impact.*

- **Net Trips** – The applicant has made an error in their trip generation table showing pass-by trips for the drive-through bank. The 47% pass by rate does not appear to be calculating correctly. Example, 47% of 94 gross PM trips is 44 pass by trips, not 66. This carries forward into the next table showing the ultimate net new trips on the network. ** * Note that they do appear to correct this error later in the significance test.*

- **Significant Impact Test** – The applicant applies a two way net new trip volume in the significance test, where directional volumes should be applied. ** * Applying a one-way volume to the TMS capacities will decrease impact.*

Bottom line, as explained above, the proposed use will, in all likelihood, based on ITE, generate fewer trips than the existing bank site. Therefore, they quality for an exemption from the TIS requirements. I was not sure if you'd want the applicant to revise their calculations to be more accurate or not, so I included the comments. But they do not affect the end results. Most of the fixes would be advantageous to the applicant, reducing the net new trips even further than they reported. Please let me know if you'd like for me to coordinate with the applicant's traffic consultant.

I am working on the Lake Ella Plat as we speak and will send comments to you (and the consultant) ASAP.

Thanks,

-Tom

Thomas W. Burke, P.E., AICP
Transportation Planner

Lake-Sumter MPO
1616 South 14th Street
Leesburg, FL 34748

(352) 315-0170
(352) 315-0993 fax

"Promoting Regional Transportation Partnerships"

TECHNICAL REVIEW COMMITTEE COMMENTS
3rd REVIEW 10/20/2015

Project: Van Lady Lake LLC – New Major Site Plan

Proposal: New Site Plan- MJSP 09/15-001

Description:

On 09/3/2015, Town Staff received a site plan application proposing a multi-tenant development consisting of a 8,500-square-foot Retail Building for property located at 915 North Highway 27/441, approximately 370 lineal feet north of the intersection of North Highway 27/441 & Rolling Acres Road, identified by alternate key number 3854251. 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 applications were reviewed and determine to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The subject parcel is +/- 1.27 acres. The property is currently zoned "HC" Heavy Commercial, and the Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET).

GENERAL INFORMATION

The engineering and landscaping/irrigation plans submitted, consisting of nineteen (19) sheets, are drawn on 24"x36" sheets and certified by Nisit Sapparkhao, **Professional Engineer with Infinity Engineering Group, LLC** dated October 5, 2015.

Below are staff comments from the Town of Lady Lake regarding your development. 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 are provided by the Growth Management Dept. as of 10-12-2015.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept. regarding this project as of 10-12-2015.

FIRE

Questions may be directed to Kerry Barnett at kbarnett@firesafetycons.com or via phone 813-778-4981

1. All comments provided Fire Inspector have been addressed as of 10-05-2015.

BUILDING

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

1. No comments at this time dated 09-23-2015.

PUBLIC WORKS

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

1. Comments provided by the Lady Lake Public Works Dept. dated 10-02-2015 haven been acknowledged by applicant.

TOWN ENGINEER

Questions may be directed to Town Staff regarding Town Engineer comments:

1. Review 3. All comments have been satisfactorily addressed as of 10-20-2015 by engineer of record.

LAKE-SUMTER MPO

Questions may be directed to Thomas Burke at tburke@lakesumtermpo.com or at 352-315-0170

2. MPO comments dated 10-16-2015 support traffic methodology and it was determined fewer trips would be generated as a result of the proposed development compared to the prior bank land use.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

RECEIVED
SEP - 3 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

1. Applicant's Name: James Vandercrake - Infinity Engineering Group, LLC

   Telephone/Email: 813-434-4770 | James@iegroup.net

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

2. Owner's Name: Regions Bank

   Address: 250 River Chase Pkwy, Birmingham, AL 35244-1832

   Telephone/Email: 727-302-8040

3. Engineer's Name: Nisit Sapparkhap - Infinity Engineering Group, LLC

   Address: 1135 Marbrlla Plaza Drive, Tampa FL 33619

   Telephone/Email: (863) 640-2615 | Nisit@iegroup.net

   Reg. Number: 64085

4. Architect's Name: Guy F. Faber, FWH Architects / Sal Salvez - project mgr.

   Address: 3336 Grand Blvd., Suite 201, Holiday, FL 34690

   Telephone/Email: 727-815-3336 | salvez@fwharchitects.com

   Registration Number: AR0015323

5. Landscape Architect: Nisit Sapparkhap - Infinity Engineering Group, LLC

   Address: 1135 Marbrlla Plaza Drive, Tampa FL 33619

   Telephone/Email: (863) 640-2615 | Nisit@iegroup.net

   Registration Number: 64085

6. Project Name: Vantage Properties - Lady Lake

   Physical Location/Address: 915 North Hwy 27/441, Lady Lake, FL 32159

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

    Within the area enclosed by Highway 27/441, Griffin Ave, and Rolling Acres Road.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW
Page 2

8. Area of property 55,370 Square Feet 1.271 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 legal Description

10. The property is currently zoned: HC

11. Briefly describe the proposed project: Retail

    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.

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.

TBD f. Projected number of employees, if applicable.

N/A g. If restaurant, show number of seats and occupancy load.

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.

X 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.

X j. Location of traffic-control signs and signalization devices, if required.

X k. Number and location of required loading spaces.

X i. Number and location of required bicycle spaces.

Drainage and Stormwater

X a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.

X b. Size, material and location of stormwater structures and pipes.

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

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.

X 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.

X 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: 09-03-15 Received by: W Hon

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 $4,975.00

EXHIBIT "A"

VAN LADY LAKE, LLC - LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7 WITH NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 (200 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE (NORTHEASTERLY) HAVING A RADIUS OF 11359.20 FEET AND A CENTRAL ANGLE OF 01°47'46"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS N. 56°07'37" W., A DISTANCE OF 356.10 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS N. 57°01'30" W, A DISTANCE OF 356.09 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N. 33°27'31" E., A DISTANCE OF 187.87 FEET; THENCE S. 56°32'31" E., A DISTANCE OF 234.96 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7; THENCE S. 00°13'44" W., ALONG SAID EAST LINE A DISTANCE OF 221.01 FEET, TO THE POINT OF BEGINNING,

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7 WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. 441/27 (200 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°14'00"E., ALONG SAID WEST LINE A DISTANCE OF 23.62 FEET; THENCE DEPARTING SAID WEST LINE N.33°50'21"E., A DISTANCE OF 35.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 89°20'30"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 37.42 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N10°49'54"W., A DISTANCE OF 33.75 FEET TO THE POINT OF TANGENT; THENCE N.55°30'09"W., A DISTANCE OF 15.74 FEET TO A POINT OF THE AFOREMENTIONED WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7; THENCE N. 0°14'00"E., ALONG SAID WEST LINE A DISTANCE OF 31.59 FEET; THENCE DEPARTING WEST LINE S.55°19'12"E., A DISTANCE OF 32.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 90°50'27"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 38.05 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.79°15'34"E., A DISTANCE OF 34.19 FEET TO THE POINT OF TANGENT; THENCE N.33°50'21"E., A DISTANCE OF 47.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY,

HAVING A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 10°15'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2.50 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.28°42'49"E., A DISTANCE OF 2.50 FEET, THENCE S.66°24'43"E., A DISTANCE OF 27.77 FEET; TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 63°44'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 26.70 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.24°40'10" E., A DISTANCE OF 25.35 FEET THE POINT OF TANGENT; THENCE S.56°32'31"E., A DISTANCE OF 1.71 FEET; THENCE S.33°27'31"W., A DISTANCE OF 26.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 95°30'21"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 40.01 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.73°34'19"W., A DISTANCE OF 35.53 FEET THE POINT OF TANGENT; THENCE S.25°49'08"W., A DISTANCE OF 72.49 FEET; THENCE S.33°50'21" W., A DISTANCE OF 34.77 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 49.00 FEET AND A CENTRAL ANGLE OF 10°58'13"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 9.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.28°21'14" W., A DISTANCE OF 9.37 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11359.20 FEET AND A CENTRAL ANGLE OF 00°07'49" SAID POINT BEING ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441/27 (200 FOOT WIDE); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT THE BEGINNING POINT BEARS N.57°59'13" W., A DISTANCE OF 25.84 FEET SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.57°59'13'W., A DISTANCE OF 25.84 FEET TO THE POINT OF BEGINNING.

Statement of Interest in Property and Authorization to File Petitions

Regions Bank is the Owner of certain property located at 915 N. US Highway 441, Lady Lake in Lake County Florida, and authorizes Vantage Properties, LLC, as Contract Purchaser, and Infinity Engineering Group, LLC, as Contract Purchaser's agent, to submit and process any and all development applications and permits to the County, Federal and related agencies as well as represent Contract Purchaser at any public hearings necessary for the approval and development for the Intended Use.

Regions Bank

Signature

Keith B. Pressley, Senior Vice President

250 Riverchase Pkwy E, Ste. 600
Birmingham, AL 35244

State of ALABAMA

County of JEFFERSON

The foregoing instrument was acknowledged before me this 27 day of May, 2015, by Keith B Pressley, an individual, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Randi L Dicus

Print: RANDI L DICUS

My Commission Expires:

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared James Vandercrake, 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:

Site plan

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

James Vandercrake
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 2nd day of September, 2015, by James Vandercrake who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Jennifer Perez
Notary Public

JENNIFER PEREZ
Commission # FF 091662
Expires February 11, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

PROPERTY RECORD CARD

General Information

Owner Name:	AMSOUTH BANK	**Alternate Key:**	3854251
Mailing Address:	250 RIVER CHASE PKWY BIRMINGHAM, AL 35244-1832 *Update Mailing Address*	**Parcel Number:**	07-18-24-000400002700
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	915 NORTH HWY 27/441 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	AMSOUTH BANK *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	BEG AT INTERSECTION OF E LINE OF W 1/2 OF E 1/2 OF N 1/2 OF | GOV LOT 8 WITH N'LY R/W LINE OF US HWY 441, SAID POINT BEING| ON A CURVE CONCAVE NE'LY HAVING A RADIUS OF 11359.20 FT & A | CENTRAL ANGLE OF 01-47-46, THENCE NW'LY ALONG THE ARC OF | SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE| BEGINNING POINT BEARS N 56-07-37 W A DIST OF 356.10 FT, SAID| ARC SUBTENDED BY A CHORD WHICH BEARS N 57-01-30 W 356.09 FT,| THENCE RUN N 33-27-31 E 187.87 FT, S 56-32-31 E 234.96 FT TO| E LINE OF W 1/2 OF E 1/2 OF N 1/2 OF GOV LOT 8, S 0-13-44 W | 221.01 FT TO POB | ORB 3231 PG 864 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	FINANCIALS (2300)	0	0		54666.41	SF	$0.00	$437,331.00

Commercial Building(s)

Building 1

Commercial	Building Value: $258,799.00
Summary	**Section(s)**

Year Built:	2008
Total Square Footage:	3895
Full Bathrooms:	2

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	14	1	3895	0%	0%	

Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type:	Wood or Steel Open Stud Frame
Exterior Walls:	08 : 100.00 %

Interior Finish	Percent	Sprinkler	A/C
(23D)	100.00 %	No	Yes

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	25538	SF	2009	$31,443.00
0002	PAVING (PAV)	1921	SF	2009	$4,088.00
0003	BANK VAULT (BKV)	128	SF	2009	$6,724.00
0004	PARKING LOT LIGHT FIXTURE (PFL)	10	UT	2009	$8,755.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
3231 / 864	8/2/2006	WD	U	V	$1,810,000.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$747,140	$747,140	$747,140	5.30510	$3,963.65
LAKE COUNTY MSTU AMBULANCE	$747,140	$747,140	$747,140	0.46290	$345.85
LAKE COUNTY MSTU FIRE	$747,140	$747,140	$747,140	0.47040	$351.45
SCHOOL BOARD STATE	$747,140	$747,140	$747,140	4.94900	$3,697.60
SCHOOL BOARD LOCAL	$747,140	$747,140	$747,140	2.24800	$1,679.57
TOWN OF LADY LAKE	$747,140	$747,140	$747,140	3.55100	$2,653.09
ST JOHNS RIVER FL WATER MGMT DIST	$747,140	$747,140	$747,140	0.30230	$225.86
LAKE COUNTY VOTED DEBT SERVICE	$747,140	$747,140	$747,140	0.16000	$119.54
LAKE COUNTY WATER AUTHORITY	$747,140	$747,140	$747,140	0.25540	$190.82

NORTH LAKE HOSPITAL DIST	$747,140	$747,140	$747,140	1.00000	$747.14
				Total: 18.7041	**Total:** $13,974.57

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to $500)	Learn More View the Law
Blind Exemption (up to $500)	Learn More View the Law
Disability Exemption (up to $500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption ($5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of:
$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar

FAT-R1086-1130000

27.00
12,670.00

CFN 2006120363
Bk 03231 Pgs 0864 - 866; (3pgs)
DATE: 08/08/2006 01:58:59 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 27.00
DEED DOC 12,670.00

Prepared by and return to:
David L. MacKay

David L. MacKay Attorney, P. A.
2801 SW College Road, Suite 9, Post Office Box 206
Ocala, FL 34478-0206
352-237-3800

File Number: **0391-06-075**

Parcel Identification No. 0718240004-000-00400

Record:	$	27.00
Doc. Stamps	$	12,670.00

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture, made this 2ND day of **August, 2006,** between **Villages Property Investors, LLP, of the County of Marion, State of Florida,** whose post office address is **Post Office Box 206, Ocala, FL 34478-0206,** grantor, and **AmSouth Bank, an Alabama banking corporation** whose post office address is 3000 Galleria Tower, Suite 1600, Birmingham, Alabama, 35244, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

A parcel of land lying within Section 7, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows:

Commence at the intersection of the East line of the West 1/2 of the East 1/2 of the North 1/2 of Government Lot 8 of said Section 7 with Northerly right-of-way line of U.S. Highway 441/27 (200 foot wide), said point being the Point of Beginning, said point being on a curve concave (Northeasterly) having a radius of 11359.20 feet and a central angle of 01°47'46"; thence Northwesterly along the arc of said curve to the right, from which the local tangent at the beginning point bears N. 56°07'37" W., a distance of 356.10 feet; said arc subtended by a chord which bears N. 57°01'30" W, a distance of 356.09 feet; thence departing said Northerly right-of-way line N. 33°27'31" E., a distance of 187.87 feet; thence S. 56°32'31" E., a distance of 234.96 feet to a point on the aforementioned East line of the West 1/2 of the East 1/2 of the North 1/2 of Government Lot 8 of said Section 7; thence S. 00°13'44" W., along said East line a distance of 221.01 feet, to the Point of Beginning,

TOGETHER WITH an easement for ingress, egress, utilities and drainage more particularly described as follows:

A parcel of land lying within Section 7, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows:

Commence at intersection of the West line of the West 1/2 of the East ½ of the North 1/2 of Government Lot 8 of said Section 7 with the Northerly right of way line of U.S. 441/27 (200 foot wide), said point being the Point of Beginning; thence N.00°14'00"E., along said West line a distance of 23.62 feet; thence departing said West line N. 33°50'21"E., a distance of 35.21 feet to the Point of Curvature of a curve, concave Westerly, having a radius of 24.00 feet and a central angle of 89°20'30"; thence Northwesterly along the arc of said curve to the left, a distance of 37.42 feet, said arc subtended by a chord which bears N.10°49'54"W., a distance of 33.75 feet to the Point of Tangent; thence N.55°30'09"W., a distance of 15.74 feet to a point of the aforementioned West line of the West 1/2 of the East 1/2 of the North 1/2 of Government Lot 8 of said Section 7; thence N. 0°14'00"E., along said West line a distance of 31.59 feet; thence departing West line S. 55°19'12"E., a distance of 32.60 feet to the Point of Curvature of a curve, concave Northerly, having a radius of 24.00 feet and a central angle of 90°50'27"; thence Northeasterly along the arc of said curve to the left, a distance of 38.05 feet, said arc subtended by a chord which bears N.79°15'34"E., a distance of 34.19 feet to the Point of Tangent; thence N.33°50'21"E., a distance of 47.02 feet to the Point of Curvature of a curve, concave Northwesterly, having a radius of 14.00 feet and a central angle of 10°15'03"; thence Northeasterly along the arc of said curve to the left, a distance of 2.50 feet, said arc subtended by a chord which bears N. 28°42'49"E., a distance of 2.50 feet, thence S. 66°24'43"E., a distance of 27.77 feet; to a point on a curve concave Easterly, having a radius of 24.00 feet and a central angle of 63°44'42"; thence Southeasterly along the arc of said curve to the left, a distance of 26.70 feet, said arc subtended by a chord which bears S. 24°40'10" E., a distance of 25.35 feet the Point of Tangent; thence S. 56°32'31"E., a distance of 1.71 feet; thence S. 33°27'31"W., a distance of 26.07 feet to the Point of Curvature of a curve concave Southeasterly, having a radius of 24.00 feet and a central angle of 95°30'21"; thence Southwesterly along the arc of said curve to the left, a distance of 40.01 feet, said arc subtended by a chord which bears S.73°34'19"W., a distance of 35.53 feet the Point of Tangent; thence S. 25°49'08"W., a distance of 72.49 feet; thence S. 33°50'21" W., a distance of 34.77 feet; to the Point of Curvature of a curve concave Southeasterly, having a radius of 49.00 feet and a central angle of 10°58'13"; thence Southerly along the arc of said curve to the left, a distance of 9.38 feet, said arc subtended by a chord which bears S.28°21'14" W., a distance of 9.37 feet to a point on a curve, concave Northeasterly having a radius of 11359.20 feet and a central angle of 00°07'49" said point being on the aforementioned Northerly right of way line of U.S. Highway 441/27 (200 foot wide); thence Northwesterly along the arc of said curve to the right, from which the local tangent the beginning point bears N. 57°59'13" W., a distance of 25.84 feet said arc subtended by a chord which bears N. 57°59'13'W., a distance of 25.84 feet to the point of beginning.

Subject to taxes for 2006 and subsequent years; Subject to Agreement between Joseph H. Nolette and First Federal Savings Bank of Lake County, as set forth in instrument recorded in Official Records Book 1491, Page 1717, and First Amendment to Access Agreement recorded in Official Records Book 3219, Page 2284; Subject to Ordinance 91-03 recorded in Official Records Book 1096, Page 989, all in the Public Records of Lake County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same unto the said party of the second part in fee simple.

And the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, at the time of the delivery of this deed, he was well seized of the premises aforesaid, that he had good right and title to convey, that the premises are free from all encumbrances, that the said party of the second party shall have the peaceable and quiet possession thereof, and that the said party of the first part shall fully warrant the title and defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Signature/Witness #1

GEORGE I. MACKAY

Printed Name/Witness #1

Signature/Witness #2

Jeanette Frantz

Printed Name/Witness #2

VILLAGES PROPERTY INVESTORS, LLP,
a Florida limited liability partnership

BY: **TRICO OCALA, LLC,** a Florida limited Company, Managing Partner

BY: _____
DAVID L. MacKAY, Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 2nd day of August, 2006, by **DAVID L. MacKAY,** Manager of **TRICO OCALA, LLC,** a Florida limited liability company, as Managing Partner of **VILLAGES PROPERTY INVESTORS, LLP,** a Florida limited liability partnership, on behalf of the partnership.

[Notary Seal]

Notary Public

Printed Name:_____

My Commission Expires:_____

Jeanette Frantz
MY COMMISSION # DD227785 EXPIRES
July 27, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Statement of Interest in Property and Authorization to File Petitions

Regions Bank is the Owner of certain property located at 915 N. US Highway 441, Lady Lake in Lake County Florida, and authorizes Vantage Properties, LLC, as Contract Purchaser, and Infinity Engineering Group, LLC, as Contract Purchaser's agent, to submit and process any and all development applications and permits to the County, Federal and related agencies as well as represent Contract Purchaser at any public hearings necessary for the approval and development for the Intended Use.

Regions Bank

Signature

Keith B. Pressley, Senior Vice President

250 Riverchase Pkwy E, Ste. 600
Birmingham, AL 35244

State of ALABAMA

County of JEFFERSON

The foregoing instrument was acknowledged before me this 27 day of May, 2015, by Keith B Pressley, an individual, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Randi L Dicus

Print: RANDI L DICUS

My Commission Expires:

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

Regions History

Regions Financial Corporation was formed in 1971 as First Alabama Bancshares Inc., Alabama 's first multibank holding company. With the combination of three well-respected banks, the holding company began operations with a total of $543 million in assets and 40 banking locations in Birmingham , Huntsville and Montgomery.

Regions Financial Corporation traces its roots back to three Alabama-based banks who became original affiliates of First Alabama Bancshares, Inc., chartered in 1970 as the first multi-bank holding company in the state of Alabama. Those three banks are: the First National Bank of Huntsville, chartered in 1856, the First National Bank of Montgomery, opened in 1871, and the Exchange Security Bank of Birmingham.

The Exchange Bank, an institution organized in Birmingham during the spring of 1928, started with capital totaling $35,000 and in 1947 moved to Tenth Avenue and 20th Street South. The new building was the most modern bank structure in the city and brought Birmingham the first drive-in teller window and the first bank parking lot. It also set the standard for other banks by being one of the most modern and customer-focused banks in the South. The Exchange Bank had grown to more than $19 million in April of 1957 when it consolidated with the Security Commercial Bank to become the Exchange Security Bank.

In 1970, a small group of Alabama bankers and businessmen got together to form the first multi-banking holding company in Alabama. Their proposal was grounded in one idea: sound banking principles and new growth opportunities could be combined to create a stronger financial institution for the state. These banking pioneers overcame legal and regulatory hurdles as well as opposition from the banking industry in the state. Finally, in July 1971, the three Alabama banks joined to form Alabama's first multi-bank company. With the combination of three respected banks, the holding company began operations with a total of $543 million in assets and 40 locations in Birmingham, Huntsville and Montgomery.

The Birmingham, Huntsville and Montgomery banks formed the nucleus of what is now Regions, giving the company a strong presence in three of the four largest metropolitan areas of the state. The bank quickly expanded its market by acquiring more banks. In less than four years, First Alabama's assets doubled – from $543 million in 1971 to $1.2 billion at the end of 1974.

As the bank entered its second decade, the banking industry was changing. Changes in the laws and regulations, which govern banking, allowed it to offer customers new types of accounts, including certificates of deposit in 1978, followed by interest-bearing checking accounts in 1981 and individual retirement accounts (IRAs) in 1982. Also in 1981, the Alabama Legislature passed a law allowing multi-bank holding companies to merge their affiliate banks into one statewide bank. As a result, the bank's management devised a new structure for the company, which strengthened and streamlined the chain of command while still emphasizing the importance of local involvement and understanding of local needs in each bank community.

The passage of an interstate banking bill in 1986, which allowed Alabama banks to purchase out-of-state banks, opened the door to new possibilities. The company expanded into Florida first, then acquired additional strong banks in Georgia, Tennessee, Louisiana, South Carolina, Arkansas and Texas – all of which have retained the local autonomy encouraged and supported by Regions.

The marriage of computers and telephone communication networks made possible an important development in banking – the introduction of automated teller machines (ATMs). In 1981, the bank established a statewide network of ATMs known as The Right Place banking machines. With one of the most extensive ATM networks in the state, the bank played a key role in the organization of a statewide-shared automated teller machine network, which went on line in April 1986.

In 1987, Regions became the first bank in Alabama to provide customers with direct access to their account information via a computerized telephone inquiry service. Telephone banking continues to offer customers convenience today. By calling 1-800-REGIONS customers have access to automated account data and assistance from financial professionals.

Years of growth and changes followed, culminating in a final name change on May 2, 1994 when the company became Regions Financial Corporation to better reflect its growing presence throughout the South. The company merged with Memphis, Tenn.-based Union Planters Corp. in July 2004 to create a new regional force in financial services that shares a rich history of customer and community commitment, as well as the strength and stability of one of the Top 15 financial services providers in the nation.

In May 2006, Regions and Birmingham-based AmSouth Bancorporation announced plans to merge. Shareholders of each company approved the transaction in October and on November 4, 2006, the merger of Regions and AmSouth was completed. As a result, Regions Financial Corporation is now one of the top bank holding companies in the United States.

Member FDIC
© 2015 Regions Bank. All rights reserved.

Statement of Interest in Property and Authorization to File Petitions

Regions Bank is the Owner of certain property located at 915 N. US Highway 441, Lady Lake in Lake County Florida, and authorizes Vantage Properties, LLC, as Contract Purchaser, and Infinity Engineering Group, LLC, as Contract Purchaser's agent, to submit and process any and all development applications and permits to the County, Federal and related agencies as well as represent Contract Purchaser at any public hearings necessary for the approval and development for the Intended Use.

Regions Bank

Signature

Keith B. Pressley, Senior Vice President

250 Riverchase Pkwy E, Ste. 600
Birmingham, AL 35244

State of ALABAMA

County of JEFFERSON

The foregoing instrument was acknowledged before me this 27 day of May, 2015, by Keith B Pressley, an individual, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Randi L Dicus

Print: RANDI L DICUS

My Commission Expires:
RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

APPLICATION FOR UTILITY QUOTE

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Van Lady Lake, LLC Alias/FKA (if applicable): Vantage Properties

Project Location Address: 915 N. Hwy. 27/441, Lady Lake, FL 32159 Alternate Key #: 3854251

Project Point of Contact*: James Vandercrake Company: Infinity Eng.Group, LLC

Phone Number: 813-434-4770 E-Mail Address: james@iegroup.net

Name of Individual Completing this Application: James Vandercrake Date: _____

**All correspondence and questions from Town Staff will be directed solely to this individual*

Property Owners Name: AmSouth Bank

Address: 250 River Chase Pkwy., City/State/Zip Birmingham, AL 35244

Fax #: _____ Phone Number: _____ E-Mail Address: _____

Tenants Name (if applicable): (To be determined)

Legal Street Address: _____ City/State/Zip _____

Fax #: _____ Phone Number: _____ E-Mail Address: _____

Type of Project: Residential ____ Commercial X Irrigation ____ Square Footage/Units: 8,500

Occupant Information: Owner Occupied _____ Leased/Rented X

Utility Account will be Established and Billed in the name of the Following:

Name: Van Lady Lake, LLC Phone: 727-302-8040

Address: 400 Carillon Parkway, Suite 230 City/State/Zip St. Petersburg, Florida 33716

Estimated Consumption* (ERUs): Water (Potable) 3 Sewer 3 Reuse _____

**Calculations shall be based upon the Specifications of the Land Development Regulations, Chapter 14, Appendix A. If consumption amounts being proposed differ from calculations resulting from the figures as supplied by the ERU matrices, please attach a justification letter from a professional engineer as to why lesser quantities, or greater quantities, are being sought for the project.*

Growth Management Personnel Verification of Completed Form: Name: _____ Date: _____

REQUEST FOR EXEMPTION FROM FULL TRANSPORTATION CONCURRENCY TRAFFIC IMPACT STUDY

PROJECT INFORMATION

Project Name	**Van Lady Lake Retail**
Applicant *(contact information)*	**Developer:** Van Lady Lake, LLC - Vanessa M. Norman **Civil Engineer:** Infinity Engineering Group, LLC - James Vandercrake **Traffic Engineer:** Truckin Traffic, LLC, 721 Gulf Boulevard, Suite 200 Indian Rocks Beach, Florida 33785 (727) 647-8196 janecaldera07@gmail.com
Site Location	915 N. US Hwy 27/441, Lady Lake, Florida 32159 (see attached site location map)
Project Purpose *(e.g. development plan approval, zoning change, etc.)*	New Site plan Application
Justification for Exemption	This project is the redevelopment of a Regions Bank. The old bank building will be demolished and resulting net-new PM peak-hour traffic will fall below the 25 vph trip threshold associated with Tier 1 Traffic Impact Study criteria.
Date	9/9/2015

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Specialty Retail	2,280	826	102	7	3	4
Furniture Store	6,220	890	31	3	1	2
TOTAL GROSS TRIPS (PROPOSED)			133	10	4	6

Internal Capture and/or Pass-By Reduction (If Applicable)

Land Use	Internal Capture %	Pass-By Reduction %	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Specialty Retail	0	0%	0	0	0
Furniture Store	0	53%	2	1	1
TOTAL NET NEW EXTERNAL TRIPS (PROPOSED)			8	3	5

TRIP GENERATION ANALYSIS – LAND USE CHANGE (IF APPLICABLE)

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Drive in Bank	3,800	912	564	94	47	47
TOTAL GROSS TRIPS (EXISTING)			564	94	47	47

Internal Capture and/or Pass-By Reduction (If Applicable)

Land Use	Internal Capture %	Pass-By Reduction %	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Drive in Bank	0%	47%	66	33	33
TOTAL NET new EXTERNAL TRIPS (EXISTING)			28	14	14

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET NEW TRIPS (PROPOSED – EXISTING)	-20	-11	-9

TRIP DISTRIBUTION & ASSIGNMENT

The site traffic distribution was determined based on the existing travel patterns and the area roadway network. The site traffic distribution is summarized below:

To//From	Net-New Percentage
North	50%
South	50%

The table below provides the PM Peak Hour Site Traffic Assignment on the area roadway segments within the Town of Lady Lake.

SIGNIFICANT IMPACT TEST - PM PEAK-HOUR (two-way)

Seg. No.	Road Name	Segment	No. of Lanes	LOS Std	LOS Capacity	Percent Site Traffic	Net-New Site Traffic	Site Traffic as % of Capacity
3670	US 441/US 27	Sumter County Line to Griffin Ave.	6D	D	3,020	50%	-20.5	-0.68%
3680	US 441/US 27	Griffin Ave. to ALT US 441/ALT US 27	4D	D	2,000	50%	-20.5	-1.03%
3690	US 441/US 27	ALT US 441/ALT US 27 to CR 466	4D	D	2,000	50%	-20.5	-1.03%
3700	US 441/US 27	CR 466 to Lake Ella Road	4D	D	2,000	50%	-20.5	-1.03%

Source: Lake County TMC Segement Report - 2014 Level of Service

Please contact me if you have any questions or need additional information to approve this project.

