SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: **Monday, October 19, 2015**
TIME: **5:30 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*

1. Call to Order: Mayor Ruth Kussard

2. Roll Call

3. Open Forum

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)

5. 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)

6. 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 – 10-19-2015

4

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

10-13-15 [ ] Support Documents/Contracts Available for Review in Manager's Office

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

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

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
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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.

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APPLICATION FOR SITE PLAN REVIEW
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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: WAhon

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:** _____

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. **Purpose for Concurrency Determination: (check one)**

   ☐ Comprehensive Plan Land Use Amendment
   ☐ Preliminary/Final Subdivision Approval
   ☐ Rezoning
   ☑ Site Plan Approval
   ____ Other

2. **Applicant:** Van Lady Lake, LLC, James Vandercrake, agent
   Address: Infinity Eng.Group, LLC 1135 Marbella Plaza Dr., Tampa, FL 33619
   Telephone: 813-434-4770 **E-Mail:** james@jeegroup.net

3. **Owner:** AmSouth Bank
   Address: 250 River Chase Pkwy., Birmingham, AL 35244
   Telephone: _____ **E-Mail:** _____

4. **Property Address:** 915 N. Hwy. 27/441, Lady Lake, FL 32159

5. **Alt. Key #:** 3854251 6. **Total Acreage:** 1.27

7. **Existing Zoning:** HC 8. **Proposed Zoning:** HC

9. **Existing Land Use:** Financial 10. **Proposed Land Use:** Retail

11. **Residential Lots/Units:** _____ 12. **Non-Resident, Gross Sq. Ft.:** 55,370

13. **Method of Wastewater Treatment:**
    a. **Septic Tank:** _____ b. **Central Sewer:** existing c. **Other:** _____
    County Permit: _____ **County #:** _____

14. **Wastewater Flow Rates:***
    ERU Determination Per Chapter 14, Appendix A-A: 3 **ERUS x 250 =** 750 **GPD**

15. **Water Usage:***
    ERU Determination Per Chapter 14, Appendix A-A: 3 **ERUS x 250 =** 750 **GPD**

16. **Solid Waste: (3.39 pounds per capita, per day):** (TO BE DETERMINED) **Pounds**

17. **Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):**
    (report preparation in progress)

18. **Population (residential only) 1.86 persons per household:** N/A **Persons**

19. **Recreation (residential only) 4 acres per 1,000 residents:** N/A **Acres**

Signature of Engineer: _____ **Date:** 9/2/15

*** If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.**

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

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.