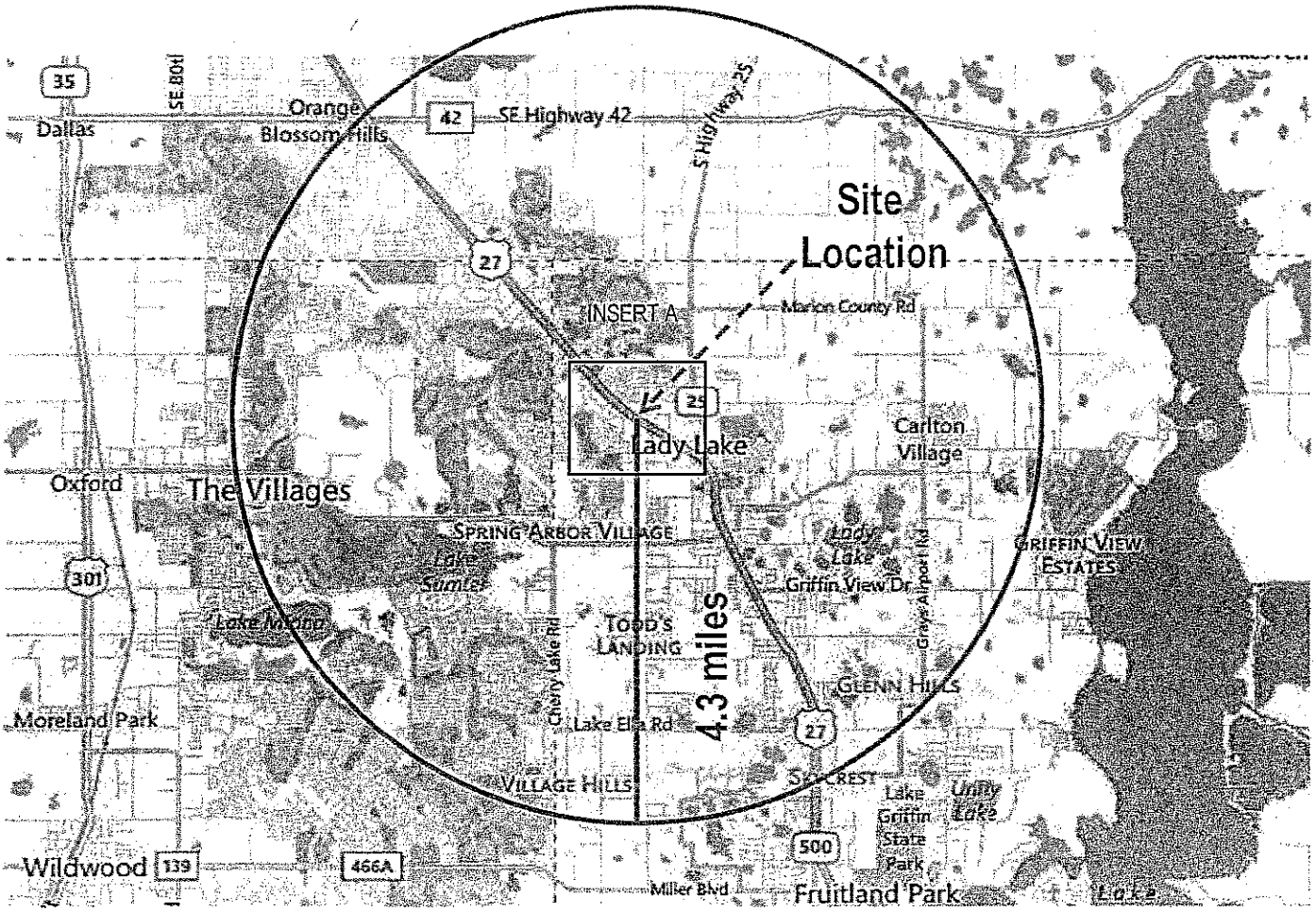
Sincerely,
TRUCKIN TRAFFIC, LLC

Jane A. Caldera, P.E.

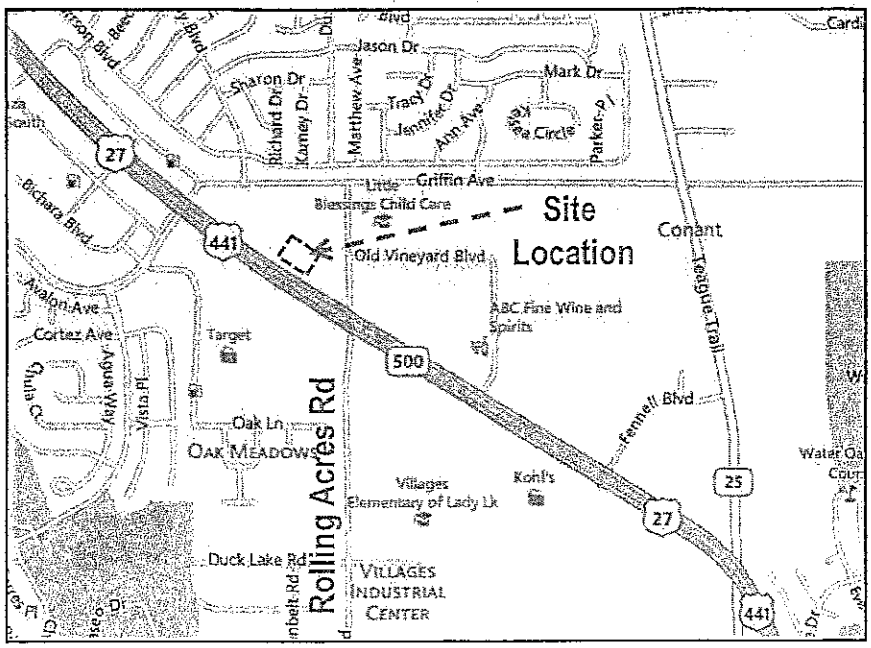
9/9/2015

JANE ANNE CALDERA
LICENSE
No. 53116
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Site Location Map



INSERT A



North
(NTS)

FIGURE 1

SITE ACCESS

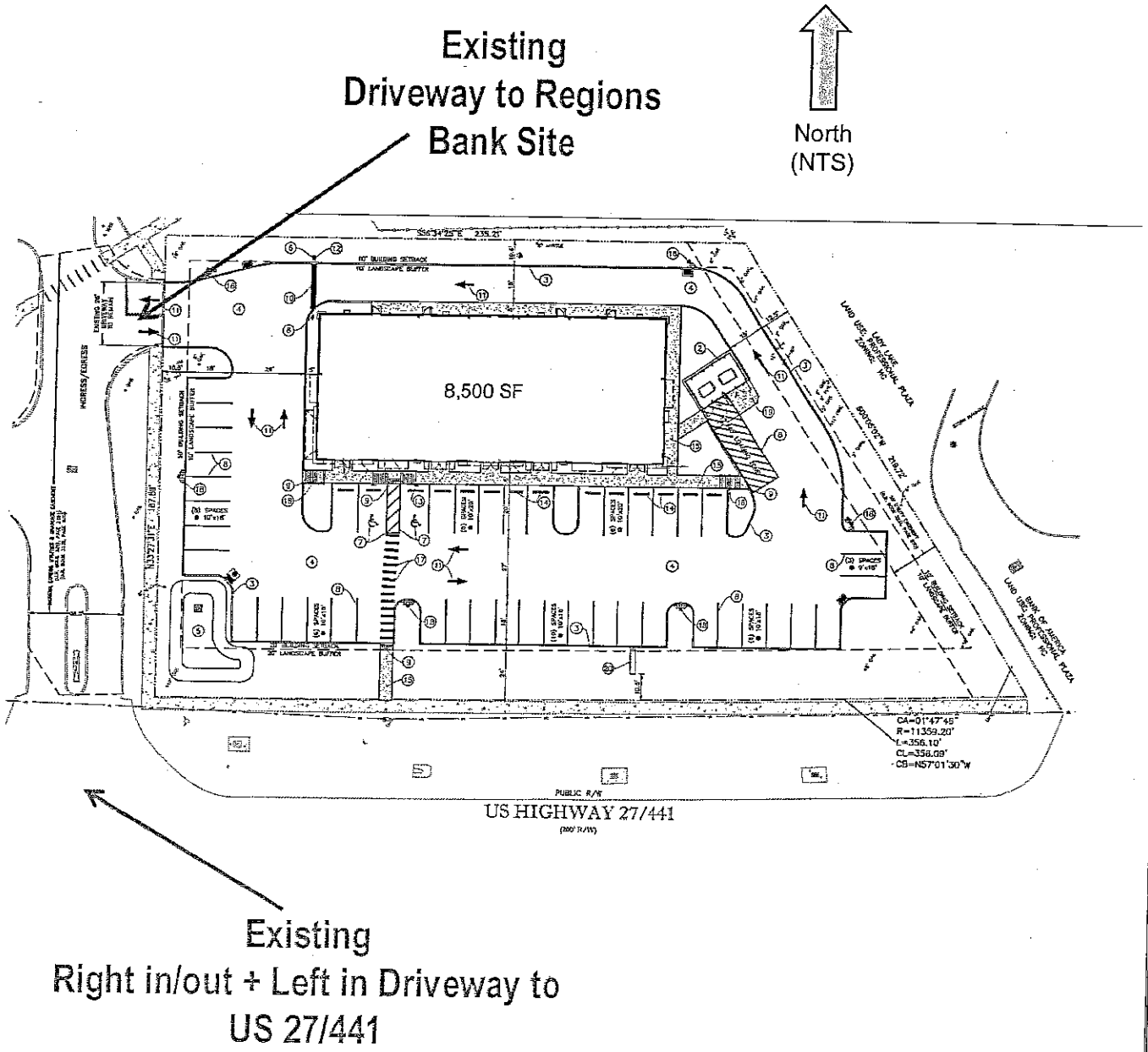


FIGURE 2

SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 19, 2015

SUBJECT: **Conceptual Presentation for the Van Lady Lake LLC Major Site Plan Application - MJSP 09/15-001 – Proposing a Multi-Tenant Development Consisting of 8,500 Sq. Ft. of Retail Sales and Services – Located at 915 North Highway 27/441 (a 1.27 Acre Parcel), Approximately 370 Lineal Ft. north of the Intersection of North Highway 27/441 and Rolling Acres Road.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDATION:

Staff recommends having the applicant move forward with the Major Site Plan Application as submitted, with the proposed waivers:

- **Chapter 20, Section 20-3C).3).A). - Waiver request to allow a mix of styles rather than adopting one of the preferred architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.**
- **Chapter 20- Section 20-3C.9).F). - Waiver request to allow more than three (3) colors on the exterior building exterior elevations**

SUMMARY:

A site plan application has been submitted by James Vandercrake with Infinity Engineering Group on behalf of AmSouth/Regions Bank, proposing a multi-tenant development for property located at 915 North Highway 27/441, approximately 370 lineal feet north of the intersection of North Highway 27/441 and Rolling Acres Road, identified by alternate key number 3854251. The site was originally home to a Regions Bank Branch featuring a 3,820-square foot bank branch building, which received site plan approval on July 19, 2007, and received a certificate of occupancy on February 28, 2008. At this time, applicants seeks to redevelop the property, demolish the existing building, and build the proposed 8,500-square-foot retail building.

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 applications were determined to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The subject parcel is +/- 1.27 acres. The property is currently zoned "HC" Heavy

Commercial and the Future Land Use Map designation for the site is Commercial General- Retail Sales and Services (RET).

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 203.2 tree caliper inches based on its 1.27-acre area (160"x 1.27). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	197	tree caliper inches
Proposed Canopy & Understory Trees	111.5	tree caliper inches
Total tree caliper inches	308.5	tree caliper inches

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

Notes:

- No historic trees will be removed for this development.

Commercial Design Standards

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

- The applicant is proposing a mix of styles combining modern style with elements exhibiting the Mediterranean style design. Consistency with adjacent architecture on a case-by-case basis has been allowed for other outparcel projects within Town Limits in the past (i.e. most recently Verizon, McDonalds, etc.). Exterior building elevation compatibility in accordance with **Chapter 20, section 20-3C).3).B).** has been reviewed and met.

Chapter 20- Section 20-3C.9).F) requires that the exterior colors of the buildings are limited to three (3); however, the developer is currently proposing four (4) or more.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Thursday, September 29, 2015, and provided outstanding comments regarding the Site Plan application. A site plan revision has been submitted and all outstanding comments are expected to be addressed by October 12, 2015.

No meetings were scheduled before the **Parks, Recreation, and Tree Advisory Committee** since no landscaping waivers were proposed for this project.

The **Town Commission** is tentatively scheduled to consider this application for final approval on Monday, November 2, 2015 at 6:00 p.m.

FISCAL IMPACT: $ _____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Conceptual Site Plan Documents

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

10-13-15

DEPARTMENT HEAD	Submitted 10/13/15	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 10-13-15	Date

BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved
CONSENSUS TO MOVE FORWARD

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

CC: THAD G.M. ✓

COLOR 1- BM 1013

COLOR 2- BM HC-92

COLOR 3- BM OC-34

COLOR 4- BM HC-72

COLOR 5- BM 2090-30

COLOR 6- 26,28,29

GLAZING

SITE DEVELOPMENT PLANS

VANTAGE
PROPERTIES

VAN LADY LAKE, LLC

915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

PROJECT TEAM

OWNER:
REGIONS BANK
250 RIVERCHASE PKWY E, SUITE 600
BIRMINGHAM, AL 35244
CONTACT: KEITH B. PRESSLEY

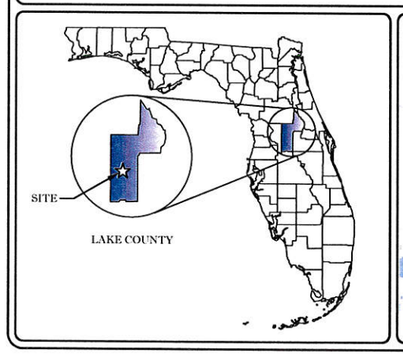
DEVELOPER/APPLICANT:
VANTAGE PROPERTIES, LLC
400 CARILLON PARKWAY, SUITE 230
ST. PETERSBURG, FLORIDA 33716
PH: (727) 302-8040
CONTACT: VANESSA NORMAN

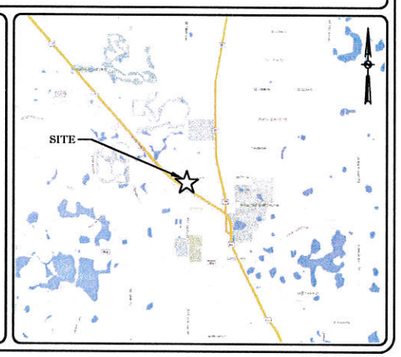
SURVEYORS:
DAVRIS, INC.
5830 NEBRASKA AVENUE
NEW PORT RICHEY, FLORIDA 34652
PH: (727) 232-3800

CIVIL ENGINEER:
INFINITY ENGINEERING GROUP, LLC
1135 MARBELLA PLAZA DRIVE
TAMPA, FLORIDA 33619
PH: (813) 434-4770
FAX: (813) 445-4211
CONTACT: NISIT SAPPARKHAO

AUTHORIZED AGENTS:
INFINITY ENGINEERING GROUP, LLC
1135 MARBELLA PLAZA DRIVE
TAMPA, FLORIDA 33619
PH: (813) 434-4770
FAX: (813) 445-4211
CONTACT: BRETT NEVARIL

VICINITY MAP





SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

PLANS PREPARED BY:

INFINITY

INFINITY ENGINEERING
GROUP, LLC

1135 Marbella Plaza Drive
Tampa, Florida 33619

[p]: 813.434.4770
[f]: 813.445.4211
www.iegroup.net
Certificate of Authorization No. 27889

IEG JOB NO. 165-01.00

NISIT SAPPARKHAO
LICENSE
No 64085
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

DRAWING INDEX

CIVIL DRAWINGS

SHEET NO.	SHEET TITLE
CS.1	COVER SHEET
CO.1	CIVIL SPECIFICATIONS
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	DETAILS
C4.1	DETAILS
RF.1	REFERENCE DETAILS STORM AND SANITARY
RF.2	REFERENCE DETAILS WATER
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
PH.0	PHOTOMETRIC PLAN
ST1.0	EROSION & SEDIMENT CONTROL DETAILS
ST2.0	SWPPP GENERAL REQUIREMENTS
ST3.0	SWPPP INSPECTION FORMS
TE-1	TRASH ENCLOSURE PLAN
1 OF 1	ALTA/ACSM LAND TITLE SURVEY

811 Know what's below. Call before you dig.

FDOT DRAINAGE CONNECTION NOTES

1. ALL WORK PERFORMED WITHIN THE DEPARTMENT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- FDOT DRAINAGE MANUAL
- FDOT DESIGN STANDARDS
- FDOT PLANS PREPARATION MANUAL
- FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION

(SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND DEPARTMENT STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.)

2. A DRAINAGE CONNECTION PERMIT DOES NOT EXEMPT THE APPLICANT FROM MEETING ALL OTHER APPLICABLE REGULATIONS AND ORDINANCES GOVERNING STORMWATER MANAGEMENT.

3. ALL WORK DONE IN CONJUNCTION WITH THE DRAINAGE CONNECTION PERMIT SHALL MEET AND ADHERE TO ALL GENERAL AND SPECIFIC CONDITIONS AND REQUIREMENTS CONTAINED ON THE PERMIT.

4. WITHIN 15 WORKING DAYS AFTER COMPLETION OF THE WORK AUTHORIZED BY AN APPROVED DRAINAGE CONNECTION PERMIT, THE APPLICANT SHALL NOTIFY THE DEPARTMENT IN WRITING OF THE COMPLETION; AND FOR ALL DESIGN WORK THAT ORIGINALLY REQUIRED CERTIFICATION BY A LICENSED PROFESSIONAL, THIS NOTIFICATION SHALL CONTAIN THE AS BUILT CERTIFICATION, PART 8 OF THE PERMIT. THE CERTIFICATION SHALL STATE THAT WORK HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE DRAINAGE CONNECTION PERMIT.

5. THE APPLICANT OR PROPERTY OWNER, WILL BE REQUIRED TO REIMBURSE THE DEPARTMENT FOR ANY FINES, PENALTIES AND COSTS, E.G., ABATEMENT COSTS, MITIGATION COSTS, REMEDIATION COSTS, ETC. INCURRED BY THE DEPARTMENT IN THE EVENT THE APPLICANT'S DISCHARGE FAILS TO MEET THE APPLICABLE WATER QUALITY STANDARDS OR MINIMUM DESIGN AND PERFORMANCE STANDARDS CONTRARY TO THE APPLICANT'S ASSURANCES PROVIDED IN ACCORDANCE WITH SUBSECTION 14-86.003(2), F.A.C. SPECIFIC AUTHORITY 334.044(2), AND 334.044(15) FS.

6. ALL CURB AND GUTTER AND SIDEWALK INVOLVED WITH CONSTRUCTION OF DRAINAGE CONNECTION WILL BE REMOVED AND REPLACED FROM JOINT TO JOINT.

7. ALL DISTURBED AREA WITH THE DEPARTMENT RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

FDOT DRIVEWAY CONNECTION NOTES

1. ALL WORK PERFORMED WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH).
- FDOT STANDARDS INDEX (ENGLISH)
- FDOT PLANS PREP MANUAL
- FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION

(SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.)

2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.

3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.

4. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.

5. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.

6. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.

7. ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.

8. ALL DISTURBED AREA WITH THE DEPARTMENT'S RIGHT-OF-WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

9. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT-OF-WAY.

10. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.

GENERAL CONSTRUCTION NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK PLANS AND FIELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
5. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
6. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
8. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
9. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AND COMPACTED TO A FIRMNESS EQUAL TO THAT OF THE SOIL ADJACENT TO THE TRENCH AROUND PIPES IN 6" LAYERS UP TO AN UNDISTURBED LEVEL OF AT LEAST 1' ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
10. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED, SPECIFIED OR REQUIRED.
11. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE 40 OR BETTER.
12. THE CONTRACTOR/SUBCONTRACTOR SHALL PLACE A 1" DEEP CONTRACTION JOINT EVERY 4' IN THE SIDEWALK.
13. SIDEWALK CONSTRUCTION SHALL BE FLUSH WITH PAVEMENT WHERE THEY ARE ADJACENT OR MEET, UNLESS OTHERWISE SHOWN.
14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1994, OR LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
15. ALL PIPE NOTED ON THE PLANS AS RCP SHALL BE REINFORCED CONCRETE PIPE, CLASS III, WITH RUBBER GASKET JOINTS.
16. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
17. RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON A SET OF THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. WITHIN TWO WEEKS FOLLOWING FINAL INSPECTION THE CONTRACTOR SHALL SUBMIT ONE SET OF RECORD DRAWINGS TO THE ENGINEER OF RECORD. THE FINAL RECORD DRAWINGS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
    1. DRAWINGS TO BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
    2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UTILITIES, AND RELATED APPURTENANCES, BOTH ABOVE AND BELOW GROUND. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL & VERTICAL LOCATIONS OF UTILITIES & APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, ETC.
    3. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
    4. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
    5. LOCATIONS OF ALL MANHOLES, HYDRANTS, VALVES, & VALVE BOXES SHALL BE SHOWN.
    6. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL UTILITIES INCLUDING THE SANITARY SEWER, WATER, PRODUCT PIPING, AND STORM WATER COLLECTION SYSTEM (I.E. PIPES, INLETS, AND PONDS). THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.
18. CLASS "B" TYPE I BEDDING SHALL BE USED UNLESS INDICATED OTHERWISE ON THE DRAWINGS, OR BY THE ENGINEER.
19. SOILS ENGINEER TO SUPPLY THE DESIGN ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, ASPHALT RESULTS, AND CONCRETE RESULT.S THE SOILS ENGINEER IS TO CERTIFY TO THE DESIGN ENGINEER IN WRITING THAT ALL TESTING REQUIREMENTS REQUIRED BY THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE IMPROVEMENTS AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS FOR THE ON-SITE HAVE BEEN SATISFIED.
20. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
21. IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO ENSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
22. AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
23. OWNER SPECIFIC SPECIFICATIONS TO BE PROVIDED TO CONTRACTOR DURING BIDDING.

DRAINAGE SYSTEM NOTES

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS WHICH ARE INCLUDED IN LENGTHS.
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
5. CONTRACTOR TO SOD THE DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
6. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR SHALL COORDINATE A FINAL INSPECTION OF THE COMPLETED STORMWATER MANAGEMENT SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE OWNER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.

STANDARD UTILITY NOTES

1. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL.THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
2. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED AS REQUIRED PRIOR TO BASE AND SURFACE CONSTRUCTION.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, BY CALLING FLORIDA SUNSHINE STATE ONE CALL CENTER OF FLORIDA, INC. AT 1-800-432-4770. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" FORTY-EIGHT (48) HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

   ALL UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE FOLLOWING SHOULD BE CONTACTED BY THE CONTRACTOR:

   1. GAS
   2. TELEPHONE
   3. CABLE
   4. POWER
   5. CITY/COUNTY WATER AND SEWER
   6. CITY/COUNTY/STATE TRAFFIC SIGNAL UTILITY (FIBER, HARDWIRE TRAFFIC SIGNAL INTERCONNECT)
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS ACCURACY. UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE OF THESE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
6. COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

   WHITE – PROPOSED EXCAVACTION.
   PINK – TEMPORARY SURVEY MARKINGS.
   RED – ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES.
   YELLOW – GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS.
   ORANGE – COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT.
   BLUE – POTABLE WATER.
   PURPLE – RECLAIMED WATER, IRRIGATION AND SLURRY LINES.
   GREEN – SEWERS AND DRAIN LINES.

SAFETY NOTES

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, THE CONTRACTOR SHALL COMPLY WITH REGULATIONS. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF ITS PERSONNEL. LABOR SAFETY REGULATIONS SHALL BE AS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF LABOR.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKERS FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. ALL TRAFFIC CONTROL MARKINGS, FLAGGERS, AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
4. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

PAVING AND GRADING NOTES

1. ALL DELETERIOUS MATERIAL (I.E., MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESES PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING AND GUTTERS CALLED FOR ON THESE PLANS.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. PRIOR TO CONSTRUCTION OF CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR REVIEW.
7. CONTRACTOR TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
8. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346, SHEETS 1-7. PARKING STALL STRIPING TO BE 4" WIDE PAINTED STRIPES. ON-SITE STRIPE COLOR SHALL BE WHITE EXCEPT AS SHOWN ON THE ENGINEERING PLANS. PARKING STALL STRIPING SHALL BE COMPATIBLE WITH THE PAVEMENT TYPE (IE CONCRETE, ASPHALT) AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
9. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. CONTRACTOR SHALL INSTALL STORM PIPING AND CULVERTS IN ACCORDANCE WITH FDOT INDEX 205 AND PLACE EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO THE TESTING SCHEDULE REQUIRED BY APPLICABLE REGULATORY AGENCIES AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER SYSTEM NOTES

1. A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCE CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED PER SANITARY NOTE No. 1 BELOW.
2. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
3. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
4. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND "SPECIFICATIONS OF OCTOBER 2011 –TOWN OF LADY LAKE WATER AND SEWER STANDARDS".
5. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
6. ALL BURIED DUCTILE IRON PIPE SHALL BE CLASS 53 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C150) AND ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.8, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
7. ALL BURIED FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
8. CONTRACTOR TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
9. THRUST BLOCKING AND/OR RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
10. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241, AND COLOR CODED BLUE.
11. ALL FITTINGS 3" AND SMALLER SHALL BE CLASS 160 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
12. ALL WATER MAINS AND WATER SERVICES TO BE INSTALLED UNDER ROAD UNDERDRAIN SHALL MAINTAIN 18" SEPARATION.
13. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY DEPARTMENT OF PUBLIC UTILITIES.
14. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT AND AWWA SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND FIRE AUTHORITY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
15. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING REQUIRED TO OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM THROUGH LOCAL REGULATORY AGENCIES. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

SANITARY SEWER NOTES

1. PER FAC 62-604.400 (2)(G) "SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE & THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS & WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. ALTERNATIVELY, THE SEWER MAIN MAY BE ENCASED IN A SLEEVE OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE REQUIRED 10 FEET SEPARATION."
2. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
3. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 26 AND COLOR CODED GREEN.
4. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND "SPECIFICATIONS OF OCTOBER 2011 – TOWN OF LADY LAKE WATER AND SEWER STANDARDS".
5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
6. PVC PIPE AND FITTINGS SHALL CONFORM WITH A.S.T.M. SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 26. INSTALLATION OF SDR PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF A.S.T.M. SPECIFICATION DESIGNATION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
7. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE D.I.P. ARE TO BE POLYLINED OR EPOXY LINED.
8. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
9. SANITARY SEWERS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET AND SHALL BE INSTALLED ACCOMPANIED BY A METAL TAPE SIMILAR TO "TERRATAPE" COLORED GREEN AND LAID ONE FOOT ABOVE THE PIPE.
10. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
11. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
12. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL COORDINATION AND NOTIFICATION OF ALL PARTIES IS CONTRACTOR'S RESPONSIBILITY.

GEOTECHNICAL NOTE

CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES OUTLINED IN THE SITE GEOTECHNICAL REPORT.

CLEARING AND EROSION CONTROL NOTES

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. HAY BALES SHALL BE PLACED ALONG THE STOCKPILE PERIMETER FOR EROSION CONTROL.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
7. CONTRACTOR TO OBTAIN SITE CLEARING & TREE REMOVAL PERMIT PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITIES AND CLEARING THE SITE.
8. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
9. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER.
10. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (STRAW BALE OR STAKED SILT FENCE) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO RECOVER SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
11. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
12. THERE SHALL BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.

No.	Revision/Issue	Date
2	REVISED PER CITY/COUNTY COMMENTS	10/19/15
1	REVISED PER CITY/COUNTY COMMENTS	10/02/15

INFINITY

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Cert. of Auth. No. 27889

Client Name and Address

NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

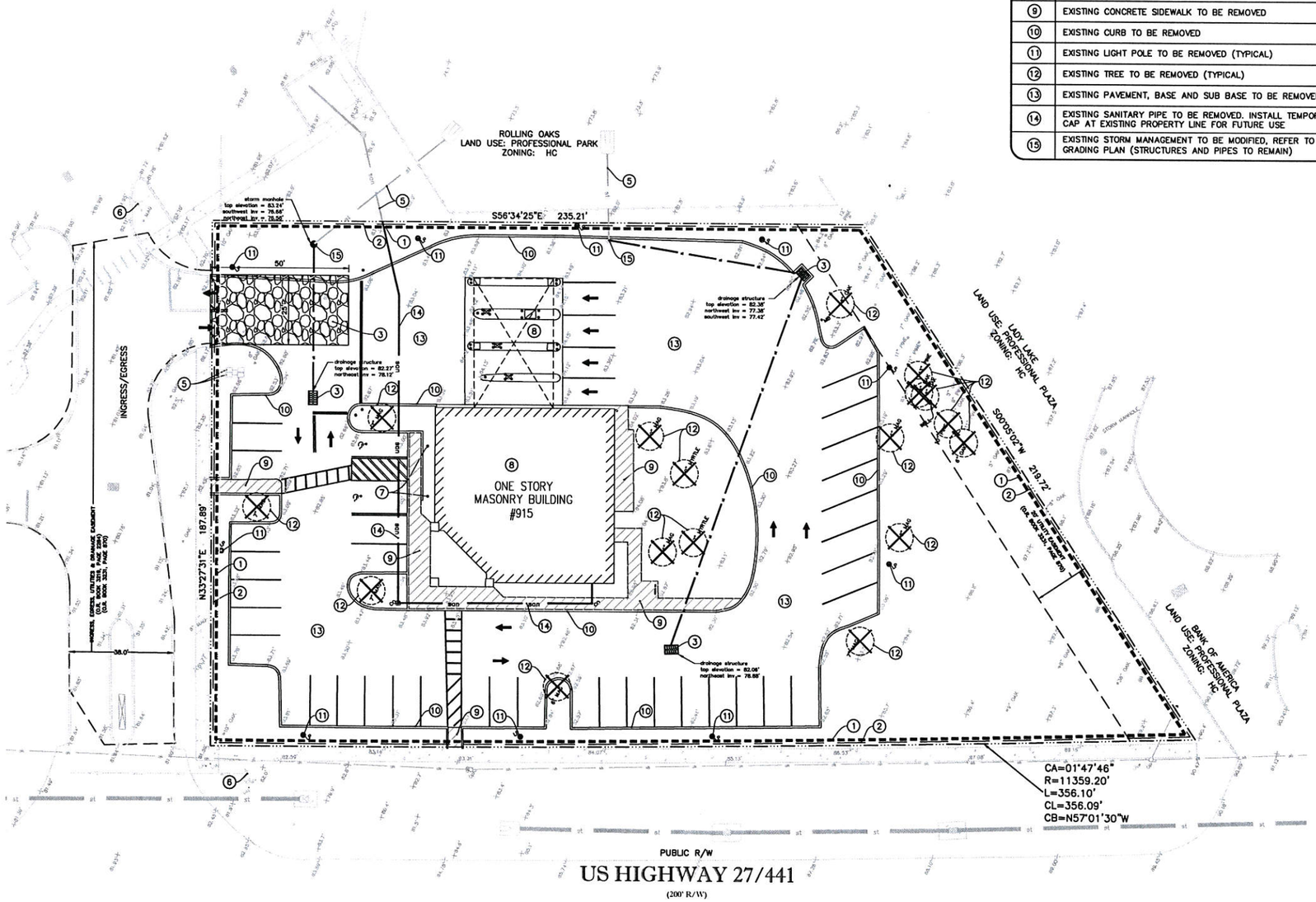
OCT 19 2015
DATE

NISIT SAPPARKHAO LICENSE No. 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
CIVIL SPECIFICATIONS

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet **C0.1**



DEMOLITION KEYED NOTES

ITEM	DESCRIPTION
1	EROSION CONTROL (STAKED SILT FENCE)
2	LIMITS OF DEMOLITION (UNLESS OTHERWISE NOTED)
3	STABILIZED CONSTRUCTION ENTRANCE
4	EXISTING STRUCTURE TOP TO BE REMOVED
5	EXISTING UTILITIES AND STORM MANAGEMENT TO REMAIN
6	EXISTING FIRE HYDRANT TO REMAIN
7	EXISTING HANDICAP SIGNS TO BE REMOVED
8	EXISTING BUILDING TO BE DEMOLISHED
9	EXISTING CONCRETE SIDEWALK TO BE REMOVED
10	EXISTING CURB TO BE REMOVED
11	EXISTING LIGHT POLE TO BE REMOVED (TYPICAL)
12	EXISTING TREE TO BE REMOVED (TYPICAL)
13	EXISTING PAVEMENT, BASE AND SUB BASE TO BE REMOVED
14	EXISTING SANITARY PIPE TO BE REMOVED. INSTALL TEMPORARY CAP AT EXISTING PROPERTY LINE FOR FUTURE USE
15	EXISTING STORM MANAGEMENT TO BE MODIFIED, REFER TO GRADING PLAN (STRUCTURES AND PIPES TO REMAIN)

DEMOLITION PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LIMITS OF DEMOLITION
- EROSION CONTROL
- EXISTING TREE TO BE REMOVED
- CONCRETE SIDEWALK TO BE REMOVED
- EXISTING CONCRETE TO REMAIN
- EXISTING GRADE ELEVATION
- EXISTING TO BE REMOVED
- EXISTING TO REMIAN
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING UNDERGROUND POWER
- EXISTING STORM
- EXISTING SANITARY SEWER SERVICE
- EXISTING SANITARY CLEANOUT

DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
3. ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
4. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY DAVRIS, INC., DATED 07/20/15.
5. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
6. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
7. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
8. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE "EROSION & SEDIMENT CONTROL DETAILS" ON SHEET C9.0.
9. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
10. ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.

TREE NOTE

CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN. IRRIGATE ALL LANDSCAPING AS NEEDED.

REFERENCE NORTH

0' 20' 30'
SCALE: 1" = 20'

No.	Revision/Issue	Date

INFINITY

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PROFESSIONAL ENGINEER

NISIT SAPPARKHAO, P.E.
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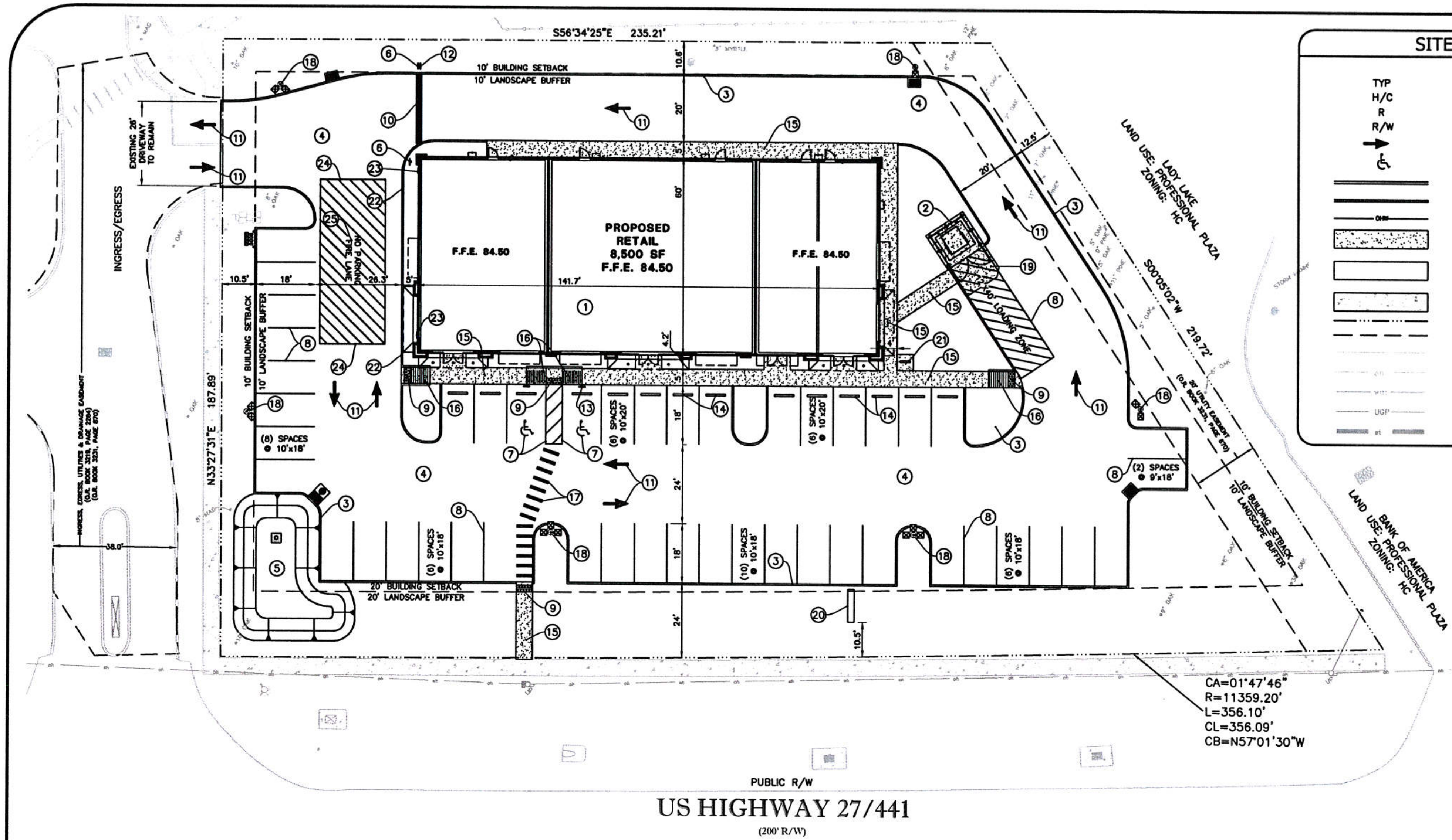
OCT 05 2015
DATE

Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
DEMOLITION PLAN

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet D1.0



SITE PLAN LEGEND

TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT-OF-WAY
→	DIRECTIONAL ARROW
♿	HANDICAP PARKING
	PROPOSED CURB
	PROPOSED CURB TRANSITION
OHW	PROPOSED OVERHEAD WIRE
	PROPOSED CONCRETE
	NEW ASPHALT PAVEMENT
	EXISTING CONCRETE
	PROPERTY LINE
	SETBACK/BUFFER
	EXISTING TO REMIAN
OH	EXISTING OVERHEAD WIRE
WM	EXISTING WATERMAIN
UGP	EXISTING UNDERGROUND POWER
st	EXISTING STORM

SITE PLAN KEYED NOTES

ITEM	DESCRIPTION
1	NEW 8,500 SF BUILDING (RETAIL)(SINGLE STORY) (BUILDING TYPE II-B)
2	NEW WHITE VINYL TRASH CLOSURE WITH OPAQUE GATES AND FOUNDATION.
3	NEW 6"X18" VERTICAL CURB (TYPICAL)
4	NEW ASPHALT PAVEMENT
5	PROPOSED STORMWATER RETENTION POND
6	NEW R5-1 "DO NOT ENTER" SIGN WITH CONCRETE FOUNDATION
7	NEW ADA ACCESSIBLE PARKING AND AISLE WITH SLOPES NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
8	NEW 4" WHITE PARKING STRIPE (TYPICAL)
9	NEW DETECTABLE WARNING PER FDOT INDEX NO. 304
10	NEW 24" WHITE STOP BAR
11	NEW WHITE PAVEMENT MARKINGS (TYPICAL)
12	NEW 36" R1-1 "STOP" SIGN WITH CONCRETE FOUNDATION
13	NEW POLE MOUNTED HANDICAP PARKING SIGN (TYPICAL OF 2)
14	NEW WHEEL STOP (TYPICAL OF 14)
15	NEW 4" THICK CONCRETE SIDEWALK (SEE PLAN FOR WIDTH)
16	NEW CONCRETE CURB RAMP
17	NEW 5' WIDE CROSSWALK USING 12" WHITE THERMOPLASTIC STRIPING @ 36" FROM CENTER TO CENTER
18	NEW AREA LIGHT (TYPICAL), SEE PHOTOMETRIC PLAN.
19	NEW 6" THICK CONCRETE PAVEMENT - 4,000 PSI
20	PROPOSED ID SIGN
21	NEW 5 STALL RIBBON BICYCLE PARKING RACK
22	CURBING IS TO BE PAINTED 'SAFETY YELLOW' ON TOP AND COMPLETE FACE OF SIDEWALK.
23	NEW R8-31 "NO PARKING FIRE LANE" SIGN MOUNTED ON SIDE OF BUILDING.
24	NEW 4-INCH YELLOW FIRE LANE STRIPE @ 5' O/C.
25	NEW YELLOW NO PARKING FIRE LANE PAVEMENT MARKINGS 18" MIN HEIGHT.

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY DAVRIS, INC., DATED 07/23/15.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
5. ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
6. THE INTENDED USE OF THE SITE IS FOR GENERAL RETAIL SALES BY MULTIPLE TENANTS TO PROVIDE A VARIETY OF PRODUCTS AND SERVICES.
7. PROPOSED BUILDING WILL NOT HAVE A FIRE SPRINKLER SYSTEM.

SITE DATA

SITE ADDRESS:	915 NORTH HIGHWAY 27 & 441 LADY LAKE, FLORIDA 32159	
PARCEL NUMBER:	07-18-24-000400002700	
SITE AREA:	55,370 S.F. = 1.271 ACRES	
BUILDING AREA:	8,500 S.F. = 0.195 ACRES	
BUILDING HEIGHT:	22'-0" (MAX)(SINGLE STORY)	
EXISTING ZONING:	HC (HEAVY COMMERCIAL)	
EXISTING LAND USE:	FINANCIAL	
DEVELOPED USE:	RET (RETAIL SALES & SERVICE)	
<u>PARKING DATA</u> RETAIL PARKING REQUIRED:	1 SPACES PER 200 SF 8,500 SF/200 SF	= 43 SPACES
TOTAL PARKING REQUIRED:		= 43 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING HANDICAP PARKING <u>TOTAL PARKING</u>	= 44 SPACES = 2 SPACES = 46 SPACES

<u>BUILDING SETBACKS</u>

BUILDING SETBACK	SOUTH (U.S. HIGHWAY 27/441)	= 20'
BUILDING SETBACK	EAST	= 10'
BUILDING SETBACK	WEST	= 10'
BUILDING SETBACK	NORTH	= 10'
BUILDING MAX HEIGHT		= 40'

<u>LANDSCAPE BUFFERS</u>

LANDSCAPE SETBACK	SOUTH (U.S. HIGHWAY 27/441)	= 20'
LANDSCAPE SETBACK	EAST	= 10'
LANDSCAPE SETBACK	WEST	= 10'
LANDSCAPE SETBACK	NORTH	= 10'

<u>FLOOD ZONE:</u>
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 12069C0165E, MAP REVISED DATE OF DECEMBER 18, 2012, FOR LAKE COUNTY, FLORIDA. (PRIOR TO ANY NEW DEVELOPMENT OR CONSTRUCTION ON THIS SITE, THE LAKE COUNTY BUILDING DEPARTMENT AND THE TOWN OF LADY LAKE BUILDING DEPARTMENT SHALL BE CONSULTED.)

SITE AREAS

		PROPOSED AREAS:			EXISTING AREAS:		
GROSS SITE AREA	=	55,370	SF	100%	55,370	SF	100%
PERVIOUS AREA:	=	17,967	SF	32.45%	21,187	SF	38.3%
IMPERVIOUS AREA:	=	37,403	SF	67.55%	34,183	SF	61.7%
BUILDING AREA	=	8,500	SF	15.35%			
SIDEWALK AREA	=	2,025	SF	3.66%			
TRASH ENCLOSURE	=	340	SF	0.61%			
VEHICULAR USE AREA	=	26,538	SF	47.93%			

LEGAL DESCRIPTION

PARCEL 1
A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7 WITH NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 (200 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE (NORTHEASTERLY) HAVING A RADIUS OF 11359.20 FEET AND A CENTRAL ANGLE OF 01°47'46"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS N. 56°07'37" W., A DISTANCE OF 356.10 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS N. 57°01'30" W, A DISTANCE OF 356.09 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N. 33°27'31" E., A DISTANCE OF 187.87 FEET; THENCE S. 56°32'31" E., A DISTANCE OF 234.96 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7; THENCE S. 00°13'44" W., ALONG SAID EAST LINE A DISTANCE OF 221.01 FEET, TO THE POINT OF BEGINNING,

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7 WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. 441/27 (200 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°14'00"E., ALONG SAID WEST LINE A DISTANCE OF 23.62 FEET; THENCE DEPARTING SAID WEST LINE N.33°50'21"E., A DISTANCE OF 35.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 89°20'30"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 37.42 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N10°49'54"W., A DISTANCE OF 33.75 FEET TO THE POINT OF TANGENT; THENCE N.55°30'09"W., A DISTANCE OF 15.74 FEET TO A POINT OF THE AFOREMENTIONED WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7; THENCE N. 0°14'00"E., ALONG SAID WEST LINE A DISTANCE OF 31.59 FEET; THENCE DEPARTING WEST LINE S.55°19'12"E., A DISTANCE OF 32.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 90°50'27"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 38.05 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.79°15'34"E., A DISTANCE OF 34.19 FEET TO THE POINT OF TANGENT; THENCE N.33°50'21"E., A DISTANCE OF 47.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 10°15'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2.50 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.28°42'49"E., A DISTANCE OF 2.50 FEET, THENCE S.66°24'43"E., A DISTANCE OF 27.77 FEET; TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 63°44'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 26.70 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.24°40'10" E., A DISTANCE OF 25.35 FEET THE POINT OF TANGENT; THENCE S.56°32'31"E., A DISTANCE OF 1.71 FEET; THENCE S.33°27'31"W., A DISTANCE OF 26.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 95°30'21"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 40.01 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.73°34'19"W., A DISTANCE OF 35.53 FEET THE POINT OF TANGENT; THENCE S.25°49'08"W., A DISTANCE OF 72.49 FEET; THENCE S.33°50'21" W., A DISTANCE OF 34.77 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 49.00 FEET AND A CENTRAL ANGLE OF 10°58'13"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 9.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.28°21'14" W., A DISTANCE OF 9.37 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11359.20 FEET AND A CENTRAL ANGLE OF 00°07'49" SAID POINT BEING ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441/27 (200 FOOT WIDE); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT THE BEGINNING POINT BEARS N.57°59'13" W., A DISTANCE OF 25.84 FEET SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.57°59'13"W., A DISTANCE OF 25.84 FEET TO THE POINT OF BEGINNING.

REFERENCE NORTH

0' 20' 30'
SCALE: 1" = 20'

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Cert. of Auth. No. 27889

Client Name and Address

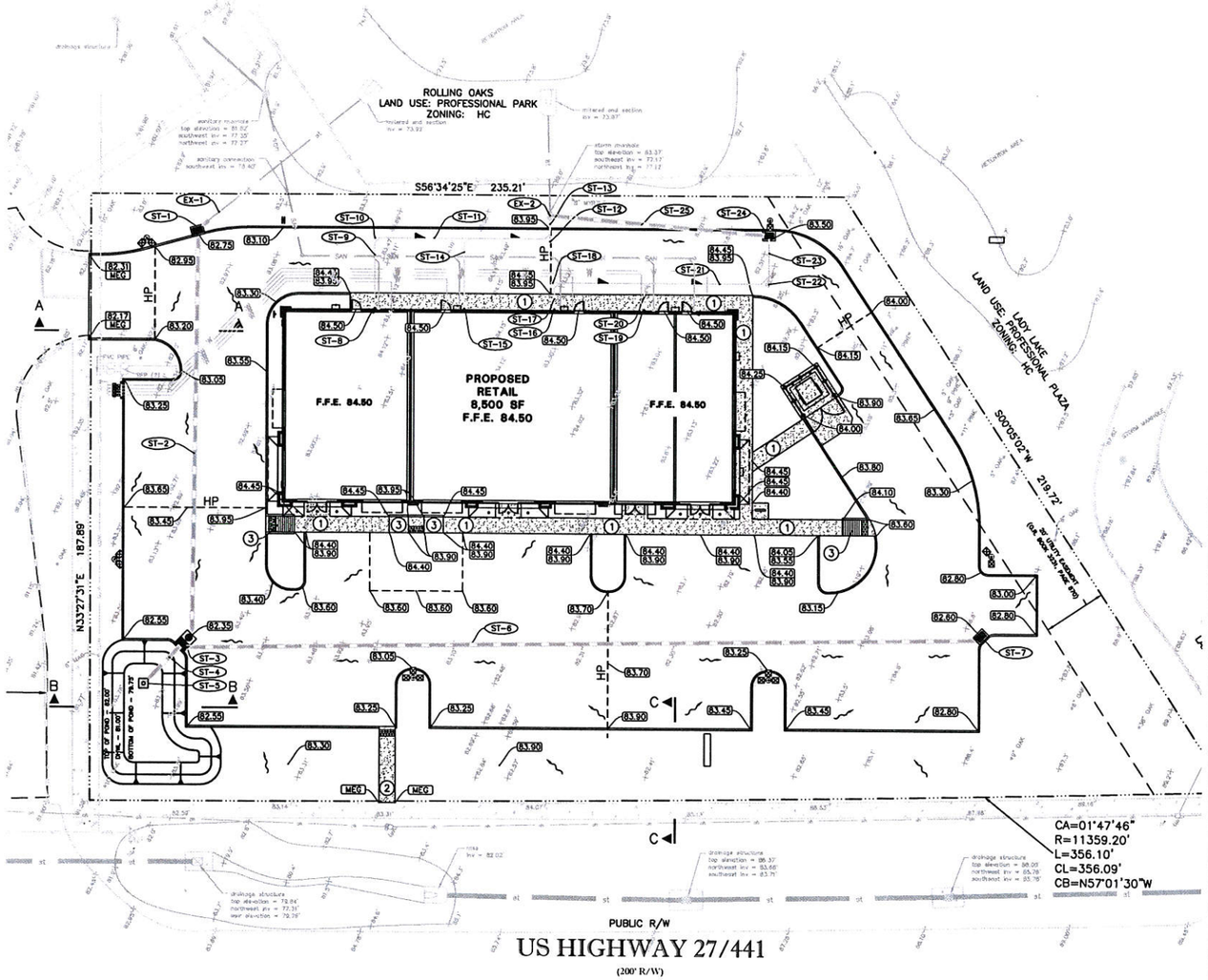
NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

DATE

Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
SITE PLAN

Project No. 165-01.00	Sheet
Date 09/01/15	**C1.0**
Scale AS NOTED	



EXISTING STORM STRUCTURE/PIPING DATA

EX-1
64 LF OF 18" RCP
@ 1.00% SLOPE
(EX-1 TO MES)

EX-2
EXISTING STORMWATER MANHOLE
EX. TOP = 83.37'
IE (N-EXISTING) = 77.12'
IE (SE-PROPOSED) = 77.42' (15" HDPE)
IE (S-PROPOSED) = 80.00' (8"PVC)
CONTRACTOR TO CORE DRILL
EXISTING STRUCTURE AND SEAL
WITH NON-SHRINK GROUT EXISTING STORM
MANHOLE TO BE MODIFIED.

STORM STRUCTURE/PIPING DATA

ST-1
TYPE "C" CATCH BASIN
FDOT INDEX NO. 232
REMOVE EXISTING MANHOLE, REPLACE
W/PROPOSED TYPE "C" CATCH BASIN
GRATE = 82.75'
IE (E) = 76.56' 18" (EXISTING RCP)
IE (SW) = 78.00' 15" (PROPOSED HDPE)

ST-2
127 LF OF 15" HDPE
@ 0.67% SLOPE
(ST-1 TO ST-3)

ST-3
TYPE "E" OUTFALL CONTROL
STRUCTURE
SEE DETAIL SHEET C4.1
GRATE = 82.35
IE (E) = 78.85
IE (S) = 78.85
IE (W) = 78.10
WEIR ELEVATION 81.00

ST-4
16 LF OF 8" HDPE
@ 0.63% SLOPE
(ST-3 TO ST-5)

ST-5
8" ADS CATCH BASIN
W/ 3'x3' CONCRETE PAD
RIM EL. = 79.75'
INV = 78.00'

ST-6
247 LF OF 15" HDPE
@ 0.51% SLOPE
(ST-3 TO ST-7)

ST-7
TYPE "C" CATCH BASIN
FDOT INDEX NO. 232
GRATE = 82.60
IE (NW) = 80.10

ST-8
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
IE = 81.00'

ST-9
21 LF OF 6" PVC
@ 0.63% SLOPE
CONNECTION IE = 80.90

ST-10
CLEANOUT TOP ELEVATION
SHALL MATCH PROPOSED
GRADE ELEVATION
IE = 80.90

ST-11
55 LF OF 8" PVC
@ 0.50% SLOPE
CONNECTION IE = 80.25

ST-12
CLEANOUT TOP ELEVATION
SHALL MATCH PROPOSED
GRADE ELEVATION
IE = 83.95

ST-13
8 LF OF 8" PVC
@ 0.50% SLOPE
CONNECTION IE = 77.42

ST-14
21 LF OF 6" PVC
@ 2.50% SLOPE
CONNECTION IE = 80.80

ST-15
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
IE = 81.00'

ST-16
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
IE = 81.00'

ST-17
8 LF OF 6" PVC
@ 1.25% SLOPE
CONNECTION IE = 80.90

ST-18
CLEANOUT TOP ELEVATION
SHALL MATCH PROPOSED
GRADE ELEVATION
IE = 81.00

ST-19
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
IE = 81.00'

ST-20
8 LF OF 6" PVC
@ 2.50% SLOPE
CONNECTION IE = 80.80

ST-21
68 LF OF 8" PVC
@ 0.50% SLOPE
CONNECTION IE = 80.30

ST-22
CLEANOUT TOP ELEVATION
SHALL MATCH PROPOSED
GRADE ELEVATION
IE = 80.80

ST-23
14 LF OF 8" PVC
@ 0.50% SLOPE
CONNECTION IE = 80.80

ST-24
TYPE "C" CATCH BASIN
FDOT INDEX NO. 232
GRATE = 83.50
IE (N) = 78.25
IE (S) = 80.00

ST-25
67 LF OF 15" HDPE
@ 1.24% SLOPE
(ST-24 TO EX-2)

GRADING PLAN LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
SE	SUMP ELEVATION
84.56	EXISTING ELEVATION
109.00	PROPOSED PAVEMENT ELEVATION
	GRATE INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
ST-1	STORM SEWER STRUCTURE NUMBER
HP	HIGH POINT
MEG	MATCH EXISTING GRADE
DS	BUILDING DOWN SPOUT
	12" OR GREATER STORMWATER PIPE
	LESS THAN 12" STORMWATER PIPE
	PROPOSED SURFACE STORMWATER FLOW
	DIRECTION OF PIPE FLOW
109.50 / 109.00	TOP OF SIDEWALK/CURB / EDGE OF PAVEMENT

PAVING AND GRADING GENERAL NOTES

1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
2. SEE SITE PLAN SHEET FOR SITE DATA.
3. SEE BOUNDARY & TOPOGRAPHIC SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
5. ALL DISTURBED AREAS WITHIN RIGHTS-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.

CONTROL BENCHMARKS

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION BARTOW-2, (PID-AF0483) (ELEVATION=123.59) AND ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM-1988

NOTE: CONTRACTOR TO ESTABLISH CONTROL BENCHMARKS BEYOND LIMITS OF DEMOLITION PRIOR TO CONSTRUCTION.

GRADING PLAN KEYED NOTES

ITEM	GENERAL
1	SURFACE SLOPES NOT TO EXCEED 2.0% SLOPES IN ALL DIRECTIONS.
2	SURFACE SLOPES NOT TO EXCEED 5.0% RUNNING AND 2.0% CROSS SLOPE
3	ADA RAMP NOT TO EXCEED 8.33% SLOPE/ 6-INCHES TOTAL RISE. AND 5-FOOT IN LENGTH LEVEL LANDING NOT TO EXCEED 2.0% SLOPES IN ALL DIRECTIONS

REFERENCE NORTH

0' 20' 30'
SCALE: 1" = 20'

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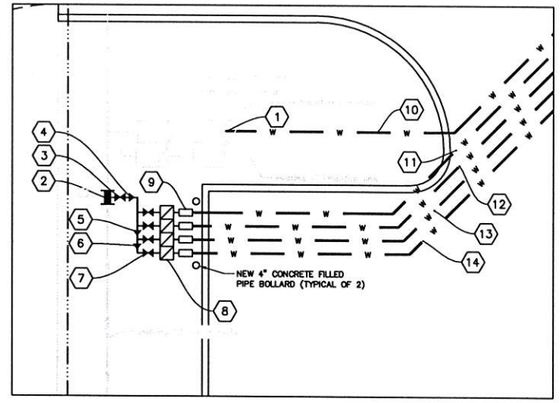
Client Name and Address

NISIT SAPPARKHAO
FL REG. NO. 64085
STATE OF FLORIDA
OCT 05 2015
DATE
NISIT SAPPARKHAO LICENSE NO. 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

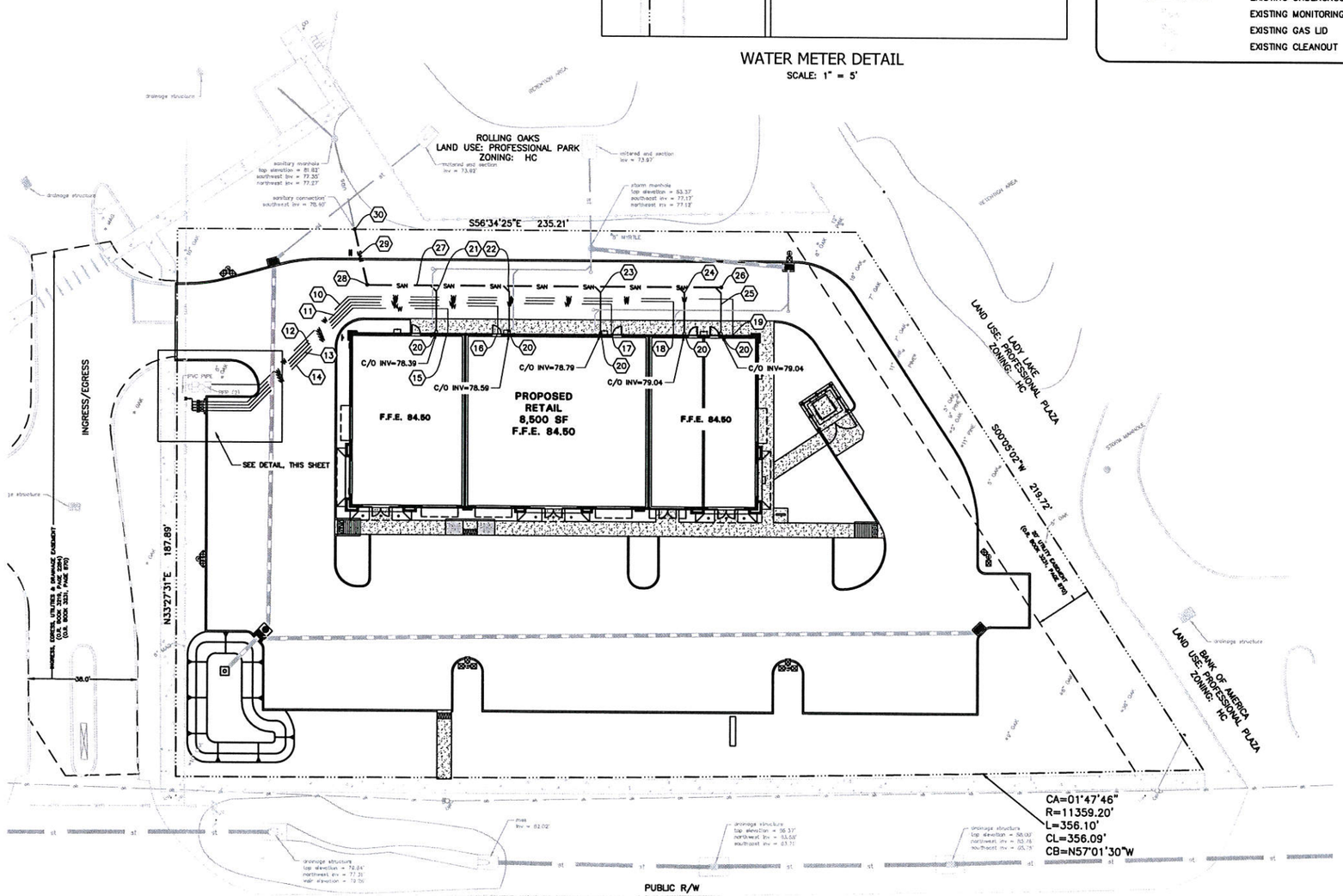
Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
GRADING PLAN

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet C2.0



WATER METER DETAIL
SCALE: 1" = 5'



LEGEND

TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT-OF-WAY
	DIRECTIONAL ARROW
	HANDICAP PARKING
	PROPOSED CONCRETE
	EXISTING CONCRETE PAVEMENT
	NEW ASPHALT PAVEMENT
	PROPERTY LINE
OHW	PROPOSED OVERHEAD WIRE
W	PROPOSED WATER SERVICE
	EXISTING SANITARY PIPE
	EXISTING WATER MAIN
	EXISTING OVERHEAD WIRE
	EXISTING UNDERGROUND POWER
	EXISTING MONITORING WELL
	EXISTING GAS LID
	EXISTING CLEANOUT

UTILITY SYSTEM DATA

DOMESTIC WATER

1. TIE INTO EXISTING 3/4" WATER METER
2. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION PRIOR TO CONSTRUCTION
3. 4"X10" TAPPING VALVE
4. 4"x3" REDUCER
5. 3"x1" REDUCER
6. 2"x1" REDUCER
7. 3/4" GATE VALVE
8. 3/4" POTABLE WATER METER
9. 3/4" RPZ BACKFLOW PREVENTER
10. 206 LF – 1" POLY PIPE WATER SERVICE LATERAL
11. 189 LF – 1" POLY PIPE WATER SERVICE LATERAL
12. 166 LF – 1" POLY PIPE WATER SERVICE LATERAL
13. 126 LF – 1.5" POLY PIPE WATER SERVICE LATERAL
14. 108 LF – 1" POLY PIPE WATER SERVICE LATERAL
15. 6 LF – 1" POLY PIPE WATER SERVICE LATERAL, POINT OF CONNECTION TO BUILDING WATER MANIFOLD
16. 6 LF – 1" POLY PIPE WATER SERVICE LATERAL, POINT OF CONNECTION TO BUILDING WATER MANIFOLD
17. 6 LF – 1" POLY PIPE WATER SERVICE LATERAL, POINT OF CONNECTION TO BUILDING WATER MANIFOLD
18. 6 LF – 1" POLY PIPE WATER SERVICE LATERAL, POINT OF CONNECTION TO BUILDING WATER MANIFOLD
19. 6 LF – 1" POLY PIPE WATER SERVICE LATERAL, POINT OF CONNECTION TO BUILDING WATER MANIFOLD

SANITARY

20. 6-INCH SEWER STUBOUT FROM BUILDING (BY PLUMBING CONTRACTOR). REFER TO BUILDING PLUMBING PLAN FOR EXACT LOCATION. CONSTRUCT SEWER CLEANOUT. CLEANOUT TOP ELEVATION SHALL MATCH PROPOSED GRADE ELEVATION. INV. EL 81.00'
21. 16 LF – 6" SDR26 @ 2.00% SLOPE
22. 16 LF – 6" SDR26 @ 2.00% SLOPE
23. 16 LF – 6" SDR26 @ 2.00% SLOPE
24. 16 LF – 6" SDR26 @ 2.00% SLOPE
25. 16 LF – 6" SDR26 @ 2.00% SLOPE
26. CONSTRUCT SEWER CLEAN OUT – IE. 78.79'
27. 123 LF – 6" SDR26 @ 1.00% SLOPE
28. CONSTRUCT SEWER CLEAN OUT – IE. 77.80'
29. 19 LF – 6" SDR26 @ 1.00% SLOPE
30. CONTRACTOR TO TIE INTO EXISTING 6" SANITARY LINE @ IE. – 77.61' CONSTRUCT SEWER CLEAN OUT

UTILITY NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WATER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
3. CONTRACTOR SHALL NOTIFY AND COORDINATE SEWER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
4. CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL POWER SERVICE WITH LOCAL ELECTRIC COMPANY.
5. CONTRACTOR TO INSTALL PVC CONDUIT FOR TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICE WITH TELEPHONE OPERATIONS.
6. SEE SITE BOUNDARY AND TOPOGRAPHIC SURVEY FOR LOCATION OF OTHER EXISTING UTILITIES.
7. SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS FOR ADDITIONAL UTILITY NOTES.
8. ALL ON-SITE PVC WATER SERVICE AFTER METER SHALL BE SCHEDULE 80 OR PRESSURE RATED HDPE (POLY PIPE).
9. ALL CROSSINGS OF WATER AND SEWER LINES MUST MAINTAIN PROPER CLEARANCE (SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS).
10. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF CITY OF BARTOW STANDARD CONSTRUCTION AND UTILITY REQUIREMENTS.
11. TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM THE WATER MAIN.
12. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.

REFERENCE NORTH
0' 20' 30'
SCALE: 1" = 20'

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FL. REG. NO. 64065
OCT 05 2015
DATE

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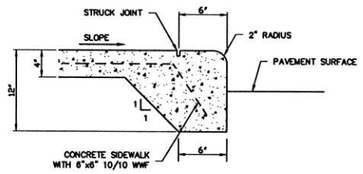
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

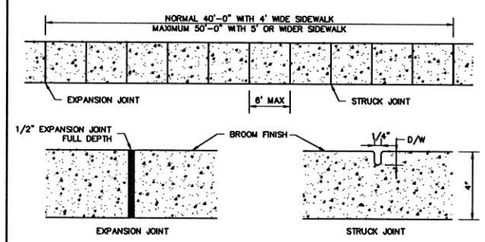
Sheet Title
UTILITY PLAN

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet C3.0



INTEGRAL CURB SIDEWALK

NOT TO SCALE



NOTES:

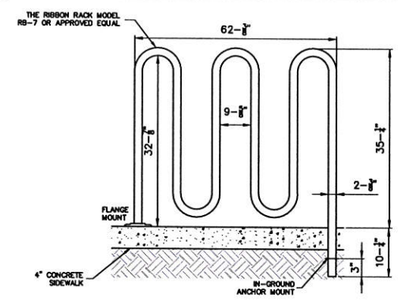
1.) SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.

2.) EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.

3.) ALL SIDE WALKS SHALL BE CONSTRUCTED OF 4 INCH THICK PORT LAND CEMENT CONCRETE 4000 PSI WITH FIBERMESH AND MUST BE INSTALLED OVER A FOUR-INCH THICK, COMPACTED LIME ROCK BASE.

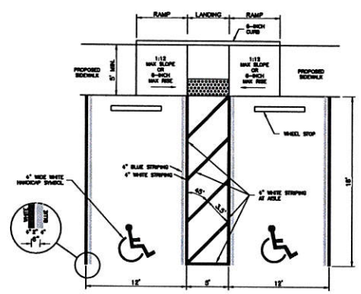
TYPICAL CONCRETE SIDEWALK

NOT TO SCALE



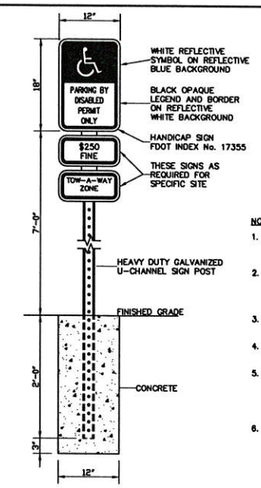
RIBBON BICYCLE RACK DETAIL

NOT TO SCALE



HANDICAP PARKING DETAIL

NOT TO SCALE



WHITE REFLECTIVE SYMBOL ON REFLECTIVE BLUE BACKGROUND

BLACK OPAQUE LEGEND AND BORDER ON REFLECTIVE WHITE BACKGROUND

HANDICAP SIGN FDOT INDEX No. 17355

THESE SIGNS AS REQUIRED FOR SPECIFIC SITE

HEAVY DUTY GALVANIZED U-CHANNEL SIGN POST

FINISHED GRADE

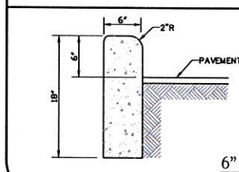
CONCRETE

NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
3. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
4. ALL TRAFFIC SIGN INSTALLATION SHALL BE PER FDOT INDEX #11865
5. ALL TRAFFIC SIGN POSTS WITH THE COUNTY RIGHT-OF-WAY SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES.
6. THE TAPCO V-LOC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.

POLE MOUNTED HANDICAP PARKING SIGN

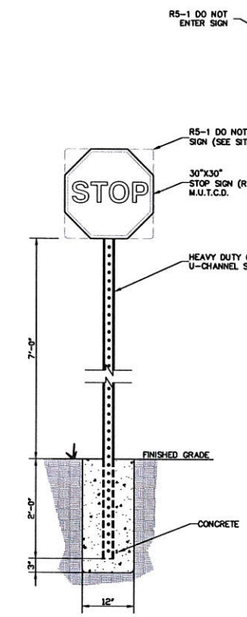
NOT TO SCALE



NOTE:
CURB SHALL BE CAST OF 3,000 P.S.I. CONCRETE.

6" VERTICAL CURB

NOT TO SCALE



NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
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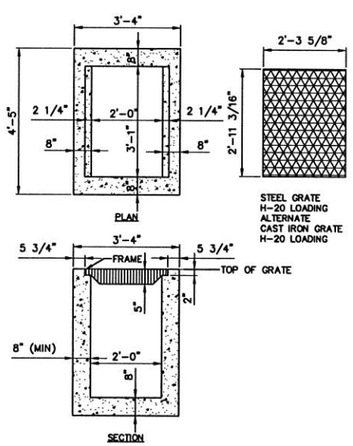
5. ALL TRAFFIC SIGN POSTS WITH THE COUNTY RIGHT-OF-WAY SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES.
6. THE TAPCO V-LOC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.

POLE MOUNTED STOP SIGN DETAIL

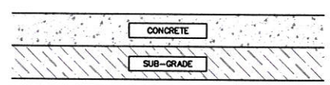
NOT TO SCALE



NOTES:
FOR ADDITIONAL DETAILS SEE FDOT INDEX NO 201 & 232. BOTTOM & SIDE STEEL IS GRADE 40 #4 BARS @ 12" CTRS WITH 2" COVER. MAXIMUM DEPTH FOR THIS STRUCTURE IS 13'. MAXIMUM PIPE SIZE FOR 2'-0" WALL IS 18" CONCRETE PIPE. MAXIMUM PIPE SIZE FOR 3'-1" WALL IS 24" CONCRETE PIPE. ALL EXPOSED CORNERS AND EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4". CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C-478.

FDOT INLET TYPE "C" (FOR STORM SEWER)

NOT TO SCALE

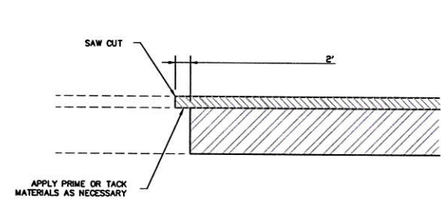


CONCRETE — 6" THICKNESS 3,500 PSI WITH 6"x6" W 1.4xW 1.4 WWF OR FIBERMESH

SUB-GRADE — 6" COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

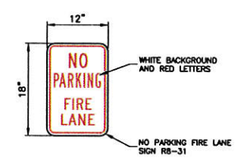
CONCRETE PAVEMENT SECTION

NOT TO SCALE



EXISTING ASPHALT PAVEMENT CONNECTION

NOT TO SCALE

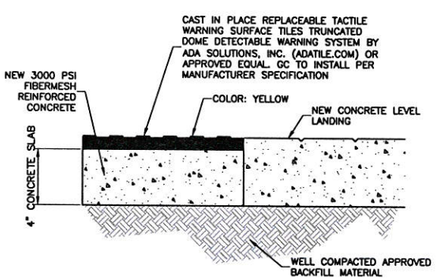


NOTES:

1. SIGNS SHALL HAVE NO MORE THAN 50'-0" SEPARATION
2. SIGN SHALL BE MARKED WITH WORDING, "NO PARKING FIRE LANE" OR SIMILAR WORDING.
3. SIGNS SHALL BE 12"X18" WITH A WHITE BACKGROUND AND RED LETTERS.
4. BOTTOM OF SIGN SHALL BE NO GREATER THAN 7'-0" IN HEIGHT MEASURED FROM TOP OF ROADWAY.

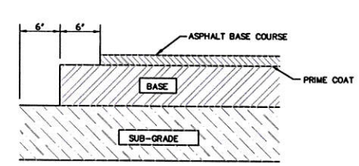
WALL MOUNTED NO PARKING FIRE LANE SIGN

NOT TO SCALE



DETECTABLE WARNING DETAIL

NOT TO SCALE



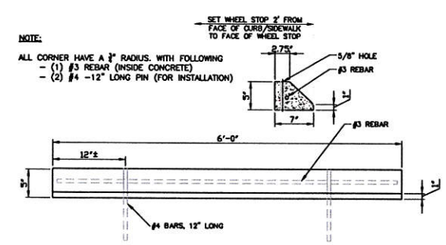
ASPHALT — 1-1/2" TYPE III ASPHALTIC CONCRETE STRUCTURAL BASE COURSE

BASE — 6" LIMEROCK LBR 100 COMPACTED TO 98% OF AASHTO T-180

SUB-GRADE — 12" COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

TYPICAL ASPHALT PAVEMENT SECTION

NOT TO SCALE



NOTE:

ALL CORNER HAVE A 3" RADIUS. WITH FOLLOWING
- (1) #3 REBAR (INSIDE CONCRETE)
- (2) #4 -12" LONG PIN (FOR INSTALLATION)

WHEEL STOP

NOT TO SCALE

No.	Revision/Issue	Date
1	REVISED PER CITY/COUNTY COMMENTS	10/02/15

INFINITY

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Client Name and Address

NISIT SAPPARKHAO
LICENSE
No. 64085
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

Project Name and Address

VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title

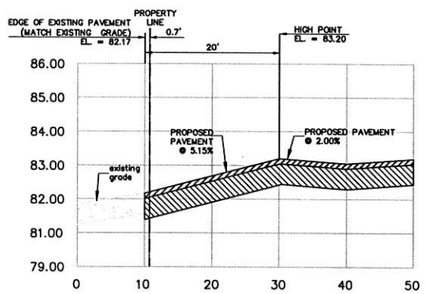
DETAILS

Project No. 165-01.00

Date 09/01/15

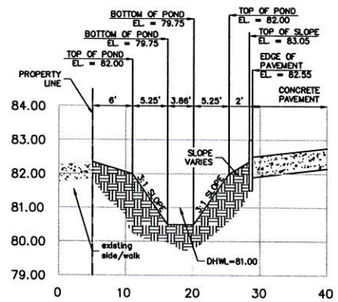
Scale AS NOTED

Sheet C4.0



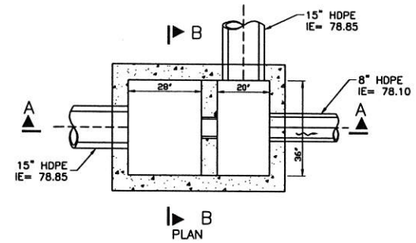
SECTION A-A

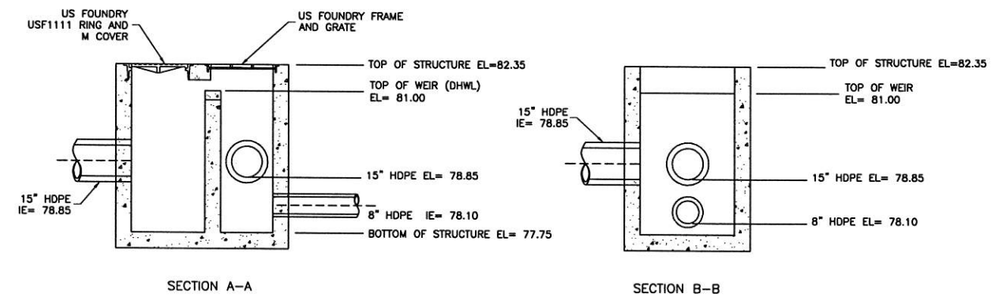
SCALE: 1"=10 FT HORIZONTAL
1"=2 FT VERTICAL



SECTION B-B

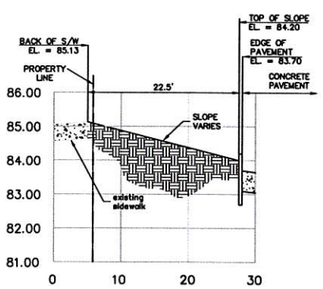
SCALE: 1"=10 FT HORIZONTAL
1"=2 FT VERTICAL





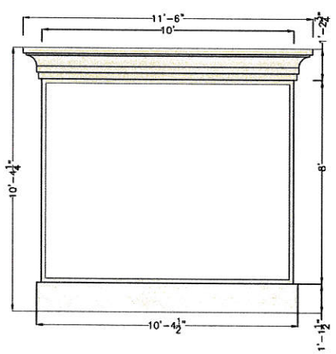
OUTFALL CONTROL STRUCTURE DETAILS

NOT TO SCALE



SECTION C-C

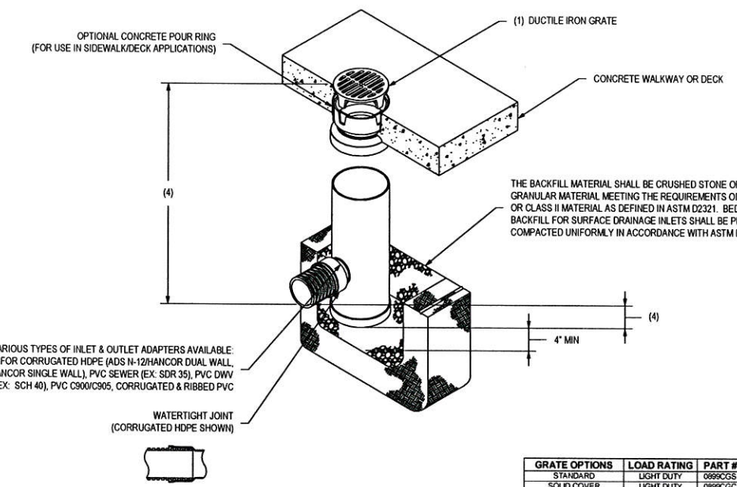
SCALE: 1"=10 FT HORIZONTAL
1"=2 FT VERTICAL



*80 SF SIGNAGE ALLOWED
*PANEL SIZES WILL VARY BASED ON NUMBER OF TENANTS (3-4)

SIGN ELEVATION

NOT TO SCALE



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197
DROP IN GRATE	LIGHT DUTY	0801DI	7001-110-019

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-005.
3 - **STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.** TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
4 - FOR COMPLETE DESIGN DETAILS SEE DRAWING NO. 7001-110-045.
5 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24")

NYLOPLAST 8" DRAIN BASIN

NOT TO SCALE

No.	Revision/Issue	Date
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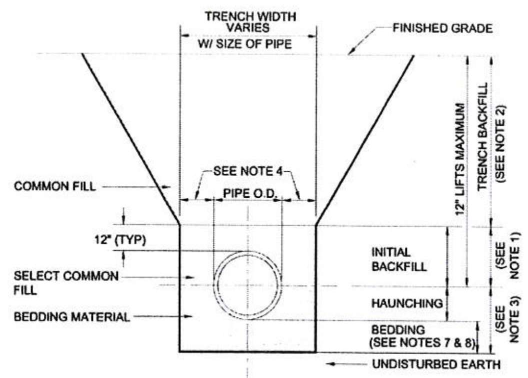
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

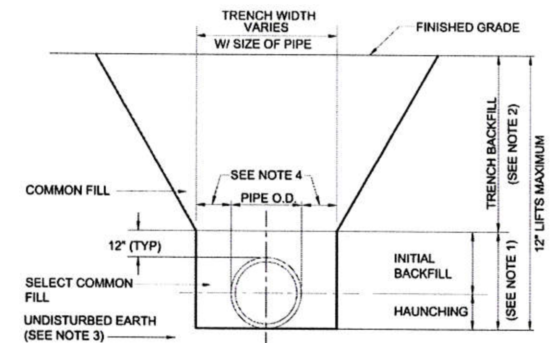
Sheet Title
DETAILS

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet C4.1



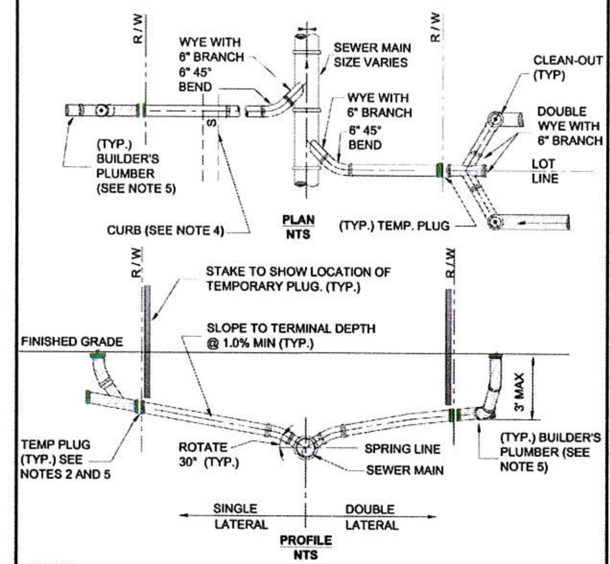
NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
BEDDING AND TRENCHING - TYPE A
DATE: FEB 2006 | FIGURE E101



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
BEDDING AND TRENCHING - TYPE B
DATE: FEB 2003 | FIGURE E102

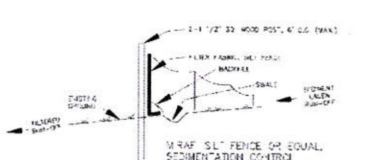


NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
5. BUILDER'S PLUMBER WILL REMOVE PLUG INSTALL CLEANOUT AND CONNECT SERVICE LATERAL TO HOUSE.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
STANDARD DRAWINGS SERVICE LATERAL
DATE: FEB 2009 | FIGURE E305

GENERAL NOTES:
1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. THE PUBLIC WORKS DEPARTMENT (352) 751-1526 SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
3. ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
4. CONTRACTOR SHALL ADJUST VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC IN CONFLICT WITH ROADWAY.
5. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO UTILITIES' MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY UTILITIES, UTILITIES MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
6. THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ANY UTILITIES.
7. ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.
8. THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH A PUBLIC WORKS PERSONNEL. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING OF WASTEWATER DURING THE INTERRUPTION OF FLOWS AND CONNECTIONS WITH EXISTING WASTEWATER SYSTEMS.
9. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT ANY PROPOSED WATER MAIN TO ANY EXISTING WATER MAIN UNLESS CLEARED BY FDEP AND THE TOWN.
10. ALL EXISTING AND NEW TOWN OF LADY LAKE UTILITIES VALVES, VALVE BOXES, AND MANHOLES SHALL BE PROTECTED AND ADJUSTED TO FINISHED GRADE AS SHOWN ON THE DRAWINGS. ALL EXISTING ABOVE GROUND VALVES TO BE RELOCATED, AS REQUIRED.
11. MAKE TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE WITH TOWN APPROVED METER; FLUSH OUT NEW WATER MAIN WITH POTABLE WATER (USE "JUMPER" ASSEMBLY WITH REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER TO MAKE TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE).

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
GENERAL NOTES
DATE: FEB 2009 | FIGURE E122



NOTES:
1. 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.
2. 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

NOT TO SCALE

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 ECONOMICAL, 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.

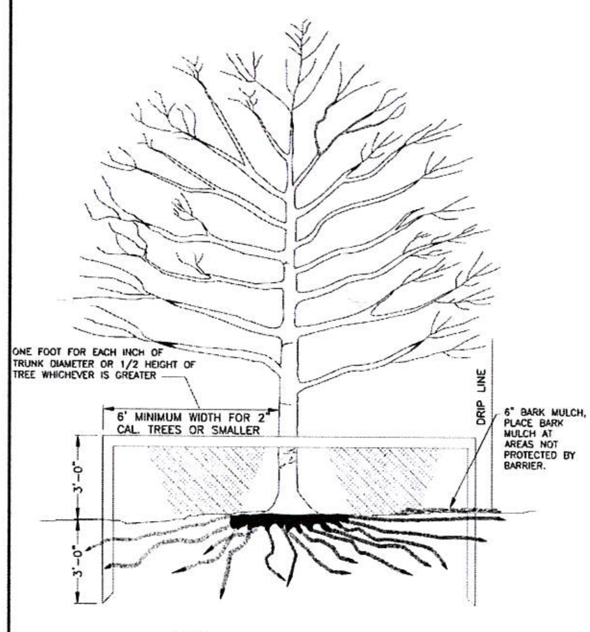
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

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.

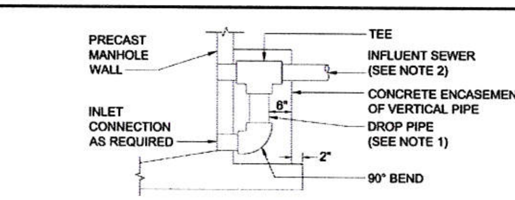
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
SILT FENCE DETAIL
DATE: FEB 2009 | FIGURE E128

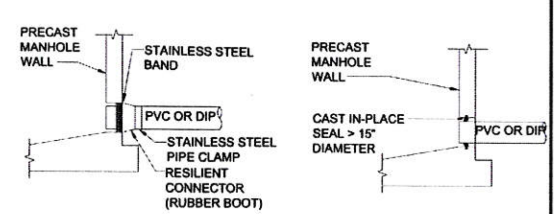


NOTE:
2"x4" STANDARDS + 1"x4" RAILS OR ORANGE SAFETY FENCING MAY BE USED.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
TREE PROTECTION BARRIER DETAIL
DATE: FEB 2009 | FIGURE E129



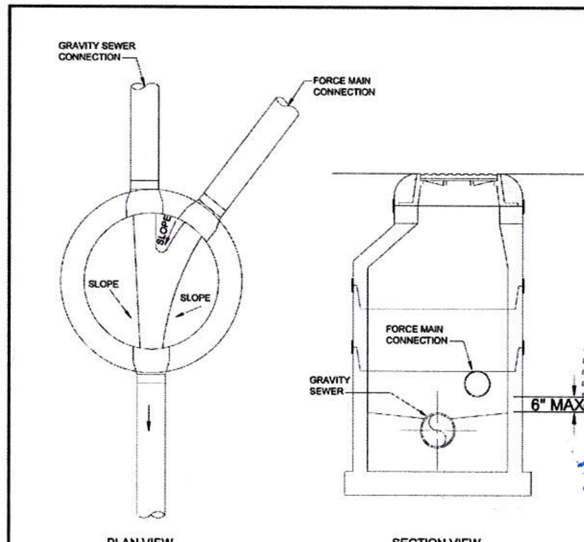
MANHOLE STANDARD DROP DETAIL



STANDARD PRECAST MANHOLE PIPE CONNECTION

NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
3. ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER MUST BE APPROVED BY UTILITIES.
4. INSIDE SERVICE DROP CONNECTIONS ARE PERMITTED ON EXISTING MANHOLES.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
STANDARD DRAWINGS MANHOLE CONNECTION
DATE: FEB 2009 | FIGURE E302



PLAN VIEW

SECTION VIEW

NOTES:
1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE 1' ABOVE FLOW LINE.
2. BENCH AS REQUIRED FOR NEW FORCE MAIN.
3. MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE SHALL BE COATED WITH SPECIALIZED COATING OR LINING.
4. FORCE MAIN CONNECTION DESIGN SHALL BE AS APPLICABLE BY UTILITIES.

TOWN OF LADY LAKE
CONSTRUCTION STANDARD DETAILS
STANDARD DRAWINGS FORCE MAIN OR GRAVITY SEWER CONNECTION
DATE: FEB 2009 | FIGURE E306

No.	Revision/Issue	Date

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Client Name and Address

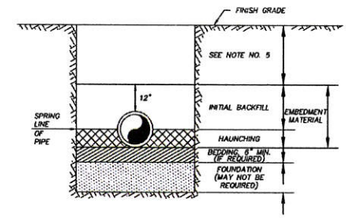
NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085
OCT 05 2015
DATE

NISIT SAPPARKHAO LICENSE No. 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
REFERENCE DETAILS STORM AND SANITARY

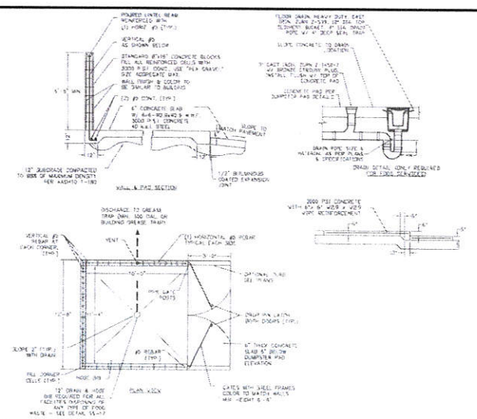
Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet RF.1



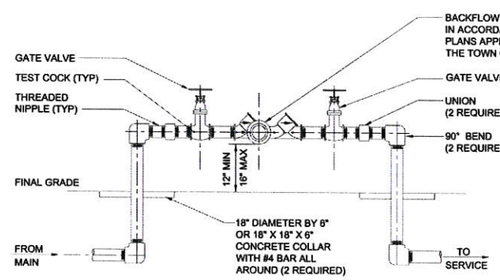
NOTES:

1. IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4. INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE AND BE COMPACTED USING A HAND OPERATING TAMPING DEVICE.
5. BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6. DENSITY TEST SHALL BE PREFORMED AT AREAS DETERMINED BY THE DESIGN ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

BACKFILLING REQUIREMENTS



TOWN OF LADY LAKE	CONSTRUCTION STANDARD DETAILS	DUMPSTER ENCLOSURE
	DATE: APRIL 2009	FIGURE E130



NOTES:
1. ALL PIPE FITTINGS SHALL BE SCH 80 OR GALVANIZED.
2. RPZ TO BE MANUFACTURED BY WATTS OR WILKINS.
3. INSTALLED TO AWWA STANDARDS.

TOWN OF LADY LAKE	CONSTRUCTION STANDARD DETAILS	REDUCED PRESSURE BACKFLOW PREVENTER
	DATE: APRIL 2008	FIGURE E105

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum — Water Main
Vacuum Sanitary Sewer	Water Main — 10 ft. preferred, 3 ft. minimum	Water Main — 12 inches preferred, 6 inches minimum	Alternate 3 ft. minimum — Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main — 10 ft. preferred, 6 ft. minimum (3)	Water Main — 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum — Water Main
On Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water mains should cross above other pipes. When water mains must be below other pipes, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

TOWN OF LADY LAKE	CONSTRUCTION STANDARD DETAILS	LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314
	DATE: APRIL 2008	FIGURE E116

No.	Revision/Issue	Date

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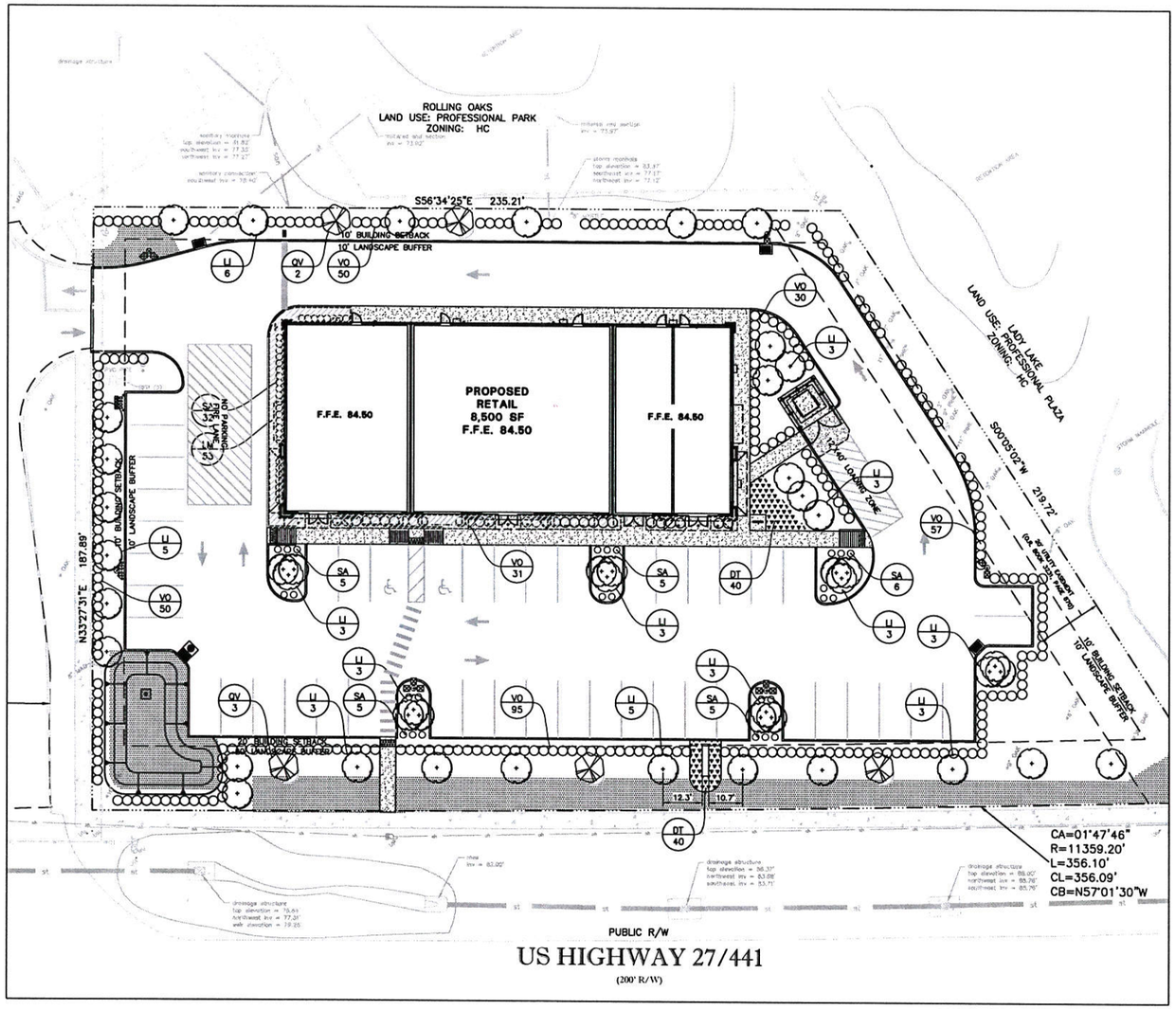
STATE OF FLORIDA
OCT 05 2015
DATE
PROFESSIONAL ENGINEER

Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
REFERENCE DETAILS WATER

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet RF.2



LANDSCAPE INSTALLATION NOTES

1. ALL LANDSCAPE MATERIAL SHALL BE FLA. NO. 1 GRADE OR BETTER, AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, BY DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK. LANDSCAPE MATERIAL SHALL BE PLANTED ACCORDING TO SOUND NURSERY PRACTICES.
2. ALL SHRUBS SHALL BE A MINIMUM OF 24" HIGH AT THE TIME OF PLANTING AND SPACED NO GREATER THAN 36" ON CENTER. SHRUBS SHALL NOT ADVERSELY IMPACT EXISTING TREE ROOT SYSTEMS AND SHALL BE FIELD ADJUSTED IF NECESSARY.
3. ALL REQUIRED TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM IMPERVIOUS SURFACES, ALL SHRUBS 2 FEET.
4. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO MAINTAIN THE LANDSCAPE AREA IN A HEALTHY MANNER AND PROVIDE 100% COVERAGE.
5. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS. ALL PLANTING SHALL BE MULCHED TO A 3" MINIMUM DEPTH.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP OF PREMISES AND REMOVAL OF ALL DISCARDED AND SURPLUS MATERIALS, AND RUBBISH.
7. VERIFY THE LOCATIONS OF EXISTING TREES, LAWNS, AND SHRUBS. REMOVE EXTRANEOUS MATERIALS SUCH AS ROCKS, BRANCHES, BUILDING MATERIALS OR UNACCEPTABLE SOILS PRIOR TO PLANTING SOD, TREES, AND SHRUBS, WHERE ENCOUNTERED.
8. CONTRACTOR SHALL BECOME ACQUAINTED WITH THE RELATED PAVING, SITE GRADING, AND ALL UTILITIES (INCLUDING WATER, SEWER, AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDINGS AND ENSURE A TROUBLE FREE INSTALLATION.
9. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES , AND PIPES MAY NOT BE AS INDICATED ON DRAWINGS; THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THESE ITEMS AND SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM.
10. CONTRACTOR SHALL CALL SUNSHINE STATE ONE-CALL AT LEAST 48 HOURS PRIOR TO DIGGING. (1-800-432-4770).
11. QUANTITIES ON PLAN TAKE PRECEDENCE OVER MATERIALS LIST. QUANTITIES ON MATERIALS LIST ARE PROVIDED AS A COURTESY ONLY.
12. CONTRACTOR TO FILL IN THE EXISTING ROW OF SHRUBS AT THE SOUTHEAST PROPERTY CORNER WITH THE SAME TYPE OF SHRUBS TO MEET SIZE AND QUALITY STANDARDS PER NOTE NO. 1 AND 2 SHOWN ABOVE.

CODE REQUIREMENTS

1. CREDIT FOR PRESERVATION OF EXISTING TREES
   - THE APPLICANT MAY UTILIZE EXISTING VEGETATION WITHIN THE PROPERTY FOR BUFFER LANDSCAPING IN LIEU OF PLANTING REQUIRED MATERIALS IF THE SIZE AND TYPE OF VEGETATION PRESERVED MEET THE MINIMUM SPECIFICATIONS OF THIS SECTION.
   - ONE TREE INCH-FOR-ONE TREE INCH BASIS FOR ANY TREE.
   - IN NO EVENT SHALL THE NUMBER OF RETAINED TREES BE LESS THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL EXISTING TREES.
2. SOUTHERN RIGHT OF WAY BUFFER:
   BUFFER CLASS "B" – EXISTING OVERHEAD POWERLINES
   TWENTY (20) FEET MINIMUM WIDTH WITH ONE CANOPY TREE PER 50 LF, THREE (3) UNDERSTORY TREES AND A CONTINUOUS HEDGE OR AN APPROVED FENCE OR WALL. – PER ONE HUNDRED (100) LF
   - 357 LF/50 LF = 7.14 = 7 CANOPY TREES
   - (357 LF X 3)/100 FEET = 10.71 = 11 UNDERSTORY TREES
   - CONTINUOUS HEDGE
3. WESTERN BUFFER:
   BUFFER CLASS "A"
   TEN (10) FEET MINIMUM WIDTH WITH TWO (2) CANOPY TREES, THREE (3) UNDERSTORY TREES AND A CONTINUOUS HEDGE.
   - (188 LF X 2)/100 FEET = 3.76 = 4 CANOPY TREES
   - (188 LF X 3)/100 FEET = 5.64 = 6 UNDERSTORY TREES
   - CONTINUOUS HEDGE
4. NORTHERN BUFFER:
   BUFFER CLASS "A"
   TEN (10) FEET MINIMUM WIDTH WITH TWO (2) CANOPY TREES, THREE (3) UNDERSTORY TREES AND A CONTINUOUS HEDGE.
   - (235 LF X 2)/100 FEET = 4.70 = 5 CANOPY TREES
   - (235 LF X 3)/100 FEET = 7.05 = 7 UNDERSTORY TREES
   - CONTINUOUS HEDGE
5. EASTERN BUFFER:
   BUFFER CLASS "A"
   TEN (10) FEET MINIMUM WIDTH WITH TWO (2) CANOPY TREES, THREE (3) UNDERSTORY TREES AND A CONTINUOUS HEDGE.
   - (220 LF X 2)/100 FEET = 4.40 = 4 CANOPY TREES
   - (220 LF X 3)/100 FEET = 6.60 = 7 UNDERSTORY TREES
   - CONTINUOUS HEDG
6. VEHICULAR USE LANDSCAPING:
   - LANDSCAPING OF THE VEHICULAR USE AREA SHALL BE EQUAL TO OR GREATER THAN TEN (10) PERCENT OF GROSS SF OF THE PAVED PARKING AREA.
   - MINIMUM 200 SF OF LANDSCAPE AREA TERMINATING PARKING
   - ONE (1) CANOPY TREE OR THREE (3) UNDERSTORY TREES
   - FIVE (5) ACCEPTABLE SHRUBS, AND GROUND COVER
   - FORTY (40) PERCENT OF THE TOTAL AREA OF THE BUFFER SHALL BE PLANTED WITH APPROVED SHRUBS AND/OR GROUNDCOVER OTHER THAN GRASS
   - MAXIMUM OF FIFTEEN (15) CONTINUOUS PARKING SPACES
   - MINIMUM 8-FOOT WIDTH LANDSCAPE BREAK
   - 26,538 SF X 10% = 2,654 SF OF REQUIRED VEHICULAR USE AREA
7. BUILDING LANDSCAPING
   PROVIDED AROUND THE BASE OF ALL BUILDINGS ORIENTED TOWARD PUBLIC RIGHTS-OF-WAY OR PUBLIC PARKING AREAS. 70% OF THE LENGTH OF BUILDING. (60) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL CONTAIN LANDSCAPE MATERIAL OTHER THAN GROUND COVER WITH TREES PROVIDED AT A RATIO OF ONE (1) TREE PER FIVE HUNDRED (500) SQUARE FEET OF REQUIRED LANDSCAPED AREA OR FRACTION THEREOF.
   - 4-FOOT MINIMUM WIDTH
   - 201.67 LF X 0.70 = 142 LF BUILDING LANDSCAPE
   - 142 LF X 4 = 568 SF BUILDING LANDSCAPE
   - 568 SF X 0.60 = 341 SF BUILDING SHRUBS
   - 568 SF / 500 SF = 1 UNDERSTORY TREE

TREE CREDIT/PRESERVATION

TREE SPECIES	DBH (INCHES) –TO REMAIN	DBH (INCHES) –TO BE REMOVED	DBH (INCHES) – RETAIN/PROVIDED
OAK	139	30	139 + 17.5
MAGNOLIA	8	55	8 + 0
PINE	42	23	42 + 0
MYRTLE	8	16	8 + 94
TOTAL	197	124	308.5

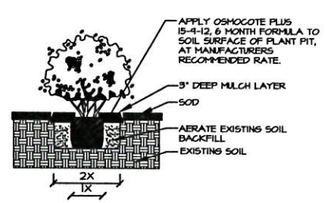
SYMBOL LEGEND

ARGENTINE BAHIA SOD

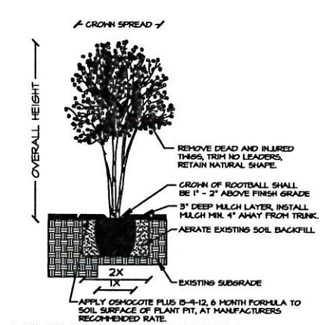
3" DEEP PINE BARK NUGGETS

MATERIAL LIST

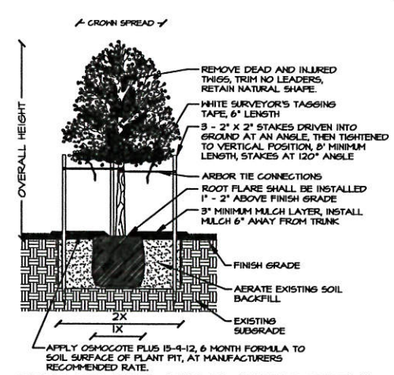
QTY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
46	LI	Lagerstroemia indica 'Tuscarora	Crape Myrtle	45 gal, 12' oah X 4'-5' spr, 2" DBH
5	QV	Quercus virginiana	Live Oak	B/B, 12' oah X 8'-10' spr, 3.5" DBH
57	SA	Schefflera "Gold Capella"	Dwarf Variegated Schefflera	18" HT X 18" SPD, 3 GAL
53	LM	Liriope "Super Blue"	Super Blue Liriope	10" HT X 10" SPD, 1 GAL
313	VO	Viburnum Obovatum	Walter's Viburnum	30" HT @ 30" SPD, 7 GAL
80	DT	Dianella Tasmanica	Blueberry Flax Lily	10" HT @ 10" SPD, 1 GAL 24"
	MULCH		Red Cypress Mulch	
	SOD		Bahia Sod	



SHRUB PLANTING DETAIL



MULTI-STEM TREE DETAIL



TREE STAKING AND PLANTING DETAIL

CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.

REFERENCE NORTH

0' 20' 30'

SCALE: 1" = 20'

No.	Revision/Issue	Date
1	REVISED PER CITY/COUNTY COMMENTS	10/02/15

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FL. REG. NO. 64085

OCT 05 2015

DATE

Project Name and Address

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Sheet Title

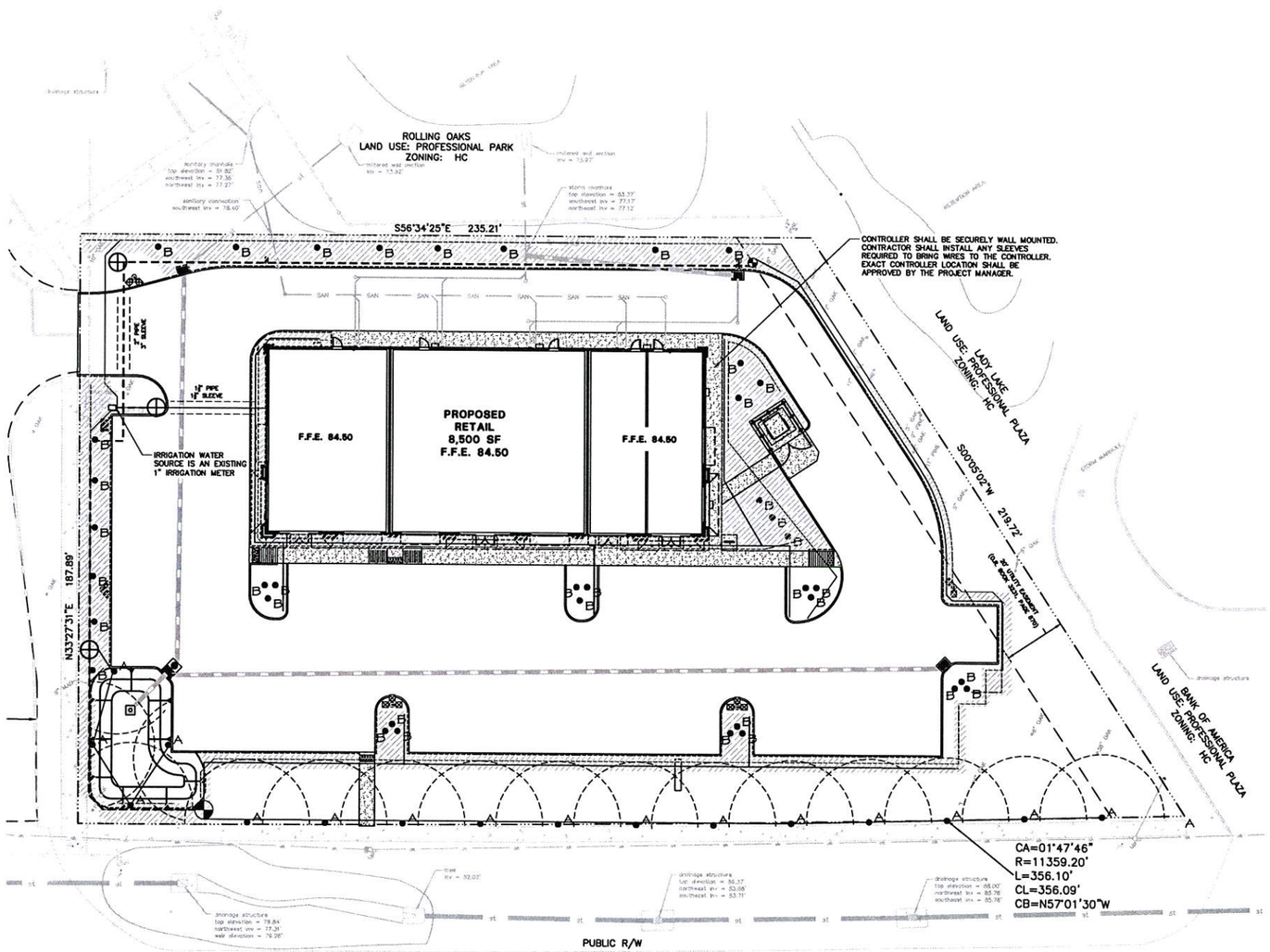
LANDSCAPE PLAN

Project No. 165-01.00

Date 09/01/15

Scale AS NOTED

Sheet L1.0



IRRIGATION MATERIAL LIST

SYMBOL	QUANTITY	MODEL NUMBER
A ●	16	MPR40-06-MP2000, 20' R, 6" POP-UP ROTATOR
B ●	38	PCB - 25, .25 GPM PRESSURE COMPENSATING BUBBLER
▨	± 6,000 LF	PLD-10-12-250, LANDSCAPE DRIPLINE
⊕	3	ICZ-101-25, 1" DRIP CONTROL ZONE KIT
◐	2	ICV-1016-FS-AS, 1" ICV FILTER VALVE
▬	± 400 LF	2" PVC, SCHEDULE 40, MAIN LINE

IRRIGATION INSTALLATION NOTES

1) ALL QUANTITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO ACCURACY AND ARE SHOWN FOR THE PURPOSES OF INDICATING VOLUME OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO SATISFY HIMSELF AS TO THE ACCURACY OF THE QUANTITIES.

2) PIPING OR VALVES MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS; I.E., IN BUILDINGS, UNDER PAVEMENT, OR OUTSIDE OF THE PROPERTY LINES. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN SOIL AREAS.

3) INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.

4) IRRIGATION PIPES NOT OTHERWISE MARKED SHALL BE 1/2". PIPES SHALL BE INSTALLED ALONG WALKS, CURBS OR WALLS, THEY SHALL NOT BE INSTALLED IN THE MIDDLE OF PLANTERS. CONTRACTOR SHALL REVIEW LANDSCAPE PLANS TO DETERMINE TREE AND PALM LOCATIONS. MAIN LINE AND LATERALS SHALL BE SCH 40 PVC.

5) ALL POP-UP SPRAY, ROTOR AND ROTATOR HEAD SHALL BE INSTALLED ON 18" LONG FLEX PIPE CONNECTIONS. RISERS SHALL BE 28" IN HEIGHT OR 4" ABOVE ADJACENT SHRUBS. ALL IRRIGATION EQUIPMENT SHALL BE BY HUNTER, UNLESS OTHERWISE STATED ON THE PLAN.

6) WATER SOURCE IS A NEW 1" IRRIGATION METER. IRRIGATION SYSTEM REQUIRES 35 GPM AT 30 PSI. WIRING USED FOR CONNECTING THE VALVES TO THE CONTROLLER SHALL BE TYPE UF, 16 AWG WIRE, WITH PVC INSULATION. ZONE WIRES SHALL BE COLOR CODED, AND COMMON WIRE SHALL BE WHITE. VALVE BOXES SHALL BE RAINBIRD MODEL:VB-STD, STANDARD (BLACK BODY &GREEN LID) 21.8 X 16.6 X 12. PLACE 3" GRAVEL INSIDE VALVE BOXES.

7) CONTROLLER SHALL BE WALL MOUNTED IN THE LOCATION SHOWN ON THE PLAN AND AS APPROVED BY THE PROJECT MANAGER. AFTER 30 DAY PLANT MATERIAL ESTABLISHMENT PERIOD, CONTROLLER SHALL BE SET AS PER LOCAL WATER RESTRICTIONS. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETE, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING SHOWING LOCATION OF IRRIGATION HEADS, VALVES AND PIPE.

8) PIPING ON THE PLAN IS DIAGRAMMATICALLY ROUTED FOR CLARITY. DESIGN MODIFICATIONS SHALL BE MADE TO MEET FIELD CONDITIONS. THE PIPING SCHEMATIC IS DESIGNED TO MINIMIZE TRENCHING. WHENEVER POSSIBLE RUN MULTIPLE LINES AND WIRE IN THE SAME TRENCH.

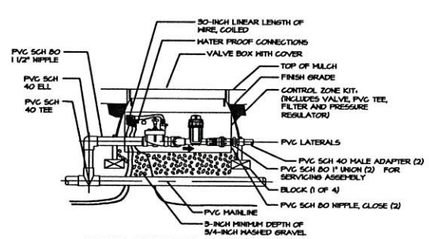
9) WHERE EXISTING OR PROPOSED PAVED SURFACES CROSS IRRIGATION LINES, ALL PIPING UNDER SAID SURFACES SHALL BE IN SLEEVES. SLEEVES SHALL BE SCH 40 PVC, MINIMUM 2" DIAMETER OR AS SPECIFIED ON PLAN. WHERE EXISTING PAVEMENTS MUST BE CUT TO INSTALL IRRIGATION PIPE, SAW CUT SIX INCHES WIDER THAN THE NEEDED TRENCH. REPAIR CUTS WITH AN EQUIVALENT MATERIAL TO MATCH EXISTING.

DRIP INSTALLATION NOTES

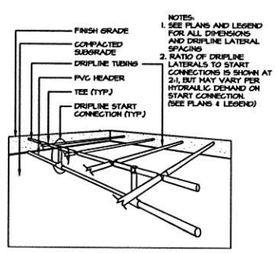
1) DRIPLINE SHALL BE LAID DIRECTLY UNDER THE 3" MULCH BED. MULCHING OF PLANT BEDS SHALL OCCUR AFTER DRIPLINE INSTALLATION.

2) DRIPLINE SHALL COVER THE FULL EXTENT OF ALL PLANTING BEDS WHERE IT IS INDICATED ON THE DRAWINGS, AT A SPACING OF 18" ON CENTER. ON THE DRIPLINE ZONES, THE ELECTRIC VALVE, DISC FILTER, AND PRESSURE REGULATOR SHALL BE PLACED UNDERGROUND IN A PLASTIC VALVE BOX WITH COVER. ADJUST PRESSURE REGULATOR TO ACCOMMODATE EACH ZONE.

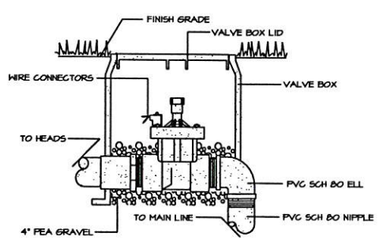
3) INDIVIDUAL SECTIONS OF DRIPLINE SHALL BE CONNECTED USING PVC PIPE, SIZED AS PER GPM REQUIREMENTS. DRIPLINE SHALL BE STAPLED OR OTHERWISE FASTENED TO THE FINISH GRADE EVERY 4' ON CENTER.



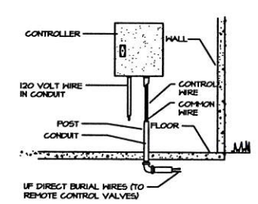
DRIP CONTROL ZONE KIT



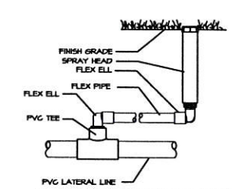
SUB-HEADER INSTALLATION



ELECTRIC VALVE DETAIL



WALL MOUNTED CONTROLLER



6" POP-UP SPRAY DETAIL

REFERENCE NORTH

0' 20' 30'
SCALE: 1" = 20'

No.	Revision/Issue	Date
1	REVISED PER CITY/COUNTY COMMENTS	10/02/15

INFINITY

INFINITY ENGINEERING GROUP, LLC
1135 Marbella Plaza Drive
Tampa, Florida 33619
[p]: 813.434.4770
[f]: 813.445.4211
www.iegroup.net
Cert. of Auth. No. 27889

Client Name and Address

VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

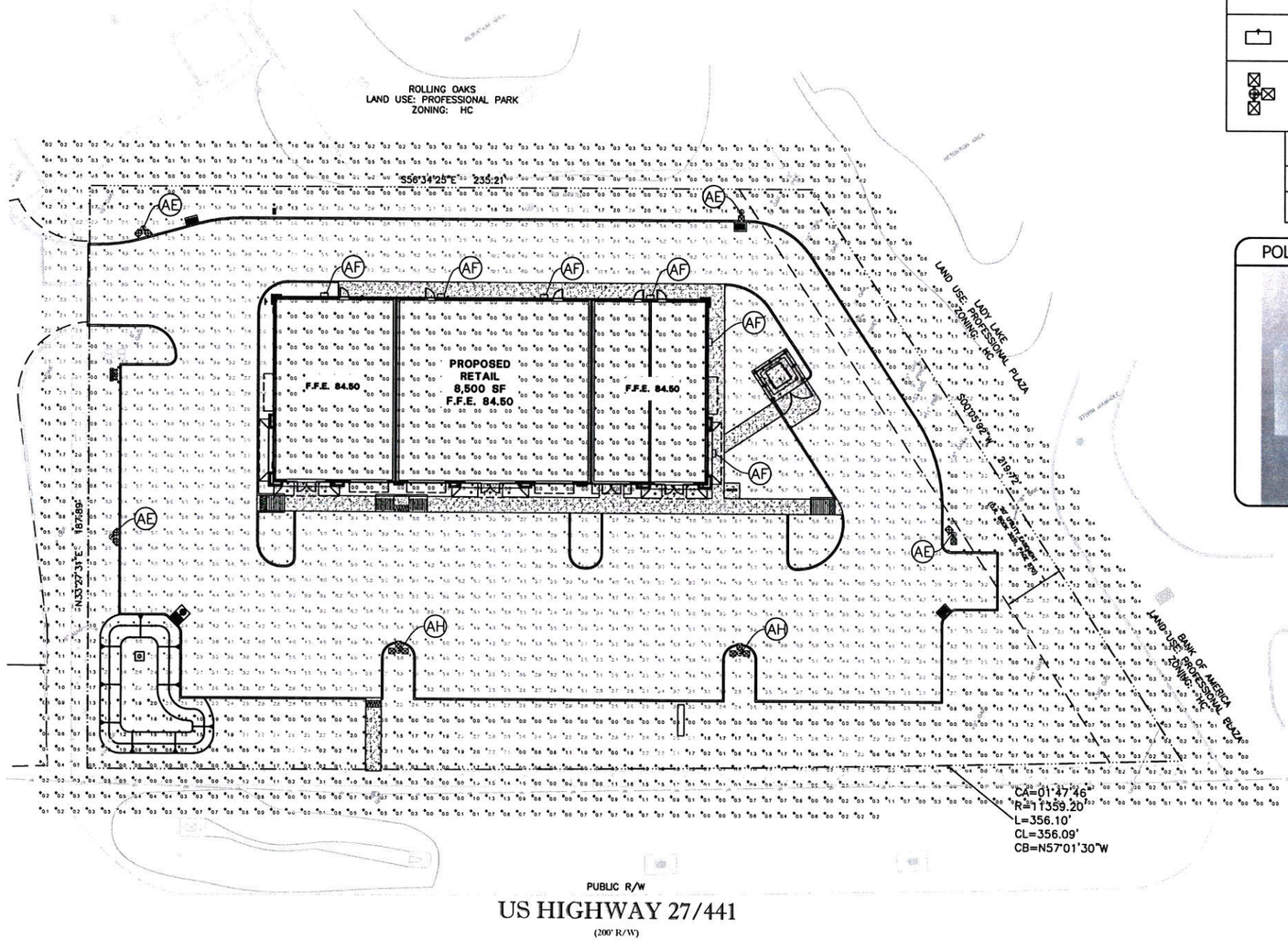
Project Name and Address

IRRIGATION PLAN

Sheet Title

NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085
OCT 05 2015
STATE OF FLORIDA
DATE

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet L2.0



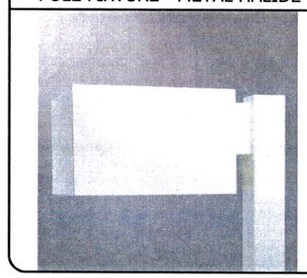
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	AE	7	CLM-AM-400-MP-MT-SL-FG-BZ-L	MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP-SPILL LIGHT ELIMINATOR	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	40000	0.60	452
	AF	6	VWM-250-MP-UNV--4S-BZ-L	ARCHITECTURAL WALL LUMINAIRE MEDIUM - TYPE IV DISTRIBUTION	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	22000	0.60	283
	AH	2	CLM-AM-400-MP-MT-SL-FG-BZ-L	MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP-SPILL LIGHT ELIMINATOR	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	40000	0.60	1356

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.4 fc	11.9 fc	0.0 fc	N / A	N / A

POLE FIXTURE - METAL HALIDE



NOTES

PHOTOMETRICS SHOWN ON THIS PLAN DO NOT INCLUDE SOME EXISTING LIGHT FIXTURES FOR THE PURPOSE OF SHOWING NEW FIXTURE ILLUMINATIONS ONLY.

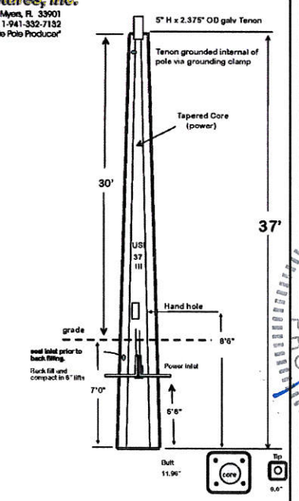
LUMINAIRE SCHEDULE

NOTES:
1. POLE FIXTURES MOUNTED AT 30'-0" A.F.G.
2. WALL MOUNT FIXTURE MTD. AT 14'-8' A.F.G.

Luminaire Schedule
Project: VANTAGE PROPERTIES – VAN LADY LAKE

LIGHT POLE DETAIL

Utilities Structures, Inc.
PO Box 9303 Ft Myers, FL 33901
Ph. 1-800-798-7653 Fax. 1-941-332-7152
"Your Prestressed Concrete Pole Producer"



REFERENCE NORTH

0' 20' 30'
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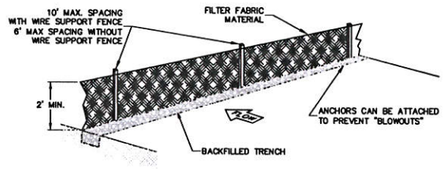
Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

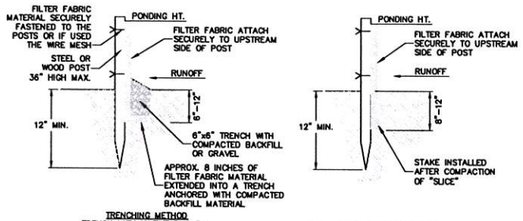
Sheet Title
PHOTOMETRIC PLAN

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet PH.0

STORMWATER POLLUTION PREVENTION PLAN

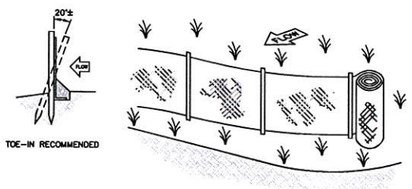


FILTER FABRIC SILT FENCE

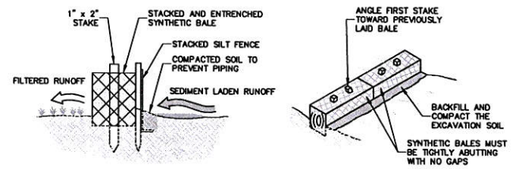


TRENCHING METHOD
TRENCH WITH NATIVE BACKFILL OR GRAVEL.

ALTERNATIVE SLICING METHOD
TRENCH WITH GRAVEL

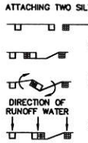


PREASSEMBLED SILT FENCE



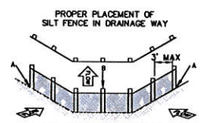
PROPER PLACEMENT OF SYNTHETIC BALE BARRIER IN DRAINAGE WAY

ATTACHING TWO SILT FENCES



1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL
3. DRIVE BOTH POSTS ABOUT 10 INCHES INTO THE GROUND AND BURY FLAP

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY
4. SEE FDOT INDEX 102 FOR ADDITIONAL DETAILS FOR TYPE I, II & TYPE III BARRIERS & SILT FENCE.

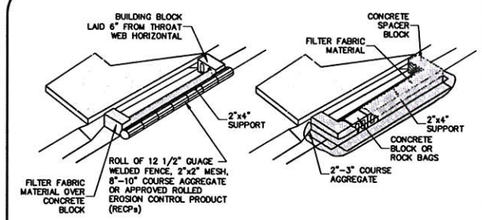


POINTS A MUST BE 8" MIN. ABOVE THE FLOW-LINE AT POINT B

SEE FDOT INDEX 102 FOR RECOMMENDED SPACING FOR SYNTHETIC BALES OR BALE TYPE BARRIERS AND TYPE III SILT FENCE

TEMPORARY EROSION AND SEDIMENT CONTROL BARRIERS SILT FENCE & SYNTHETIC BALES

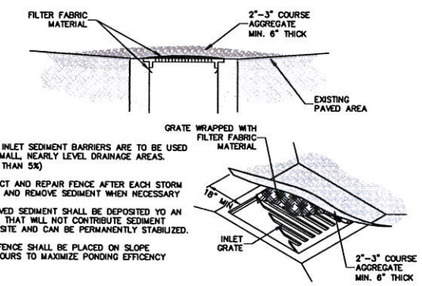
NOT TO SCALE



NOTES:
1. FIBROUS FILTER MATERIAL IN FRONT OF BLOCK PREVENTS GRAVEL FROM WASHING INTO STRUCTURE.
2. 2"x4" BEHIND BLOCK AND ACROSS THROAT HELPS KEEP BLOCK IN PLACE PLACE IN OUTER HOLE OF SPACER BLOCK.
3. FILTER FABRIC AND AGGREGATE, SIMILARLY PLACED, MAY ALSO BE USED.

TEMPORARY EROSION CONTROL FILTER FABRIC OVER GRATE INLET

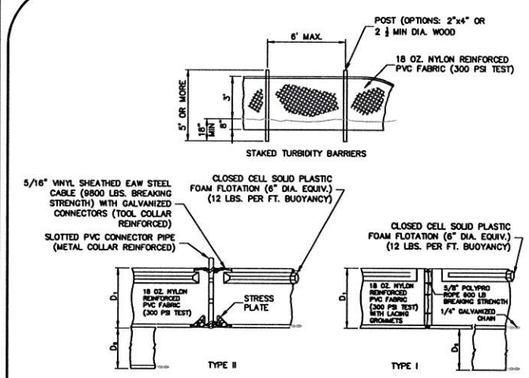
NOT TO SCALE



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY
3. REMOVED SEDIMENT SHALL BE DEPOSITED YO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICENCY

POST PAVEMENT EROSION CONTROL FILTER FABRIC OVER GRATE INLET

NOT TO SCALE

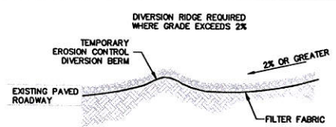


NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE FDOT STANDARD SPECIFICATIONS.

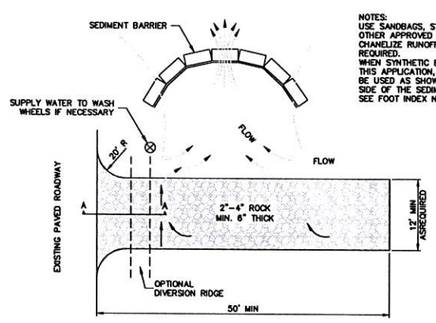
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER, PAYMENT WILL BE UNDER THE CONTRACT LUMP SUM PRICE ESTABLISHED IN THE BID PROPOSAL FOR EROSION AND SEDIMENT CONTROL POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

TEMPORARY TURBIDITY BARRIERS

NOT TO SCALE



SECTION A-A



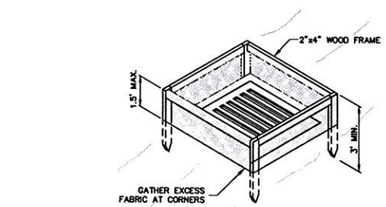
PLAN

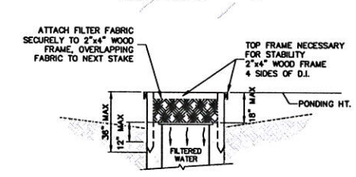
NOTES:
USE SANDBAGS, SYNTHETIC BALES OR OTHER APPROVED METHODS TO CHANELIZE RUNOFF TO BASIN AS REQUIRED.
WHEN SYNTHETIC BALES ARE USED IN THIS APPLICATION, SILT FENCE SHALL BE USED AS SHOWN ON THE UPSTREAM SIDE OF THE SEDIMENT BARRIER.
SEE FDOT INDEX NO. 607.

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. SEE FDOT INDEX NO. 106

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (SOIL TRACKING PREVENTION DEVICE)

NOT TO SCALE





SECTION A-A

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5")
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES. (3 FT. MIN. LENGTH)
3. INSTALL 2"x 4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

PRE-PAVEMENT SEDIMENT BARRIER AT GRATE INLET

NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT PRACTICES (BMP) AND MOST CURRENT EROSION AND SEDIMENT CONTROL PRACTICES. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULAIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
6. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL – DESIGNER AND REVIEWER MANUAL (JUNE 2007)" FOR THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) & THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION. (F.D.O.T.) AND F.D.O.T. DESIGN STANDARDS INDEX 102.
7. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL F.D.O.T., F.D.E.P. AND WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF F.D.O.T., F.D.E.P. AND WATER MANAGEMENT DISRICT FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

PRE-CONSTRUCIION SITE PROTECTION:

8. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADAIION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
9. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
10. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
11. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER OR INLET. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
12. ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, SYNTHETIC BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

SITE PROTECTION:

13. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED PROPERLY. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6 INCHES. BARRIER IS STAKED, THE EXCAVATED SOIL OR GRAVEL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER. USING WIRE BACKING FOR SUPPORT IS DISCOURAGED DUE TO DISPOSAL PROBLEMS.
14. WATER OR SLURRY USED TO CONTROL DUST SHALL BE RETAINED ON THE SITE AND NOT ALLOWED TO RUN DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
15. SPECIAL AREAS SHALL BE DESIGNATED AS VEHICLE AND EQUIPMENT WASHING AREAS AND SUCH AREAS SHALL NOT ALLOW RUNOFF TO FLOW DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
16. SILT FENCE BARRIERS ARE NOT TO BE USED WHERE CONCENTRATED FLOWS OF WATER ARE ANTICIPATED SUCH AS DRAINAGE DITCHES. AROUND INLETS OR ABOVE/ BELOW WHERE CULVERTS DISCHARGE.
17. SYNTHETIC BALES, SANDBAGS OR OTHER APPROVED DEVICE FACED WITH FILTER FABRIC SHALL BE USED IN HIGH VOLUME AREAS TO DECREASE THE RUNOFF VELOCITY AND SHALL BE SECURELY ANCHORED.
18. ALL DEVICES INCLUDING SILT FENCE. FILTER BARRIERS. SYNTHETIC BALES AND/OR SANDBAGS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS. END RUNS AND UNDERCUTTING BENEATH BARRIERS.
19. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
20. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

STORM DRAIN INLET PROTECTION:

21. FILTER FABRIC SHALL BE LAID OVER INLETS SO THAT THE FABRIC EXTEND A MINIMUM OF 1 FOOT BEYOND EAST SIDE OF THE INLET STRUCTURE. FILTER FABRIC IN CONFORMANCE WITH F.D.O.T. INDEX 985 OR COMPARABLE SHALL BE USED. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
22. 2 INCH – 3 INCH COARSE AGGREGATE SHALL BE PLACED OVER THE FILTER FABRIC. THE DEPTH OF STONE SHALL BE AT LEAST 6 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
23. IF STONE FILTERS BECOME CLOGGED WITH SEDIMENT SO THAT THEY NO LONGER ADEQUATELY PERFORM THEIR FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

POST-CONSTRUCTION SITE PROTECTION:

24. ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
25. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER TEMPORARY BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.
26. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
27. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

NOTE:
THE WATER MANAGEMENT DISTRICT FOR THIS PROJECT IS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D.)

NOTE:
WHERE F.D.O.T. SPECS AND INDEX ARE REFERENCED, PLEASE REFER TO F.D.O.T DESIGN STANDARDS FOR DESIGN, CONSTRUCTION MAINTENANCE AND UTILITY OPERATIONS MANUAL UPDATE VERSION 2008.

No.	Revision/Issue	Date

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NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
EROSION & SEDIMENT CONTROL DETAILS

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet ST1.0

STORMWATER POLLUTION PREVENTION PLAN

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:

VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

OWNER NAME AND ADDRESS:

REGIONS BANK
250 RIVERCHASE PKWY E, SUITE 600
BIRMINGHAM, AL 35244

DESCRIPTION:

CONSTRUCT NEW BUILDING AND PARKING LOT.
MODIFY EXISTING SMS AS REQUIRED TO ACCOMMODATE IMPROVEMENTS PER AUTHORITIES WITH JURISDICTION.

SOIL DISTURBING ACTIVITIES WILL INCLUDE: SITE CLEARING, GRADING, CONSTRUCTION OF FACILITY DEMO/REPLACE & OVERLAY OF EXIST. PAVEMENTS

RUNOFF CURVE NUMBERS:

1. PRE-CONSTRUCTION = ____________
2. DURING CONSTRUCTION = ____________
3. POST-CONSTRUCTION = ____________

SOILS:

SEE SOIL REPORT

SITE MAPS:

* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORMWATER DISCHARGE POINTS.
* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS
* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:

1. TOTAL AREA OF SITE = 1.27 ACRES
1. TOTAL AREA TO BE DISTURBED = 1.27 ACRES

NAME OF RECEIVING WATERS:

EXISTING INLET

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORMWATER MANAGEMENT

STORMWATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION:) ____________

MODIFIED COLLECTION, CONVEYANCE, TREATMENT & ATTENUATION SYSTEM FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. WHEN CONSTRUCTION IS COMPLETE, A TOTAL OF 2.5 ACRES WILL HAVE BEEN REGRADED & 0.16 ACRES LEFT UNDISTURBED. THE SITE DISCHARGES TO A DRY DETENTION SYSTEM. WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE DRY DETENTION SYSTEM IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THIS TYPE OF DEVELOPMENT AT THE TIME IT WAS CONSTRUCTED.

TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF ONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING

PERMITS HAVE BEEN OBTAINED.

DEP STANDARD GENERAL STORMWATER PERMIT NO.: __________

DEP NPDES PERMIT NO.: __________

OWNER'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: ______________________________
OWNER / OPERATOR

DATED: ______________________

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL STORM SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
11. REMOVE ACCUMULATED SEDIMENT FROM BASINS
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSON AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZATION PRACTICES EROSION AND SEDIMENT CONTROLS

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

REFER TO CITY STANDARD DETAIL D-913 FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO D-901, D-911 AND D-12 FOR PROPER LOCATION, MATERIAL & USAGE.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2. ACRES. REFER TO CITY STANDARD DETAIL D-910 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE

STABILIZATION PRACTICES EROSION AND SEDIMENT CONTROLS(cont.)

4(cont) CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY STANDARD DETAIL D-914.

5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT PECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE TO D-914.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION

DIKE:

1. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO D-902 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND D-904 FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
2. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. REFER TO D-903 FOR CONSTRUCTION OF CURB INLET & DROP SEDIMENT TRAP.
3. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO D-905 FOR CONSTRUCTION OF HAY BALE & FABRIC SEDIMENT FILTER.
4. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
5. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORMWATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☐ Concrete	☐ Fertilizers	☐ Wood
☐ Asphalt	☐ Petroleum Based Products	☐ Masonry Blocks
☐ Tar	☐ Cleaning Solvents	☐ Roofing Materials
☐ Detergents	☐ Paints	☐ Metal Studs
☐ ______	☐ ______	☐ ______

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

MAINTENANCE/INSPECTION PROCEDURES

* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORMWATER DISCHARGE WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND THAT AUTHORIZES THE STORM CONDITIONS OF THE FDEP GENERIC PERMIT WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE
GENERAL CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		

NOTE: SITE CONTRACTOR SHALL APPLY FOR AND OBTAIN A GENERIC PERMIT FROM THE FDEP AND PERFORM ALL REQUIREMENTS AND TASKS THEREOF.

No.	Revision/Issue	Date

INFINITY

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Client Name and Address

NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085
OCT 05 2015
DATE

NISIT SAPPARKHAO LICENSE No. 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
SWPPP GENERAL REQUIREMENTS

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet ST2.0

STORMWATER CONSTRUCTION SITE INSPECTION REPORT

GENERAL INFORMATION			
PROJECT NAME			
NPDES TRACKING NO.		LOCATION	
DATE OF INSPECTION		START/END TIME	
INSPECTOR'S NAME(S)			
INSPECTOR'S TITLE(S)			
INSPECTOR'S CONTACT INFORMATION			
INSPECTOR'S QUALIFICATIONS			
DESCRIBE PRESENT PHASE OF CONSTRUCTION			

TYPE OF INSPECTION:
❑ REGULAR ❑ PRE-STORM EVENT ❑ DURING STORM EVENT ❑ POST-STORM EVENT

WEATHER INFORMATION

HAS THERE BEEN A STORM EVENT SINCE THE LAST INSPECTION? ❑YES ❑NO
IF YES, PROVIDE:
STORM START DATE & TIME: STORM DURATION (HRS): APPROXIMATE AMOUNT OF PRECIPITATION (IN):

WEATHER AT TIME OF THIS INSPECTION?
❑ CLEAR ❑CLOUDY ❑ RAIN ❑ SLEET ❑ FOG ❑ SNOWING ❑ HIGH WINDS
❑ OTHER: TEMPERATURE:

HAVE ANY DISCHARGES OCCURRED SINCE THE LAST INSPECTION? ❑YES ❑NO
IF YES, DESCRIBE:

ARE THERE ANY DISCHARGES AT THE TIME OF INSPECTION? ❑YES ❑NO
IF YES, DESCRIBE:

SITE-SPECIFIC BMPS

- *NUMBER THE STRUCTURAL AND NON-STRUCTURAL BMPS IDENTIFIED IN YOUR SWPPP ON YOUR SITE MAP AND LIST THEM BELOW (ADD AS MANY BMPS AS NECESSARY). CARRY A COPY OF THE NUMBERED SITE MAP WITH YOU DURING YOUR INSPECTIONS. THIS LIST WILL ENSURE THAT YOU ARE INSPECTING ALL REQUIRED BMPS AT YOUR SITE.*
- *DESCRIBE CORRECTIVE ACTIONS INITIATED, DATE COMPLETED, AND NOTE THE PERSON THAT COMPLETED THE WORK IN THE CORRECTIVE ACTION LOG.*

	BMP	BMP INSTALLED?	BMP MAINTENANCE REQUIRED?	CORRECTIVE ACTION NEEDED AND NOTES
1		❑YES ❑NO	❑YES ❑NO	
2		❑YES ❑NO	❑YES ❑NO	
3		❑YES ❑NO	❑YES ❑NO	
4		❑YES ❑NO	❑YES ❑NO	
5		❑YES ❑NO	❑YES ❑NO	
6		❑YES ❑NO	❑YES ❑NO	
7		❑YES ❑NO	❑YES ❑NO	
8		❑YES ❑NO	❑YES ❑NO	

	BMP	BMP INSTALLED?	BMP MAINTENANCE REQUIRED?	CORRECTIVE ACTION NEEDED AND NOTES
9		❑YES ❑NO	❑YES ❑NO	
10		❑YES ❑NO	❑YES ❑NO	
11		❑YES ❑NO	❑YES ❑NO	
12		❑YES ❑NO	❑YES ❑NO	
13		❑YES ❑NO	❑YES ❑NO	
14		❑YES ❑NO	❑YES ❑NO	
15		❑YES ❑NO	❑YES ❑NO	
16		❑YES ❑NO	❑YES ❑NO	
17		❑YES ❑NO	❑YES ❑NO	
18		❑YES ❑NO	❑YES ❑NO	
19		❑YES ❑NO	❑YES ❑NO	
20		❑YES ❑NO	❑YES ❑NO	

OVERALL SITE ISSUES
BELOW ARE SOME GENERAL SITE ISSUES THAT SHOULD BE ASSESSED DURING INSPECTIONS. CUSTOMIZE THIS LIST AS NEEDED FOR CONDITIONS AT YOUR SITE.

	BMP/ACTIVITY	IMPLEMENTED?	MAINTENANCE REQUIRED?	CORRECTIVE ACTION NEEDED AND NOTES
1	ARE ALL SLOPES AND DISTURBED AREAS NOT ACTIVELY BEING WORKED PROPERLY STABILIZED?	❑YES ❑NO	❑YES ❑NO	
2	ARE NATURAL RESOURCE AREAS (E.G., STREAMS, WETLANDS, MATURE TREES, ETC.) PROTECTED WITH BARRIERS OR SIMILAR BMPS?	❑YES ❑NO	❑YES ❑NO	
3	ARE PERIMETER CONTROLS AND SEDIMENT BARRIERS ADEQUATELY INSTALLED (KEYED INTO SUBSTRATE) AND MAINTAINED?	❑YES ❑NO	❑YES ❑NO	
4	ARE DISCHARGE POINTS AND RECEIVING WATERS FREE OF ANY SEDIMENT DEPOSITS?	❑YES ❑NO	❑YES ❑NO	
5	ARE STORM DRAIN INLETS PROPERLY PROTECTED?	❑YES ❑NO	❑YES ❑NO	
6	IS THE CONSTRUCTION EXIT PREVENTING SEDIMENT FROM BEING TRACKED INTO THE	❑YES ❑NO	❑YES ❑NO	

	BMP/ACTIVITY	IMPLEMENTED?	MAINTENANCE REQUIRED?	CORRECTIVE ACTION NEEDED AND NOTES
	STREET?			
7	IS TRASH/LITTER FROM WORK AREAS COLLECTED AND PLACED IN COVERED DUMPSTERS?	❑YES ❑NO	❑YES ❑NO	
8	ARE WASHOUT FACILITIES (E.G., PAINT, STUCCO, CONCRETE) AVAILABLE, CLEARLY MARKED, AND MAINTAINED?	❑YES ❑NO	❑YES ❑NO	
9	ARE VEHICLE AND EQUIPMENT FUELING, CLEANING, AND MAINTENANCE AREAS FREE OF SPILLS, LEAKS, OR ANY OTHER DELETERIOUS MATERIAL?	❑YES ❑NO	❑YES ❑NO	
10	ARE MATERIALS THAT ARE POTENTIAL STORMWATER CONTAMINANTS STORED INSIDE OR UNDER COVER?	❑YES ❑NO	❑YES ❑NO	
11	ARE NON-STORMWATER DISCHARGES (E.G., WASH WATER, DEWATERING) PROPERLY CONTROLLED?	❑YES ❑NO	❑YES ❑NO	
12	(OTHER)	❑YES ❑NO	❑YES ❑NO	

NON-COMPLIANCE

DESCRIBE ANY INCIDENTS OF NON-COMPLIANCE NOT DESCRIBED ABOVE:

CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

PRINT NAME AND TITLE: _____

Signature: _____ Date: _____

STORMWATER POLLUTION PREVENTION PLAN

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OF 1 ACRE OR MORE. THIS CERTIFICATE MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN EST AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

No.	Revision/Issue	Date

INFINITY
INFINITY ENGINEERING GROUP, LLC
1135 Marbella Plaza Drive
Tampa, Florida 33619
[p]: 813.434.4770
[f]: 813.445.4211
www.iegroup.net
Cert. of Auth. No. 27889

Client Name and Address

NISIT SAPPARKHAO
LICENSE NO. 64085
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

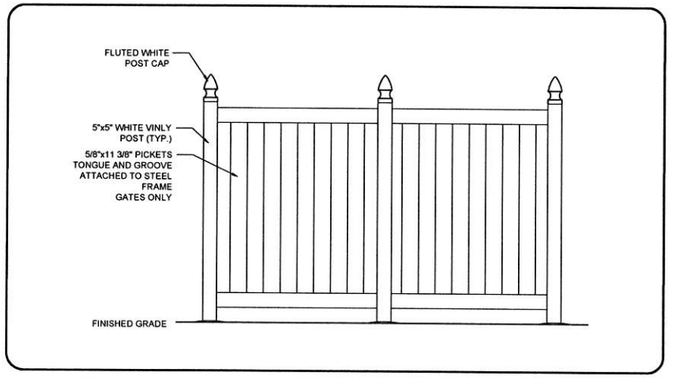
Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
SWPPP INSPECTION FORMS

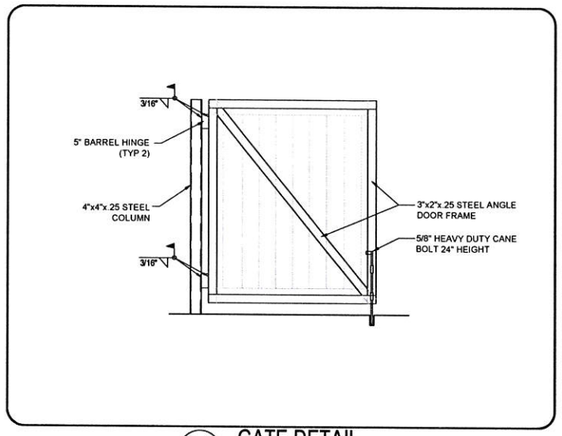
Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet ST3.0

STRUCTURAL NOTE:

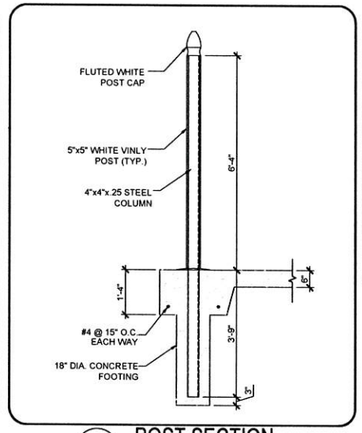
1. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A-615 GRADE 60 (OR EQUAL) AND SHALL COMPLY WITH ALL ACI CODE REQUIREMENTS. THEY SHALL BE FIELD WIRED IN PLACE.
2. REBAR SHALL BE KEPT 2" CLEAR OF ALL EDGES AND 3" CLEAR FROM BOTTOM.
3. ALL CONCRETE SHALL BE MOIST CURED 7 DAYS
4. CONCRETE COMPRESSIVE STRENGTH 3,000 PSI MIN
5. MINIMUM SOIL BEARING 2,000 PSF.
6. WIND SPEED 138 MPH, RISK CATEGORY 2, EXPOSURE CATEGORY "C" PER 2010 FBC
7. PVC FENCE COMPONENTS PRESSURE ARE 43.10 PSF



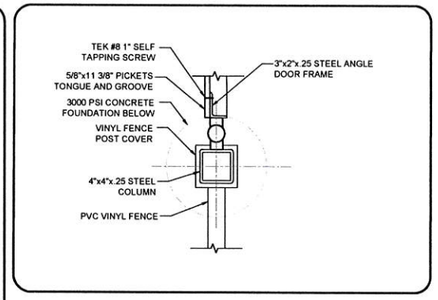
4 TRASH ENCLOSURE SIDE ELEVATION
1/2" = 1'-0"



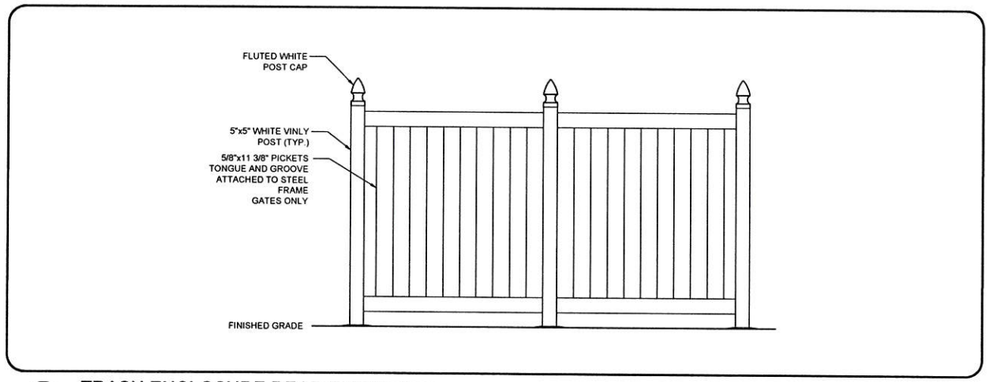
7 GATE DETAIL
1/2" = 1'-0"



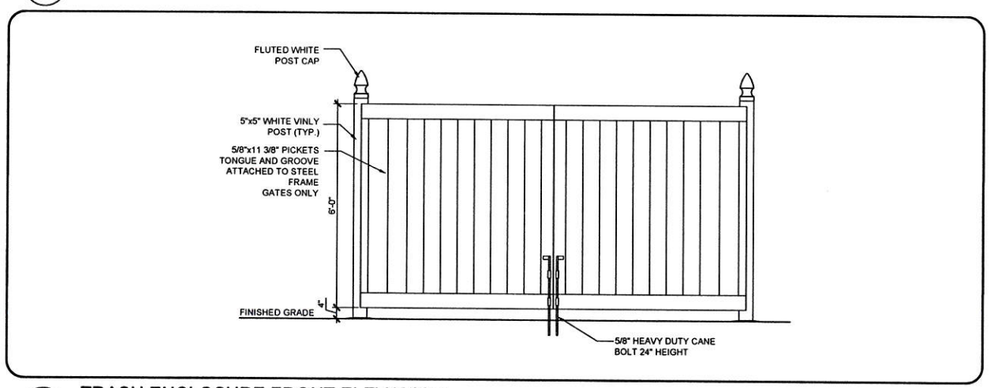
6 POST SECTION
1/2" = 1'-0"



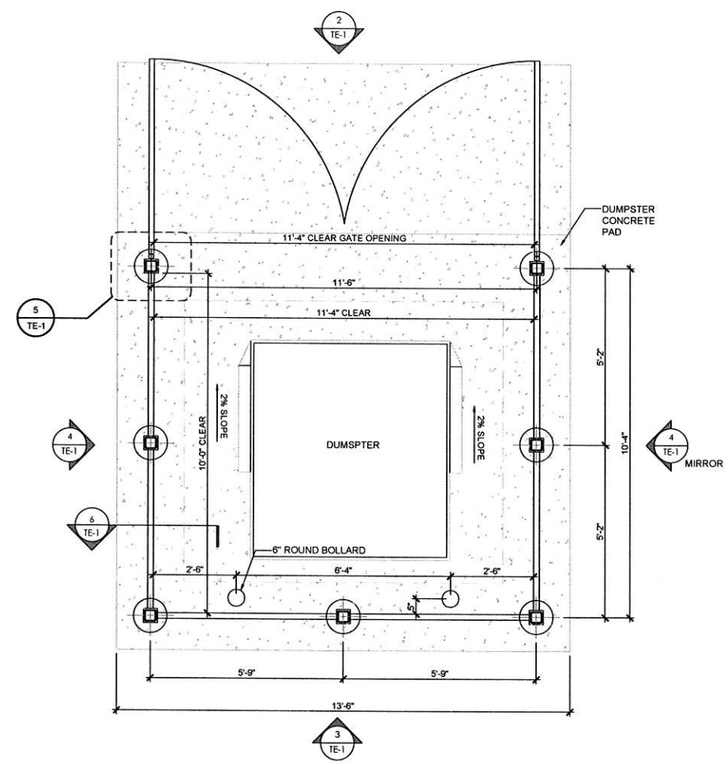
5 POST DETAIL
1-1/2" = 1'-0"



3 TRASH ENCLOSURE REAR ELEVATION
1/2" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

No.	Revision/Issue	Date

INFINITY

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Cert. Auth. No. 27889

Client Name and Address

NISIT SAPPARKHAO
LICENSED
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE FLORIDA 32159

Sheet Title
TRASH ENCLOSURE PLAN

Project No. 165.01.00
Date 09/01/15
Scale AS NOTED
Sheet TE-1

SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

MAP OF SURVEY

DEED NORTH

20 0 10 20

SCALE: 1" = 20'

LEGEND

- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- AGH ABOVE GROUND HEIGHT
- BFP BACKFLOW PREVENTER
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- CONC CONCRETE
- ELEV ELEVATION
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- HYD FIRE HYDRANT
- ID IDENTIFICATION
- INV INVERT
- LB LICENSED BUSINESS NUMBER
- LP LIGHT POLE
- MAG MAGNOLIA TREE
- MB MAILBOX
- MES MITERED END SECTION
- NAVD NORTH AMERICAN VERTICAL DATUM
- N/A NOT APPLICABLE
- OHW OVERHEAD WIRE
- O.R. OFFICIAL RECORDS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- TOB TOP OF BANK
- TOS TOE OF SLOPE
- TYP TYPICAL
- UB UTILITY BOX
- UM UTILITY MARKER
- UP UTILITY POLE
- UR UTILITY RISER
- WM WATER METER
- WV WATER VALVE
- (#) DENOTES NUMBER OF PARKING SPACES
- (B) DENOTES TITLE COMMITMENT ITEM

(+3.00) SPOT ELEVATION

LEGAL DESCRIPTION

PARCEL 1

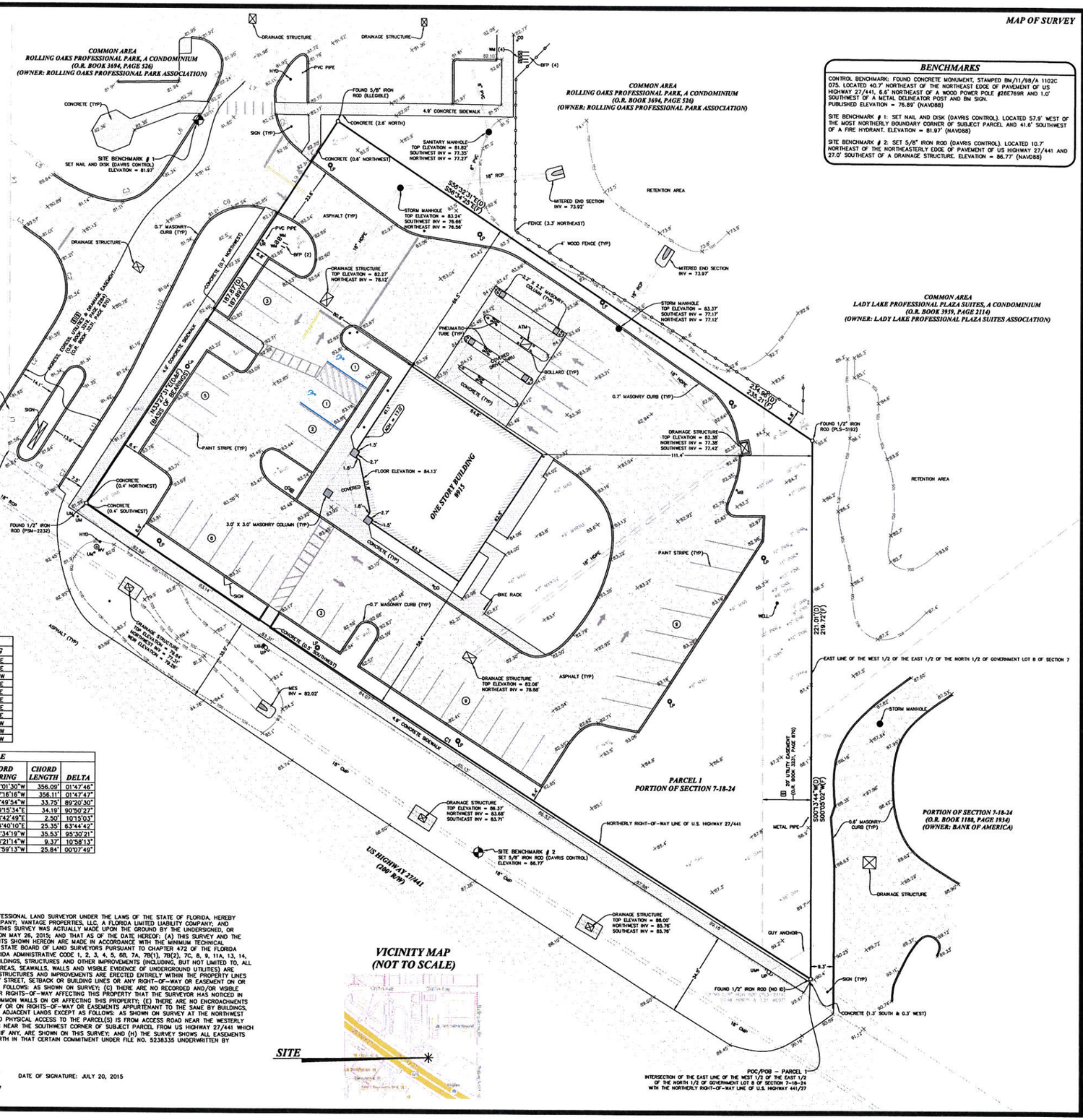
A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7 WITH NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 (200 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE (NORTHEASTERLY) HAVING A RADIUS OF 11359.20 FEET AND A CENTRAL ANGLE OF 01°47'46"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS N. 56°07'37" W., A DISTANCE OF 356.10 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS N. 57°01'30" W, A DISTANCE OF 356.09 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N. 33°27'31" E., A DISTANCE OF 187.87 FEET; THENCE S. 56°32'31" E., A DISTANCE OF 234.96 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7; THENCE S. 00°13'44" W., ALONG SAID EAST LINE A DISTANCE OF 221.01 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7 WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. 441/27 (200 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°14'00"E., ALONG SAID WEST LINE A DISTANCE OF 23.62 FEET; THENCE DEPARTING SAID WEST LINE N.33°50'21"E., A DISTANCE OF 35.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 89°20'30"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 37.42 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N10°49'54"W., A DISTANCE OF 33.75 FEET TO THE POINT OF TANGENT; THENCE N.55°30'09"W., A DISTANCE OF 15.74 FEET TO A POINT OF THE AFOREMENTIONED WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 8 OF SAID SECTION 7; THENCE N. 01°14'00"E., ALONG SAID WEST LINE A DISTANCE OF 31.59 FEET; THENCE DEPARTING WEST LINE S.55°19'12"E., A DISTANCE OF 32.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 90°50'22"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 38.05 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.79°15'34"E., A DISTANCE OF 34.19 FEET TO THE POINT OF TANGENT; THENCE N.33°50'21"E., A DISTANCE OF 47.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 101°15'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2.50 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.28°42'49"E., A DISTANCE OF 2.50 FEET, THENCE S.66°24'43"E., A DISTANCE OF 27.77 FEET; TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 83°41'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 26.70 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.24°40'10" E., A DISTANCE OF 25.35 FEET THE POINT OF TANGENT; THENCE S.56°32'31"E., A DISTANCE OF 1.71 FEET; THENCE S.33°27'31"W., A DISTANCE OF 26.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 95°30'21"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 40.01 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.73°34'19"W., A DISTANCE OF 35.53 FEET THE POINT OF TANGENT; THENCE S.25°49'08"W., A DISTANCE OF 72.49 FEET; THENCE S.33°50'21" W., A DISTANCE OF 34.77 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 49.00 FEET AND A CENTRAL ANGLE OF 10°58'13"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 9.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S.28°21'14" W., A DISTANCE OF 9.37 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11359.20 FEET AND A CENTRAL ANGLE OF 00°07'49" SAID POINT BEING ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441/27 (200 FOOT WIDE); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT THE BEGINNING POINT BEARS N.57°59'13" W., A DISTANCE OF 25.84 FEET SAID ARC SUBTENDED BY A CHORD WHICH BEARS N.57°59'13"W., A DISTANCE OF 25.84 FEET TO THE POINT OF BEGINNING.



BENCHMARKS

CONTROL BENCHMARK: FOUND CONCRETE MONUMENT, STAMPED BM/11/98/A 1102C 075. LOCATED 40.7' NORTHEAST OF THE NORTHEAST EDGE OF PAVEMENT OF US HIGHWAY 27/441, 6.6' NORTHEAST OF A WOOD POWER POLE #26E769R AND 1.0' SOUTHWEST OF A METAL DELINEATOR POST AND BM SIGN. PUBLISHED ELEVATION = 76.89' (NAVD88)

SITE BENCHMARK # 1: SET NAIL AND DISK (DAVRIS CONTROL). LOCATED 57.9' WEST OF THE MOST NORTHERLY BOUNDARY CORNER OF SUBJECT PARCEL AND 41.6' SOUTHWEST OF A FIRE HYDRANT. ELEVATION = 81.97' (NAVD88)

SITE BENCHMARK # 2: SET 5/8" IRON ROD (DAVRIS CONTROL). LOCATED 10.7' NORTHEAST OF THE NORTHEASTERLY EDGE OF PAVEMENT OF US HIGHWAY 27/441 AND 27.0' SOUTHEAST OF A DRAINAGE STRUCTURE. ELEVATION = 86.77' (NAVD88)

SURVEYOR'S REPORT

1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. BASIS OF BEARINGS: DEED BEARING OF N33°27'31"E, ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL, AS SHOWN HEREON.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
4. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
5. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 12069C0165E, MAP REVISED DATE OF DECEMBER 18, 2012, FOR LAKE COUNTY, FLORIDA. (PRIOR TO ANY NEW DEVELOPMENT OR CONSTRUCTION ON THIS SITE, THE LAKE COUNTY BUILDING DEPARTMENT AND THE TOWN OF LADY LAKE BUILDING DEPARTMENT SHALL BE CONSULTED.)
6. THIS IS A BOUNDARY SURVEY.
7. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVED EVIDENCE OF ANY POSSIBLE WETLANDS.
11. SETBACKS AND ZONING WERE OBTAINED FROM THE TOWN OF LADY LAKE ZONING DEPARTMENT AND ARE AS FOLLOWS:
ZONING: CP – PLANNED COMMERCIAL
CURRENT MINIMUM SETBACK REQUIREMENTS:
(A) FRONT YARD – 20 FEET
(B) SIDE YARD – 10 FEET
(C) REAR YARD – 10 FEET
MAXIMUM HEIGHT: 35 FEET, UNLESS FIRE PROTECTION MEASURES ARE PROVIDED.
CONSULT WITH LAKE COUNTY PLANNING DEPARTMENT AND THE TOWN OF LADY LAKE PLANNING DEPARTMENT PRIOR TO ANY CONSTRUCTION ON THIS SITE.
12. THE NEAREST INTERSECTING STREET IS US HIGHWAY 27/441 & ROLLING ACRES ROAD AND IS 410'± SOUTHEAST OF THE SOUTHEAST BOUNDARY CORNER OF SUBJECT PARCEL.
13. THERE ARE 37 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES.
14. SUBJECT PARCEL ACREAGE = 1.27 ACRES MOR OR LESS.
15. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY – COMMITMENT ORDER NO. 5238335, EFFECTIVE DATE: APRIL 06, 2015 AT 11:00 P.M., AS TO SCHEDULE B– EXCEPTIONS, THE FOLLOWING APPLIES:

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A MATTER OF THIS SURVEY)
ITEM 2. TAXES AND ASSESSMENTS FOR THE YEAR 2015 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A MATTER OF THIS SURVEY)
ITEM 3. STANDARD EXCEPTIONS:
A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AS SHOWN ON SURVEY)
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (AS SHOWN ON SURVEY, IF PROVIDED)
C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF THIS SURVEY)
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. (NOT A MATTER OF THIS SURVEY)
ITEM 4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. (NOT A MATTER OF THIS SURVEY)
ITEM 5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
2014 REAL PROPERTY TAXES LEVIED BY LAKE COUNTY SHOW AS PAID UNDER ACCOUNT NUMBER 07182400A-000-02700, ALT KEY NUMBER 3654251 AND ACCOUNT NUMBER 0000000000-000-82214, ALT KEY NUMBER 3872333. (NOT A MATTER OF THIS SURVEY)
ITEM 6. AGREEMENT BETWEEN JOSEPH H. HOLETTE AND FIRST FEDERAL SAVINGS BANK OF LAKE COUNTY AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1491, PAGE 1717 (INGRESS/EGRESS AGREEMENT DOES NOT AFFECT SUBJECT PARCEL. – EXHIBIT C AND EXHIBIT D) AND FIRST AMENDMENT TO ACCESS AGREEMENT IN OFFICIAL RECORDS BOOK 3318, PAGE 2284. (INGRESS, EGRESS, UTILITIES & DRAINAGE EASEMENT AFFECT SUBJECT PARCEL AS SHOWN ON SURVEY)
ITEM 7. ORDINANCE 91-03 RECORDED IN OFFICIAL RECORDS BOOK 1096, PAGE 988. (NOT A MATTER OF THIS SURVEY)
ITEM 8. LIABILITY UNDER THIS POLICY IS PRESENTLY LIMITED TO THE PURCHASE PRICE OF THE LAND – $1,800,000.00, BUT WILL INCREASE TO INCLUDE THE ACTUAL COST OF IMPROVEMENTS ERECTED THEREON, IN GOOD FAITH AND FULLY PAID FOR, NOT TO EXCEED THE FACE AMOUNT OF THE POLICY. (NOT A MATTER OF THIS SURVEY)
ITEM 9. RECIPROCAL EASEMENT AGREEMENT, WITH COVENANTS, CONDITIONS AND RESTRICTIONS, DATED AUGUST 2, 2006, AND RECORDED AUGUST 8, 2006, AT 1:58 P.M., IN OFFICIAL RECORDS BOOK 3331, PAGES 870 – 886, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (INGRESS, EGRESS, UTILITIES & DRAINAGE EASEMENT AS SHOWN ON SURVEY AND UTILITY EASEMENT ALONG THE EAST 20 FEET OF SUBJECT PARCEL AS SHOWN ON SURVEY)
ITEM 10. ORDINANCE NO. 2004-21 RECORDED DECEMBER 21, 2004 IN OFFICIAL RECORDS BOOK 2721, PAGE 1870. (NOT A MATTER OF THIS SURVEY)
ITEM 11. NOTICE OF ADOPTION OF THE FIFTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 14, 2004 IN OFFICIAL RECORDS BOOK 2677, PAGE 803; NOTICE OF ADOPTION OF THE SIXTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 20, 2005 IN OFFICIAL RECORDS BOOK 2812, PAGE 1732; AND NOTICE OF ADOPTION OF THE SEVENTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT RECORDED MARCH 20, 2009 IN OFFICIAL RECORDS BOOK 3746, PAGE 563 AND RECORDED MARCH 20, 2009 IN OFFICIAL RECORDS BOOK 3746, PAGE 1197. (NOT A MATTER OF THIS SURVEY)
ITEM 12. INTERLOCAL AGREEMENT RECORDED AUGUST 18, 2004 IN OFFICIAL RECORDS BOOK 2641, PAGE 416. (NOT A MATTER OF THIS SURVEY)
ITEM 13. ORDINANCE NO. 2003-04 RECORDED MARCH 25, 2003 IN OFFICIAL RECORDS BOOK 2284, PAGE 1713. (NOT A MATTER OF THIS SURVEY)
ITEM 14. RESOLUTION 82-128 RECORDED JANUARY 15, 1983 IN OFFICIAL RECORDS BOOK 1205, PAGE 2446. (NOT A MATTER OF THIS SURVEY)
ITEM 15. ORDINANCE NO. 88-25 RECORDED AUGUST 8, 1988 IN OFFICIAL RECORDS BOOK 975, PAGE 1122. (NOT A MATTER OF THIS SURVEY)
ITEM 16. ORDINANCE NO. 2006-29 RECORDED JUNE 22, 2006 IN OFFICIAL RECORDS BOOK 3193, PAGE 2087. (NOT A MATTER OF THIS SURVEY)
ITEM 17. NOTIFICATION OF DRI EXTENSION RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 4248, PAGE 567. (NOT A MATTER OF THIS SURVEY)
ITEM 18. FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED FEBRUARY 26, 2009 IN OFFICIAL RECORDS BOOK 3737, PAGE 937. (NOT A MATTER OF THIS SURVEY)
ITEM 19. SEWER & WATER UTILITY AGREEMENT RECORDED APRIL 11, 2007 IN OFFICIAL RECORDS BOOK 3408, PAGE 2427. (NOT A MATTER OF THIS SURVEY)

LINE TABLE

LINE	LENGTH	BEARING
L1(D)	23.62'	N00°14'00"E
L2(D)	35.21'	N33°50'21"E
L3(D)	15.74'	N55°30'09"W
L4(D)	31.59'	N00°14'00"E
L5(D)	32.60'	S55°19'12"E
L6(D)	47.02'	N33°50'21"E
L7(D)	27.77'	S66°24'43"E
L8(D)	1.71'	S56°32'31"E
L9(D)	26.07'	S33°27'31"W
L10(D)	72.49'	S25°49'08"W
L11(D)	34.77'	S33°50'21"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1(D)	356.10'	11359.20'	N57°01'30"W	356.09'	01°47'46"
C1(F)	358.12'	11359.20'	N57°18'16"W	356.11'	01°47'47"
C2(D)	37.42'	24.00'	N10°49'54"W	33.75'	89°20'30"
C3(D)	38.05'	24.00'	N79°15'34"E	34.19'	90°50'22"
C4(D)	2.50'	14.00'	N28°42'49"E	2.50'	10°15'03"
C5(D)	26.70'	24.00'	S24°40'10"E	25.35'	63°44'42"
C6(D)	40.01'	24.00'	S73°34'19"W	35.53'	95°30'21"
C7(D)	9.38'	49.00'	S28°21'14"W	9.37'	10°58'13"
C8(D)	25.84'	11359.20'	N57°59'13"W	25.84'	00°07'49"

THE UNDERSIGNED, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES TO CHICAGO TITLE INSURANCE COMPANY, VANTAGE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND GUNSTER, YOAKLEY & STEWART, P.A., THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND BY THE UNDERSIGNED, OR UNDER HIS DIRECT PERSONAL SUPERVISION, ON MAY 26, 2015; AND THAT AS OF THE DATE HEREOF: (A) THIS SURVEY AND THE INFORMATION, BOUNDARIES AND MEASUREMENTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE 1, 2, 3, 4, 5, 6B, 7A, 7B(1), 7B(2), 7C, 8, 9, 11A, 13, 14, 16, 17, 18, 19, 20 AND 21 AND; (B) ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING, BUT NOT LIMITED TO, ALL STREETS, DRIVEWAYS, SIDEWALKS, PARKING AREAS, SEAWALLS, WALLS AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES) ARE LOCATED AS SHOWN, AND SUCH BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES AND DO NOT ENCROACH OVER OR UPON ANY STREET, SETBACK OR BUILDING LINES OR ANY RIGHT-OF-WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY EXCEPT AS FOLLOWS: AS SHOWN ON SURVEY; (C) THERE ARE NO RECORDED AND/OR VISIBLE UTILITY EASEMENTS OR OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY THAT THE SURVEYOR HAS NOTICED IN THE FIELD; (D) THERE ARE NO PARTY OR COMMON WALLS ON OR AFFECTING THIS PROPERTY; (E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS-OF-WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS, STRUCTURES OR IMPROVEMENTS ERECTED ON ADJACENT LANDS EXCEPT AS FOLLOWS: AS SHOWN ON SURVEY AT THE NORTHWEST CORNER OF SUBJECT PARCEL; (F) LEGAL AND PHYSICAL ACCESS TO THE PARCEL(S) IS FROM ACCESS ROAD NEAR THE WESTERLY BOUNDARY OF SUBJECT PARCEL AND STARTS NEAR THE SOUTHWEST CORNER OF SUBJECT PARCEL FROM US HIGHWAY 27/441 WHICH IS PUBLICLY DEDICATED; (G) ALL SETBACKS, IF ANY, ARE SHOWN ON THIS SURVEY; AND (H) THE SURVEY SHOWS ALL EASEMENTS AND OTHER APPLICABLE DOCUMENTS SET FORTH IN THAT CERTAIN COMMITMENT UNDER FILE NO. 5238335 UNDERWRITTEN BY CHICAGO TITLE INSURANCE COMPANY.

INFORMATION PURPOSES ONLY

CHRISTOPHER C. CHITTUM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NUMBER LS-5167

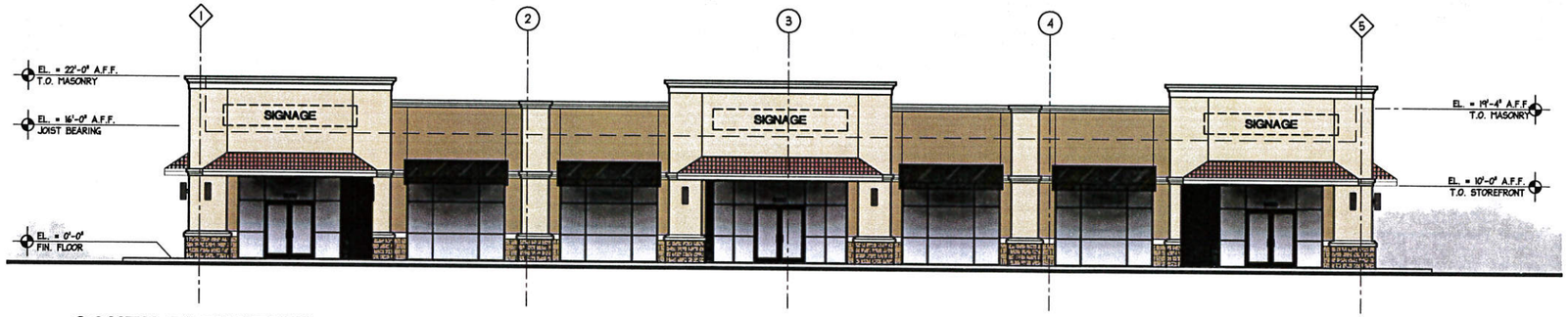
DATE OF SIGNATURE: JULY 20, 2015

DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION: # 7998
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800

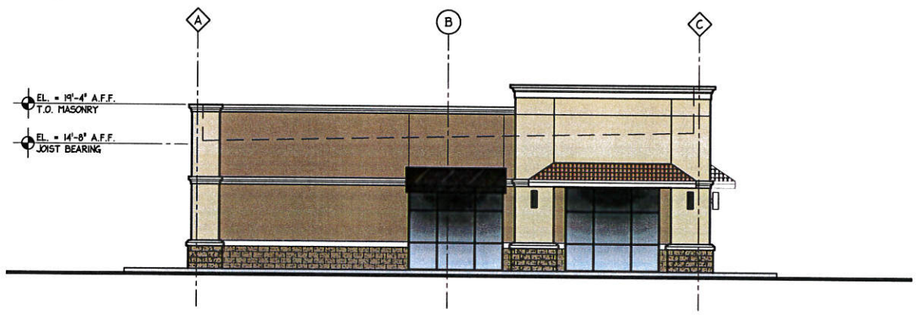
ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY

915 NORTH HIGHWAY 27/441
LADY LAKE, FLORIDA

PROJECT NUMBER: 15065
FILE: 15065 ALTA.dwg
SHEET NO. 1 OF 1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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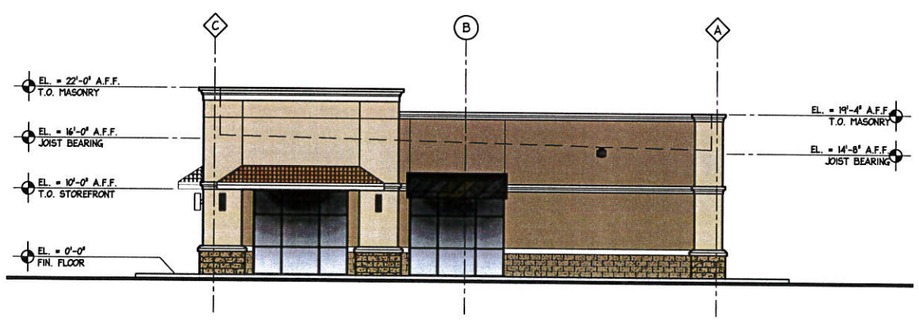
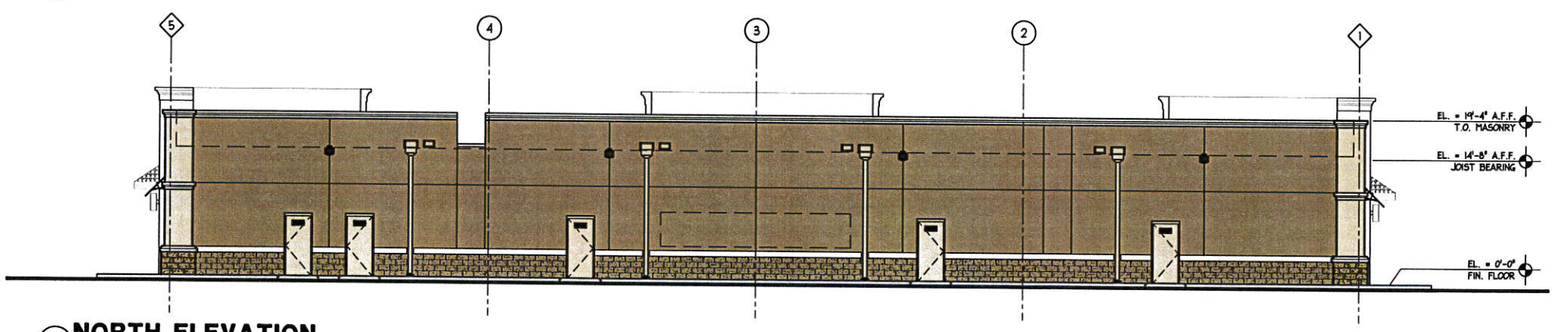
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EF-1	BENJAMIN MOORE: #BM-1013 "TAUPETONE"
EF-2	BENJAMIN MOORE: #HC-92 "WHEELING NEUTRAL"
EF-3	BENJAMIN MOORE: #HC-34 "MARLE WHITE"
MT-1	FMRP, 24 GAUGE BARREL STYLE METAL TILE, PAC-CLAD: "TERRA COTTA"
SF-1	STOREFRONT: "BLACK"
FB-1	FABRIC AWNING: #4608 "BLACK" BY SUNBRELLA

REFER TO SHEET A0.4 FOR KEYNOTE SCHEDULE

FINISH NOTES

1. EIFS FINISH COAT COLORS SHALL BE MIXED TO MATCH PAINT COLORS INDICATED ON THE EXTERIOR FINISH SCHEDULE. PROVIDE 12" X 12" SAMPLES WITH SPECIFIED TEXTURE FOR REVIEW AND APPROVAL PRIOR TO ORDER AND APPLICATION
2. EIFS ACRYLIC FINISH COAT ON PORTLAND CEMENT STUCCO BASE SHALL HAVE MEDIUM DASH TEXTURE
3. ALL PLASTER REVEALS ARE TO BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS NOTED OTHERWISE
4. ALL ALUMINUM COPING SHALL BE PREFINISHED WITH FACTORY-APPLIED KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR
5. ALL PAINTABLE EXPOSED UTILITIES SHOULD BE PAINTED TO MATCH ADJACENT WALL SURFACE UNLESS OTHERWISE SPECIFIED.

ALL SIGNAGE TO BE PROVIDED BY OTHERS & MEET LOCAL CODE AS REQUIRED PER THE JURISDICTION

FWH Architects
Lic# AA 0003300
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
Fax 727. 815. 3337

VANTAGE PROPERTIES
400 CARILLON PARKWAY, SUITE 330
ST. PETERSBURG, FLORIDA 33716
PH# 727-302-8040

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

LADY LAKE
RETAIL DEVELOPMENT
915 NORTH HWY 27/441
LADY LAKE, FLORIDA 32159
LAKE COUNTY

09.11.15
date

15038
comm. no.

EXTERIOR ELEVATIONS

A3.0

J-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2, 2015

SUBJECT: **Ordinance No. 2015-14 – Second/Final Reading** (Tabled from 10/19/15) – An Ordinance Amending the Town of Lady Lake's Code of Ordinances Chapter 10.5, Pensions and Retirements, Article III, Police Officers' Retirement Trust Fund; by Amending Section 10.5-34, Finances & Fund Management – Establishment and Operation of Fund

DEPARTMENT: Town Manager/Town Clerk

STAFF RECOMMENDED MOTION: Approval of **Ordinance No. 2015-14 – Second/Final Reading** – An Ordinance Amending the Town of Lady Lake's Code of Ordinances Chapter 10.5, Pensions and Retirements, Article III, Police Officers' Retirement Trust Fund; by Amending Section 10.5-34, Finances & Fund Management – Establishment and Operation of Fund

SUMMARY: At the June 10, 2015 Police Pension Board meeting, the Board considered a recommendation by The Bogdahn Group to broaden the asset allocation percentages to include real estate investments (not to exceed 15%), and authorized the Board attorney to draft an ordinance to that effect. At the September 9, 2015 Police Pension Board meeting, Scott Christiansen, Board Attorney, proposed the attached draft ordinance for the Board's approval. This ordinance amends Section 10.5-34, Finances and Management – Establishment and Operation of Fund and allows a modification of the investment allocation percentages as discussed. Excerpts of the minutes of both meetings are attached.

The Town Commission approved this ordinance at first reading on October 5, 2015 with a vote of 4-0. This item was tabled at the October 19, 2015 Commission meeting as Mr. West of The Bogdahn Group was unavailable to answer questions.

FISCAL IMPACT: -0-

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [X] Ordinance [ ] Resolution [ ] Budget Resolution
[ ] Other
[ ] Support Documents/Contracts

DEPARTMENT HEAD	Submitted	Date 10/27/15
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
HR	Approved as to Form	Date
TOWN MANAGER	Approved Agenda Item for: 11/2/15	Date 10-27-15

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

ORDINANCE NO. 2015-14

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, AMENDING CHAPTER 10.5, PENSIONS AND RETIREMENT, ARTICLE III, POLICE OFFICERS' RETIREMENT TRUST FUND, OF THE CODE OF ORDINANCES OF THE TOWN OF LADY LAKE, BY AMENDING SECTION 10.5-34, FINANCES AND FUND MANAGEMENT – ESTABLISHMENT AND OPERATION OF FUND; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: That Chapter 10.5, Pensions and Retirement, Article III, Police Officers' Retirement Trust Fund, of the Code of Ordinances of the Town of Lady Lake, is hereby amended by amending Section 10.5-34, Finances and Fund Management – Establishment and Operation of Fund, subsection (6)(b), to read as follows:

(6)(b) All monies paid into or held in the fund shall be invested and reinvested by the board and the investment of all or any part of such funds shall be limited to:

1. Annuity and life insurance contracts with life insurance companies in amounts sufficient to provide, in whole or in part, the benefits to which all of the members in the fund shall be entitled under the provisions of this system and pay the initial and subsequent premium thereon.

2. Time or savings accounts of a national bank, a state bank insured by the Bank Insurance Fund or a savings/building and loan association insured by the Savings Association Insurance Fund which is administered by the Federal Deposit Insurance Corporation or a state or federal chartered credit union whose share accounts are insured by the National Credit Union Share Insurance Fund.

3. Obligations of the United States or obligations guaranteed as to principal and interest by the government of the United States or by an agency of the government of the United States.

4. Bonds issued by the State of Israel.

5. Stocks, commingled funds ~~administered by national or state banks~~, mutual funds or other investment vehicles approved by the board and bonds or other evidences of indebtedness, provided that:

   a. Except as provided in subparagraph b., all individually held securities and all securities in a commingled or mutual fund or other investment vehicle approved by the board must be issued or guaranteed by a corporation organized under the laws of the United States, any state or organized territory of the United States, or the District of Columbia.

   b. Up to twenty-five (25) percent of the assets of the fund at market value may be invested in foreign securities.

   c. ~~The board shall not invest more than five (5) percent of its assets in the common stock, capital stock, or convertible securities of any one (1) issuing company, nor shall t~~The aggregate investment in any one issuing company shall

not exceed five (5) percent of the outstanding capital stock of that company; nor shall the aggregate of its investments in common stock, capital stock and convertible securities at market exceed sixty-five (65) percent of the assets of the fund.

6. Real estate investments in an amount not to exceed fifteen percent (15%) at market value of the assets of the fund. The Board may invest in real estate directly or through an investment vehicle approved by the Board.

7. In addition, the Board may, upon recommendation by the board's investment consultant, make investments in group trusts meeting the requirements of Internal Revenue Service Revenue Ruling 81-100, Revenue Ruling 2011-1, IRS Notice 2012-6 and Revenue Ruling 2014-24 or successor rulings or guidance of similar import, and operated or maintained exclusively for the commingling and collective investment of monies, provided that the funds in the group trust consist exclusively of trust assets held under plans qualified under section 401(a) of the code, individual retirement accounts that are exempt under section 408(e) of the code, eligible governmental plans that meet the requirements of section 457(b) of the code, and governmental plans under 401(a)(24) of the code. For this purpose, a trust includes a custodial account or a separate tax favored account maintained by an insurance company that is treated as a trust under section 401(f) or under section 457(g)(3) of the code, While any portion of the assets of the fund are invested in such a group trust, such group trust is itself adopted as a part of the system or plan.

   a. Any collective or common group trust to which assets of the fund are transferred pursuant to subsection c. shall be adopted by the Board as part of the plan by executing appropriate participation, adoption agreements, and/or trust agreements with the group trust's trustee.

   b. The separate account maintained by the group trust for the plan pursuant to subsection c. shall not be used for, or diverted to, any purpose other than for the exclusive benefit of the Members and Beneficiaries of the plan.

   c. For purposes of valuation, the value of the separate account maintained by the group trust for the plan shall be the fair market value of the portion of the group trust held for the plan, determined in accordance with generally recognized valuation procedures.

SECTION 2: Incorporation into the Code. Specific authority is hereby granted to codify and incorporate this Ordinance in the existing Code of Ordinances of the Town of Lady Lake.

SECTION 3: Repeal of Prior Inconsistent Ordinances and Resolutions. All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4: Severability. If any section, subsection, sentence, clause, phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 5: Effective Date. That this Ordinance shall become effective upon its adoption.

PASSED AND ORDAINED this __ day of _____, 2015, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final reading.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

DRAFT

MINUTES OF THE LADY LAKE
REGULAR POLICE PENSION BOARD MEETING
LADY LAKE, FLORIDA
June 10, 2015

The Police Pension Board Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

A. CALL TO ORDER: Member Lt. Tempesta called the meeting to order at 1:30 p.m.

MEMBERS PRESENT: Member Lt. Robert Tempesta, Member Lt. Jason Brough; Member John Schmied and Member Pete Chiasson

TOWN STAFF PRESENT: Jeannine Michaud, Finance Director; Chris McKinstry, Police Chief; and Nancy Slaton, Deputy Town Clerk

ALSO IN ATTENDANCE: Scott Christiansen of Christiansen & Dehner, P.A.; David West of Bogdahn Consulting, LLC; Mayor Ruth Kussard; Officer Vernon Wherry; and Dee Dee Rountree

B. PUBLIC COMMENT

Member Tempesta asked if anyone in the audience had any comments or questions. There were no questions or comments.

C. OLD BUSINESS

1. Approval of Minutes: Regular Meeting – March 11, 2015

Upon a motion by Member Schmied and seconded by Member Lt. Brough, the Board approved the meeting minutes of March 11, 2015, as presented, by a vote of 4-0.

2. Consideration/Discussion of a Recommendation to Change the Asset Allocation (David West of The Bogdahn Group)

David West of The Bogdahn Group passed out a copy of the Investment Policy Statement that has been revised with recommended changes. He explained to the two new members that his company is the investment consultant for the plan and assists in the engineering of the investments, and works with the actuary to make sure the documents meet actuarial requirements. He stated their objective is to construct the investments to preserve the assets and meet actuarial rates, and that they monitor the performance of the managers of the plan.

Mr. West stated that this recommendation to broaden asset allocations has been discussed previously and was most recently brought up at the last meeting. He stated that they are governed by statutory requirements and local ordinance, and those restrictions are used in the drafting of the investment policy statement. He stated the current asset allocations are fairly restricted by the local ordinance at this time. Mr. West stated that he and Mr. Christiansen had worked together to revise an ordinance for another nearby municipality and some of the language from that ordinance was used in the suggested revisions to the Town's local ordinance as

presented in the handout. He stated the Town Commission would have to approve a revised ordinance as the first step in changing asset allocations.

Mr. West reviewed the suggested changes to target allocations as follows:

Asset Class	Current Target	Proposed Target	Proposed Range	Benchmark Index
Domestic Equity	50%	45%	40-50%	Russell 3000
International Equity	10%	15%	10-20%	MSCI-ACWIxUS
Broad Market Fixed Income	40%	25%	25-35%	Barclay's Aggregate
Global Fixed Income	0%	5%	0-7%	B of A ML GlobalxUS
TIPS	0%	0%	0-7%	Barclays Int. TIPS
Real Estate	0%	10%	0-15%	ODCE Property Index

Member Chiasson clarified that the proposed asset allocations are to broaden the types of investments the plan can make to include more global fixed income investments and real estate which will decrease the percentages of other asset types in order to expand into those markets.

Mr. West agreed and continued to explain the investment possibilities for the proposed changes to include real estate, which should consist of brick and mortar commercial leases, and global bond markets. He stated that they have added a whole new level of screening for any new managers for these proposed asset additions to insure inherent safety mechanisms are in place. Mr. West stated if the asset allocations are changed, he will arrange an educational session for the Board regarding real estate and global bond investments.

Member Chiasson asked if the size of this fund (currently at $6.6 million) will restrict real estate investments to one or two instruments.

Mr. West replied that this fund is small compared to some others in the state and it will restrict investments, although there are a couple of vetted managers who will accept this size of an investment to manage. He stated Real Estate Operating Funds (REOPs) are another way to utilize real estate investments, although he does not recommend it as it is essentially an equity.

Mr. West stated that his company cannot do anything until the Board makes a recommendation for the change, which must then be approved by the Town Commission by local ordinance. He stated that the Investment Policy Statement would then be changed as well, and it must be publically noticed for 31 days to allow for any objections or issues to be noted before it is official.

Member Lt. Tempesta asked Mr. Christiansen what the Board's next step should be.

Mr. Christiansen replied that the Board would need to make a recommendation for the asset allocation change, then it would be considered by the Town Commission by ordinance change before the Investment Policy Statement is changed. He stated that previous comments by Town staff have been on the conservative side in regard to changes.

Member Lt. Brough commented that one of the Commissioners suggested this change at the last meeting according to the minutes.

Mr. Christiansen agreed, stating that the Commissioner was bothered by the fact there was so much invested in bonds. He suggested that perhaps a Town Commission workshop or meeting can be held if he drafts an ordinance and Mr. West could attend to explain the reasoning for the changes.

After further discussion, Mr. Christiansen stated that even if the Town agrees to change the ordinance to allow the Board leeway to invest in other areas, the Board will still make the decision as to whether they want to or not.

Members of the Board agreed with Mr. Christiansen's suggestion that the language of the new ordinance should be conservative enough to allow for the suggested changes in asset allocation, which could be the basis for discussion at a workshop and the proposed revisions to the Investment Policy Statement.

Upon a motion by Member Schmied and a second by Member Lt. Brough, the Board authorized Mr. Christiansen, Board Attorney, to draft an ordinance based on the recommended changes to the Investment Policy Statement regarding asset allocations, by a vote of 4-0.

As an addendum to this motion, the Board agreed that a workshop may need to be scheduled for the Town Commission to review the newly drafted ordinance and that Mr. West may need to be in attendance to discuss the ordinance revision (at no additional cost to the Town).

D. NEW BUSINESS

Board Attorney Scott Christiansen stated that outgoing members Officer Vernon Wherry and Dee Dee Rountree are present at this meeting. He thanked them for their many years of service on the Board and stated he enjoyed working with them, as did the members of the Board.

3. Introduction of New Commission Appointed Board Member – Pete Chiasson

Member Lt. Tempesta introduced Pete Chiasson as a new Police Pension Board member appointed by the Town Commission at their meeting of May 18, 2015 to replace Member Van Reynolds who resigned in May. He asked Mr. Chiasson to tell the Board a little about himself.

Member Chiasson stated his business expertise has largely been in the marketing and management areas, and that he has some experience in investing on a personal level. He commented that he is glad to be on the Board and looks forward to working with everyone.

4. Acknowledgement of the Police Officer Reappointment of Member Lt. Robert Tempesta and the Police Officer Appointment of Lt. Jason Brough

Board Attorney Scott Christiansen stated that every two years, two board positions for the Town of Lady Lake Police Pension Board are up for renewal. He stated that these positions were filled by Officer Wherry and Lt. Robert Tempesta, and since Officer Wherry relinquished his position, the membership elected Lt. Robert Tempesta and Lt. Jason Brough. They have agreed to serve on this board for the next two years.

5. Consideration of a Board Selected Appointment to the Police Pension Board to Replace Member Rountree

Mr. Christiansen reported that the Board has received State monies in the amount of $98,306, and confirmed with the Finance Director that the money has been deposited into the plan's account.

Mr. Christiansen confirmed that the reports from Foster & Foster are being put on the Town's website as a compliance requirement.

Mr. Christiansen reported further on Senate Bill 172 regarding the shared contribution component, which this plan is not required to have in place until 2017. He stated that the Division of Retirement has answered questions by some of the plans and has posted these on their website.

a) Draft Ordinance No. 2015-14 - Modification of Investment Allocation

Mr. Christiansen stated that he prepared a draft ordinance to allow for changes in the investment parameters to include real estate investments up to a max of 15%, and to allow the Board to invest in an investment vehicle called a group trust, as directed by the Board at the last meeting.

Member Chiasson asked for clarification on the wording in the ordinance regarding investments not exceeding 5% and aggregate investments not exceeding 65%.

Mr. Christiansen explained that the first limitation is that the plan cannot invest in more than 5% in any one company, and the second limitation is that all of the plan's total portfolio cannot exceed 65% of the fund.

After further discussion, and upon a motion by Member Schmied, and a second by Member Tempesta, the Board approved sending this draft ordinance to the Town Commission with a recommendation that they approve it.

Town Manager Kris Kollgaard commented that the Board recommended a workshop meeting for the Commission regarding this ordinance at the last meeting, and asked if the Board still wanted to hold a workshop.

Mr. Christiansen stated that he would leave it up to the Town Manager. He said the issue is to convince the Commission that this is a good thing to do, and perhaps a representative from the Bogdahn Group could attend the Commission meeting to answer any questions.

Ms. Kollgaard recommended that this ordinance go before the Town Commission for first reading at their meeting on October 5th, and for second/final reading on October 19th. She agreed it would be helpful to have someone from the Bogdahn Group in attendance to answer any questions by the Commission.

Mr. West of the Bogdahn Group stated that he would not be able to attend on October 5th, but that he could schedule a colleague to attend the meeting to answer any questions.

It was the consensus of the Board that this ordinance go directly on the agenda of the October 5th Commission meeting with a representative from the Bogdahn Group attending to answer any questions; with no workshop necessary.

~~Proposed 2016 Meeting Dates~~

K-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2, 2015

SUBJECT: Consideration of Appointment to the Library Board

DEPARTMENT: Clerk's Office

STAFF RECOMMENDED MOTION: Appoint One New Member to the Library Board

SUMMARY: Currently, the Library Board has one vacancy due to a member resigning. There is one application on file from Joseph D'elia for consideration of appointment.

FISCAL IMPACT: N/A

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

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

[ ] **Other** [X] **Support Documents** (Application)

DEPARTMENT HEAD	**Submitted** 10-27-15	**Date**
HR	**Approved as to form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 11/2/15	**Date** 10/27/15

COMMISSION ACTION:

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

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

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 9/5/2015

Name: JOSEPH D'ELIA

Mailing Address: 109 MAGNOLIA DR LADY LAKE, FL 32159

Location of residence: SAME

Business Location (if applicable): _____
(Economic Development Advisory Committee only)

Home Phone: 352-350-7114 **Work Phone:** _____

Cell Phone: 352-777-3142 **E-Mail Address:** akjoed@gmail.com

Check below the Committees or Boards that you are willing to serve on:

- [ ] Citizens Advisory Task Force
- [ ] Economic Development Advisory Committee
- [X] Library Board
- [ ] Lake County Library Board Representative
- [ ] Planning & Zoning Board
- [ ] Parks, Recreation & Tree Advisory Board
- [ ] Police Pension Board

Occupation: RETIRED LIBRRIAN

Training or experience related to activities of boards or committees to which appointment is sought: FORMER DIRECTOR OF MILLVILLE PUBLIC LIBRARY, MILLVILLE, NJ AND FORMER DIRECTOR OF KODIAK PUBLIC LIBRARY, KODIAK, AK

Member of the following professional or business organizations: FORMER MEMBER/PRESIDENT OF ALASKA LIBRARY ASSOCIATION AND FORMER MEMBER/PRESIDENT OF KIWANIS CLUB OF KODIAK

Have you served on a Town board or committee in the past? NOT IN LADY LAKE

If yes, name of committees/boards and dates: _____

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) No

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. LINDA FREED 3295 WOODY WAY LOOP KODIAK, AK 99615 907-486-5314
2. DEBRA MALAR CITY OF KODIAK P.O. BOX 1397 KODIAK, AK 99615 907-486-8633
3. SUE SHERIF 3600 DENALI ST. ANCHORAGE, AK 99503 907-488-2070

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Joseph D'Elia

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

LIBRARY BOARD

- VOTING FORM -

Date: November 2, 2015

Please mark your selection and sign your name at the bottom.

Appointment:

	Yes	No
Joseph D'elia	☐	☐

Thank you.

Selection made by: _____
(Name of Commissioner)

VOID ORIGINAL-USE PASSED OUT COPY FOR VOTE

K-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2, 2015

SUBJECT: Consideration of Two Appointments to the Planning and Zoning Board

DEPARTMENT: Clerk's Office

STAFF RECOMMENDED MOTION: Appointment of Two Members to the Planning and Zoning Board

SUMMARY: Currently, the Planning and Zoning Board has two vacancies as Mr. Gil Pierson and Mr. Alfred Monteleone both resigned due to residency requirements. There are currently three applications on file that include Pete Chiasson, Diana Crouch and Phil Mathias.

FISCAL IMPACT: N/A

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other [X] Support Documents – Applications

DEPARTMENT HEAD	Submitted 10/27/15	Date
HR	Approved as to form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN MANAGER	Approved Agenda Item for: 11/2/15	Date 10/26/15

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

Julia Wolfe

From: Christopher Ayres <chr.ayres@gmail.com>
Sent: Wednesday, March 25, 2015 11:55 AM
To: Nancy Slaton; Julia Wolfe
Subject: Fwd: New Board/Committee Application

From: **LadyLake.org** <ladylake@host103.hostmonster.com>
Date: Sat, Mar 21, 2015 at 3:00 PM
Subject: New Board/Committee Application
To: pachiasson@aol.com

Name: Peter Chiasson
Application Date: March 21, 2015
Address: 136 Palermo Place
Location of residence: Lady Lake
Business Location:
Home Phone: 352-430-2662
Work Phone:
Cell Phone: 352-255-2760
Email: pachiasson@aol.com
Boards to serve on: Police Pension Board
Occupation: Retired...but work part time on one of The Villages golf courses
Training or experience related to board sought: Degreed Mechanical Engineer, MBA, Chairman of the Board, CEO, President, Vice President and Owner of various companies. Taught management, marketing, economics and MBA courses at both the graduate and undergraduate levels. Have served on several boards of both public and private companies. Worked to develop a new master plan for a small town in NH. Served on Zoning Board for both New Durham NH and Lady Lake FL.
Member of professional/business organizations: Retired now but previously was a member of many business organizations.
Served in past?: Yes
If yes, which one?: Lady Lake Zoning Board (2007-2008), New Durham (NH) Zoning Board (1990-1993)
Nationality: American (French-Italian)
Convicted of felony?: No
Reference 1: Frank Scordino, Lady Lake, 352-750-6375
Reference 2: Jack Powers, Lady Lake, 352-751-1638
Reference 3: Jimmy Cesaroni, Lady Lake, 352-259-4768
Additional comments: Preference for either the Police Pension Board or the Economic Development Committee but will serve on the Zoning Board if the town feels this will be more helpful. ✓ PLANNING & ZONING AS OF 8/13/15
From: LadyLake.org
Cc: pachiasson@aol.com

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 10/6/2015

Name: Diana Crouch

Mailing Address: 735 S. US Highway 441, Apt 171

Location of residence: Lady Lake, FL 32159

Business Location (if applicable): _____
(Economic Development Advisory Committee only)

Home Phone: 352-430-3513 **Work Phone:** 352-753-0077

Cell Phone: 727-315-3165 **E-Mail Address:** crouch.diana@yahoo.com

Check below the Committees or Boards that you are willing to serve on:

- [ ] Citizens Advisory Task Force
- [ ] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [X] Planning & Zoning Board
- [ ] Parks, Recreation & Tree Advisory Board
- [ ] Police Pension Board

Occupation: current - hostess - Glenview Country Club.

Training or experience related to activities of boards or committees to which appointment is sought: almost 20 years in corporate commercial real estate development as a Real Estate Rep for 7-Eleven, Real Estate manager for Dunkin Donuts and preferred Developer for CVS

Member of the following professional or business organizations: _____
International Council of Shopping Centers

Have you served on a Town board or committee in the past? No

If yes, name of committees/boards and dates: _____

ethnicity - white

~~Nationality: (optional)~~ _____ **(This information is for use in the Annual Florida Department of State Report only.)**

Have you ever been convicted of a felony? (optional) No

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Roberto Sapia / 806 madison St, Tavares, FL / 352-326-8231
2. Ted Hallum / 17555 25th Ter SE, Summerfield, FL / 832-851-9942
3. Courtney McCloskey / 2736 W Main St, Wappingers Falls, NY / 845-489-7212

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Deana Crouch

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

Diana Crouch

Dynamic Commercial Development Manager -

Lady Lake, FL 32159
crouch.diana@yahoo.com - 727-315-3165

Key Contributor & Effective Leader supporting development operations in fast-paced and high-stress environments. Experienced in creating comprehensive business development strategies, negotiating contracts, and implementing comprehensive site plans. Excel in creating strong relationships with both internal and external customers while simultaneously managing complex projects.
Willing to relocate: Anywhere
Authorized to work in the US for any employer

WORK EXPERIENCE

Development Manager

CSC Properties LLC - Clearwater, FL - March 2013 to September 2015

Directly manage a variety of administrative and operational functions within a fast-paced organization with a focus on increasing efficiency and productivity within the organization
* Perform in-depth market research, analyze potential development sites prior to selection, and successfully handle contract negotiation
* Coordinate site-plan reviews along within utilizing exceptional communication skills to development comprehensive marketing strategies and source potential clients within the community

Senior Real Estate Representative

7-Eleven - Clearwater, FL - July 2006 to January 2010

Presented new sites in the field to local management, build to suit, ground lease and purchase contract negotiation, New Site Package preparation and submittal to Corporate Executive Committee to include ten year financial proforma, contracts executed by Seller or Landlord, construction cost estimate, geotechnical report and environmental Phase I and II, site planning to include redlining civil engineered plans and responses to municipal agency comments, orchestrating neighborhood meetings, and overall project management through final Certificate of Occupancy.

Development Manager

Armstrong Development - Tampa, FL - 2003 to 2004

Successfully handled several development related tasks within the organization which included creating a complex market development plan for the organization's main client, CVS Pharmacy
* Completed market research, acquired sites, negotiated large-scale contracts, and designed and implemented project timelines

Development Manager

Allied Domecq QSR - Tampa, FL - 2002 to 2003

Coordinated several functions related to development such as creating an annual development strategy, analyzing market trends, and completing all site approval packages
* Utilized extensive communication and interpersonal skills to negotiate contracts, monitor organizational development goals, and facilitate all document management

Senior Real Estate Representative

Northeast Division - 1997 to 2002

Responsibilities

Market Research, site selection, site presentations in the field to local Senior Management, contract negotiation, New Site Package preparation and submittal to Corporate Executive Committee to include ten year financial proforma, contracts executed by Seller or Landlord, construction cost estimate, geotechnical report and environmental Phase I and II, site planning to include redlining civil engineered plans and responses to municipal agency comments, orchestrating neighborhood meetings, and overall project management through final Certificate of Occupancy.

EDUCATION

Valencia Community College - Winter Park, FL

ADDITIONAL INFORMATION

Key Competencies

- Strategy Development
- Market Research
- Contract Negotiation
- Team Leadership

- Vendor Management
- Attention to Detail
- Development Site Analysis
- Project Management

- Training/Coaching
- Complex Problem Solving
- Inventory Management
- Business Development

FENNEMORE CRAIG, P.C.

3003 North Central Avenue, Suite 2600
Phoenix, Arizona 85012-2913
(602) 916-5000

John M. Pearce
Direct Phone: (602) 916-5376
Direct Fax: (602) 916-5576
jpearce@fclaw.com

David E. Vieweg
Direct Phone: (602) 916-5358
Direct Fax: (602) 916-5558
dvieweg@fclaw.com

Law Offices
Phoenix (602) 916-5000
Tucson (520) 879-6800
Nogales (520) 281-3480
Las Vegas (702) 692-8000
Denver (303) 291-3200

February 22, 2010

RE: Letter of Recommendation – Diana Crouch

To whom it may concern:

This letter is written with respect to Diana Crouch. We are two partners in Fennemore Craig, a law firm with offices in Phoenix, Las Vegas, and Denver.

We worked closely with Ms. Crouch for several years in her capacity as a Senior Real Estate Manager for 7-Eleven, Inc. In her role as Senior Real Estate Manager, and in fulfilling our role as 7-Eleven's outside counsel, we worked together almost daily on many different, challenging real estate matters.

At all times, we have been impressed with Ms. Crouch's highly organized ability to juggle many real estate projects at the same time, and her knack for reasoning productively with parties on the other side of the transaction, who are often very difficult to deal with. She takes charge of her transactions, and assumes full responsibility for moving matters forward. She takes initiative and would often resolve issues with landlords before we could contact landlord's counsel to address the issues. Her knowledge of real estate law, and ancillary disciplines such as lending, environmental, franchise, and other concerns, was very impressive. There is no question that Ms. Crouch's effective skills in drafting, reviewing and negotiating contracts, proposals and various other legal documents, led to many successful outcomes that normally would have been foiled by the process of employing typical legalese and "lawyer negotiations". Ms. Crouch's background in development is also a major skill set advantage she brings to the table, as she is very familiar with, among other things, construction issues, site plans, legal descriptions, and title matters.

In summary, Ms. Crouch is a highly organized, motivated, skilled individual, who can deal effectively with people and circumstances, and get to the bottom line. She would be a huge asset to a law firm or other organization requiring a motivated, experienced, highly intelligent and well trained individual to work on legal aspects of real estate matters.

We would be happy to provide further thoughts and information if requested.

Very truly yours,

John M. Pearce

David E. Vieweg

2286895.1/05000.000

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 02 MAR 15

Name: PHIL MATHIAS

Mailing Address: 1

Location of residence: 1404 MEADOW VIEW WAY

Business Location (if applicable): _____
(Economic Development Advisory Committee only)

Home Phone: _____ Work Phone: _____

Cell Phone: 352-636-2358 E-Mail Address: PKMATHIAS@CENTURYLINK.NET

Check below the Committees or Boards that you are willing to serve on:

- [X] Citizens Advisory Task Force
- [ ] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [X] Planning & Zoning Board
- [X] Parks, Recreation & Tree Advisory Board
- [X] Police Pension Board

Occupation: RETIRED ENGR.

Training or experience related to activities of boards or committees to which appointment is sought: _____

Member of the following professional or business organizations: _____

Have you served on a Town board or committee in the past? YES.

If yes, name of committees/boards and dates: _____

PER / PEZ /

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Jim Richards
2. Ruth Kuzzard
3. Mike Burske

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

_____
Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

PLANNING & ZONING BOARD

- VOTING FORM -

Date: November 2, 2015

Please mark your selections (2) and sign your name at the bottom.

Appointments:

	Yes	No
Pete Chiasson	☐	☐
Diana Crouch	☐	☐
Phil Mathias	☐	☐

Thank you.

Selections made by: _____
(Name of Commissioner)

VOID ORIGINAL-USE PASSED OUT COPY FOR VOTE

K-10

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 2, 2015

SUBJECT: Consideration of Four Appointments/Reappointment to the Economic Development Advisory Committee

DEPARTMENT: Clerk's Office

STAFF RECOMMENDED MOTION: Appoint/Reappoint Four Members to the Economic Development Advisory Committee

SUMMARY: Currently, one member's term has expired and there are three vacant positions on the Economic Development Advisory Committee, for a total of four available positions. Betty Salas' term expired and she wishes to be reappointed.

There are four other applications on file for consideration for this board and they include Heather Curry, Ronald Francis III, Frank Kirschenheiter, and Amanda Walters.

FISCAL IMPACT: N/A

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

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

[ ] **Other** [X] **Support Documents – Applications**

DEPARTMENT HEAD	**Submitted** 10/27/15	**Date**
HR	**Approved as to form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 11/2/15	**Date** 10/27/15

COMMISSION ACTION:

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

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

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 02-09-2012

Name: Betty Salas

Mailing Address: 38801 Berchfield Road

Location of residence: Lady Lake

Business Location (if applicable): 117 N. US Hwy 27/441 - LL
(Economic Development Advisory Committee only)

Home Phone: — Work Phone: 352-753-9828

Cell Phone: 352-516-2156 E-Mail Address: betty@allvillagerealty.com

Check below the Committees or Boards that you are willing to serve on:

- [X] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Planning & Zoning Board
- [ ] Parks & Recreation Advisory Board
- [ ] Police Pension Board
- [ ] Tree & Beautification Advisory Committee

Occupation: Real Estate - owner/Broker

Training or experience related to activities of boards or committees to which appointment is sought: Multiple transactions assisting businesses and individuals in zoning and land use changes.

Member of the following professional or business organizations:
Director/Board Member Lake-Sumter Real Estate Board

Have you served on a Town board or committee in the past? No

If yes – name of committees/boards and dates

Nationality: (optional) US Citizen **(This information is for use in the Annual Florida Department of State Report only.)**

Have you ever been convicted of a felony? (optional) No

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Jack Kiley - 3230 Lake Griffin Rd - 753-1384
2. Elijah Bailey - 1107 N. Thomas Ave. - 267-4078
3. Nancy Steinmetz - 3718 Lake Griffin Rd - 753-9009

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Betty Sale

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

~~**Please note:** You may be required to fill out a financial disclosure form.~~

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 01-30-12

Resume

Betty Anne Salas
38801 Berchfield Rd
Lady Lake, FL 32159
(352)516-2156
betty@allvillagerealty.com

Broker Owner of Real Estate Company
Owner, Broker, October 2008- Present
Coldwell Banker All Village Realty, Lady Lake, Florida
Purchased the Real Estate Company in fall of 2008. Increased company size from 15 agents to 34 agents. Oversee daily operations of all transactions and office in general. Brought on more staff to assist in office growth. Was appointed to the Board of Realtors Association of Lake & Sumter County in 2011. Served on the Governmental Review Board for Realtors Association of Lake & Sumter County in both 2011 and 2012. On the Educational Committee for the Realtors Association of Lake & Sumter County for 2011-Present. Served on the Professional Standards Committee for 2011. Attended Great American Realtor Days in Tallahassee in April, 2012.

Professional Experience
Office Manager, Broker Associate, February 2005 - 2008
Coldwell Banker All Village Realty, Lady Lake, Florida
Lead growth in office from a 3 agent office to a 15 agent office.
Managed all office operations of a 15 agent office, both residential and commercial. In charge of all aspects of oversight of all listings and sales transactions. Resolved all contract/listing disputes for the office, consulting with company lawyer as needed. Oversaw inputting, updating, and maintenance of all office MLS listings. Conducted & oversaw all training and motivational meetings for agents. Responsible for scheduling and coordinating all floor duty for agents. Helped lead a complete updating of company website. Helped develop plans for construction of new office building and transition from old site to new site. Continued to list and sale both commercial and residential real estate.

Real Estate Sales Associate, December 2003 - January 2005
Coldwell Baner All Village Realty, Lady Lake, Florida
Involved in all aspects of listing, showing, and closing both commercial and residential real estate, with a heavy emphasis on commercial listings. This included all presentations of listing agreements, offers and contracts along will all applicable negotiations. Gained extensive experience in negotiating contracts with large real estate development companies, including discussions with their legal representatives.

Real Estate Sales Associate, October 2001 - December 2003
Coldwell Banker Ellison Real Estate, Ocala, Florida
Involved in all aspects of listing, showing, and closing both commercial and residential real estate. This included all presentations of listing agreements, offers and contracts along will all applicable negotiations. Became thoroughly knowledgeable in areas of contract dispute and resolution.

Real Estate Education & Training
Central Florida Community College, Ocala, FL
Real Estate Principles & Practices, Course 1, September - October, 2000

State of Florida
Real Estate License, October 2000

National Association of Realtors
Graduate Realtor Institute, Brooksville, FL
Standards of Practice Course, May 2002

Real Estate Education & Training (continued)
National Association of Realtors
Graduate Realtor Institute, St. Petersburg, FL
Essential Real Estate Techniques Course, June 2003

National Association of Realtors
Graduate Realtor Institute, Kissimmee, FL
Real Estate Specialties Course, October 2003

Institute of Florida Real Estate Careers, Orlando, FL
Real Estate Principles & Practices, Course 2, October 2004
72 hour Broker's Licensing Course

Sate of Florida
Real Estate Broker's License, December 2004

Land America, Leesburg, FL
IRC Section 1031, Tax Deferred Exchanges Course
February 2005

Institute of Florida Real Estate Careers, Orlando, FL
Owning & Managing a Real Estate Office Course, September 2005

Institute of Florida Real Estate Careers, Orlando, FL
Real Estate Investment Course, January 06

American Home Shield, Leesburg, FL, March 2008
Real Estate Litigation Risk Reduction Course
Real Estate Advertising Risk Reduction Course
Real Estate Contract Risk Reduction Course
File Documentation Risk Reduction Course

Awards & Honors

Coldwell Banker Awards

International Sterling Society Award, 2004
International Diamond Society Award, 2005
Premier Office Award, 2005
International President's Elite Society Award, 2006
Web Image Award, 2006
International Sterling Society Award, 2007
Office Recruiting Award, 2011

Board of Realtors Awards

Million Dollar Producer Club Award (Marion County Board of Realtors), 2002
Million Dollar Producer Club Award (Marion County Board of Realtors), 2003
Multi-Million Dollar Producer Club Award (Greater Lake County Area Realtors), 2004
Multi-Million Dollar Producer Club Award (Greater Lake County Area Realtors), 2005
Multi-Million Dollar Producer Club Award (Greater Lake County Area Realtors), 2006

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 10-7-15

Name: Heather Curry

Mailing Address: PO Box 989 Lady Lake FL 32159

Location of residence: Weirsdale

Business Location (if applicable): Insight Credit Union
(Economic Development Advisory Committee only)

Home Phone: — Work Phone: 407-426-6000 Ext 11200

Cell Phone: 352-516-2664 E-Mail Address: hcurry@insightcreditunion.com

Check below the Committees or Boards that you are willing to serve on:

[ ] Citizens Advisory Task Force
[Y] Economic Development Advisory Committee
[X] Library Board
[ ] Lake County Library Board Representative
[ ] Planning & Zoning Board
[X] Parks, Recreation & Tree Advisory Board
[ ] Police Pension Board

Occupation: Branch Manager - Banking

Training or experience related to activities of boards or committees to which appointment is sought: _____

Member of the following professional or business organizations: Insight Credit Union, Lady Lake Chamber of Commerce

Have you served on a Town board or committee in the past? NO
If yes, name of committees/boards and dates: _____

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Laura Panicaro - PO Box 4900 Orlando FL - 407-426-6000 Ext 11802
2. Ricardo Rojas - PO Box 4900 Orlando FL - 407-426-6000 Ext 15000
3. Mandi Walters - 530 N US Hwy 27/441 Lady Lake FL - 407-426-6000 Ext 11201

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Heather Cuny

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 7-7-15

Name: Ronald Francis III

Mailing Address: 426 Teague Trail Lady Lake, Fl 32159

Location of residence: 2162 Rockmart Loop Tavares, Fl 32778

Business Location (if applicable): 426 Teague Trail Lady Lake, Fl 32159
(Economic Development Advisory Committee only)

Home Phone: _____ Work Phone: 352-750-6285

Cell Phone: 352-804-5841 E-Mail Address: ron.francis@edwardjones.com

Check below the Committees or Boards that you are willing to serve on:

- [ ] Citizens Advisory Task Force
- [X] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [ ] Planning & Zoning Board
- [ ] Parks, Recreation & Tree Advisory Board
- [X] Police Pension Board

Occupation: Financial Advisor - Edward Jones

Training or experience related to activities of boards or committees to which appointment is sought: As a local business owner, I strive to grow my business in the Town of Lady Lake.

Member of the following professional or business organizations: _____

Have you served on a Town board or committee in the past? No

If yes, name of committees/boards and dates: _____

Nationality: (optional) American - Caucasian (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) No

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Phil Mathias 1404 Meadowview Way Lady Lake, Fl 32159 352.636-2358
2. Linda Reese 426 Teague Trail Lady Lake Fl 32159 352-750-6285
3. Andrew Labrasca 22228 Drawbridge Dr Leesburg Fl 34788 482-973-4573

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

Nancy Slaton

From: Christopher Ayres [chr.ayres@gmail.com]
Sent: Wednesday, February 19, 2014 10:12 PM
To: Nancy Slaton; Julia Wolfe
Subject: Fwd: New Board/Committee Application

Here's another one that came in.

Chris Ayres
www.CAWDinc.com
www.GiantStrideDives.com
www.MillionAyres.com

---------- Forwarded message ----------
From: **LadyLake.org** <ladylake@host103.hostmonster.com>
Date: Thu, Feb 13, 2014 at 5:45 PM
Subject: New Board/Committee Application
To: chr.ayres@gmail.com
Cc: frank@acomputergeek.com

10/22/15 - WOULD LIKE TO BE CONSIDERED FOR EDAC. N

Name: Francis (Frank) Kirschenheiter
Application Date: 2/13/2014
Address: 1449 W Schwartz Blvd
Location of residence: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Business Location: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Home Phone: 352-205-2332
Work Phone: 352-205-2332
Cell Phone: 352-205-2332
Email: frank@acomputergeek.com
Boards to serve on: Police Pension Board / LIBRARY BOARD / LIAISON TO LAKE COUNTY / ECONOMIC DEV. ADVISORY COMM.
Occupation: Computer and Networking technician and manager
Training or experience related to board sought: Used libraries somewhat extensively all of my life.
Installed some of the first CD-ROM reference networking in libraries in Illinois.
Besides 15 years in corporate IT systems development and programming, I had my own PC sales and service networking company in Illinois, Chicago suburbs since 1985 and purchased a computer repair company in Ocala and moved it to Lady Lake in 2013.
I have experience with and installed various PC accounting systems since 1985.
Member of professional/business organizations: none to speak of (mostly of a technical IT nature)
Served in past?: No
If yes, which one?:
Nationality:
Convicted of felony?: No
Reference 1: Dan Bard, 352-259-9433
Reference 2: Henryka Presinzano, 1448 W Schwartz Blvd, 352-871-1409
Reference 3: Dan Bard, 352-259-9433
Additional comments: I would like to get more involved in the town that we have recently relocated to and

expect to spend the next 30 years in. I would rather not let things go to chance but would like to influence for a positive good.
From: LadyLake.org
Cc: frank@acomputergeek.com

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 10/7/15

Name: AMANDA WALTERS

Mailing Address: 2020 APPALACHEE CIR. TAVARES, FL 32778

Location of residence: _____

Business Location (if applicable): 530 US HWY 441, LADY LAKE, FL
(Economic Development Advisory Committee only)

Home Phone: 352-551-5998 Work Phone: 407-426-6000 EXT 11201

Cell Phone: _____ E-Mail Address: AWALTERS@INSIGHTCREDITUNION.COM

Check below the Committees or Boards that you are willing to serve on:

- [ ] Citizens Advisory Task Force
- [X] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [ ] Planning & Zoning Board
- [ ] Parks, Recreation & Tree Advisory Board
- [ ] Police Pension Board

Occupation: ASST BRANCH MGR - INSIGHT CREDIT UNION

Training or experience related to activities of boards or committees to which appointment is sought: _____

Member of the following professional or business organizations: _____
INSIGHT & LADY LAKE CHAMBER

Have you served on a Town board or committee in the past? NO
If yes, name of committees/boards and dates: _____

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. LAURA PANICARO - PO BOX 4900, ORLANDO, FL - 407-426-6000 EXT 11802
2. MELODY HAYES - PO BOX 4900, ORLANDO, FL - 407-659-2706
3. HEATHER CURRY - 530 US HWY 441/27, LADY LAKE, FL 407-426-6000 EXT 11200

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Amanda Watson
Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 08/2014

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

- VOTING FORM -

VOID ORIGINAL - USE PASSED OUT COPY FOR VOTE

Date: November 2, 2015

Please mark your selections (**4**) and sign your name at the bottom.

Reappointment:

	Yes	No
Betty Salas	☐	☐

Appointment(s):

Heather Curry	☐	☐
Ronald Francis	☐	☐
Frank Kirschenheiter	☐	☐
Amanda Walters	☐	☐

Thank you.

Selections made by: _____
(Name of Commissioner)