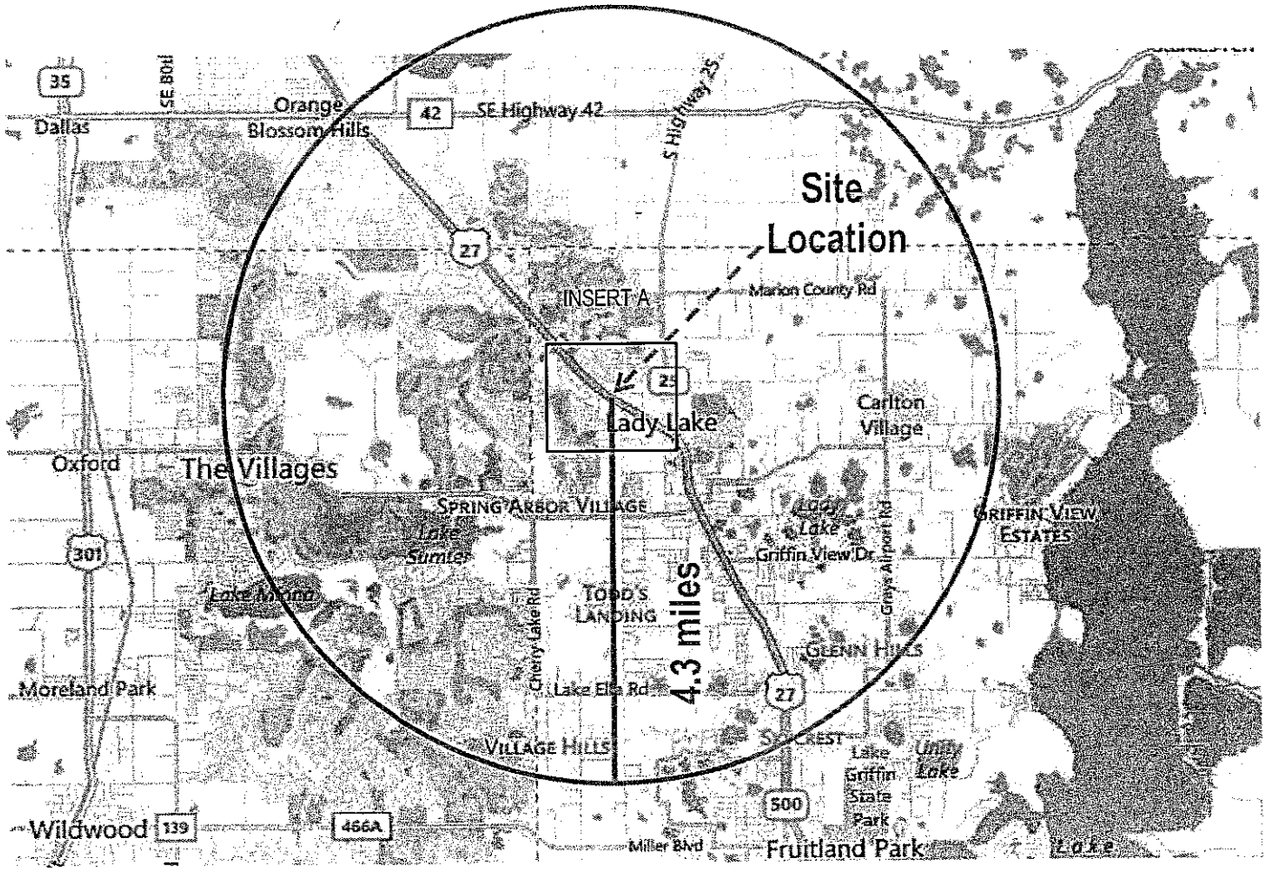
Sincerely,
TRUCKIN TRAFFIC, LLC

Jane A. Caldera, P.E.

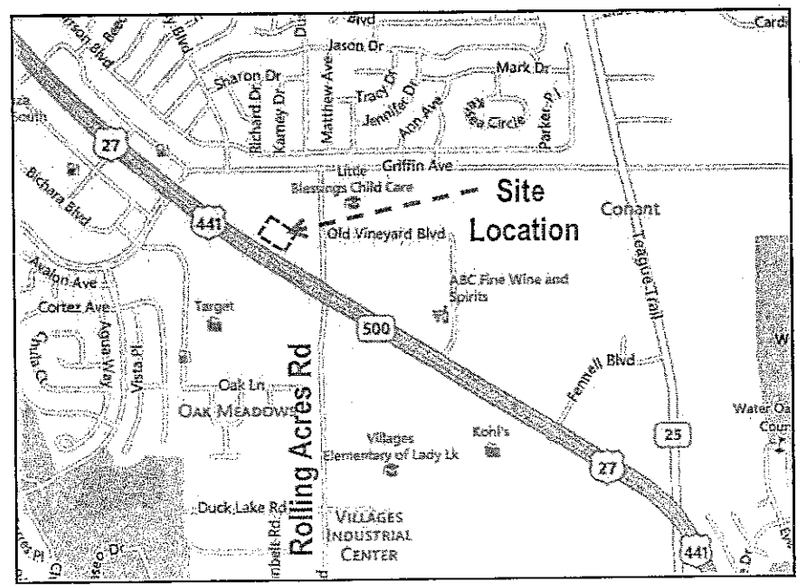
9/9/2015

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

Site Location Map



INSERT A



North
(NTS)

FIGURE 1

SITE ACCESS

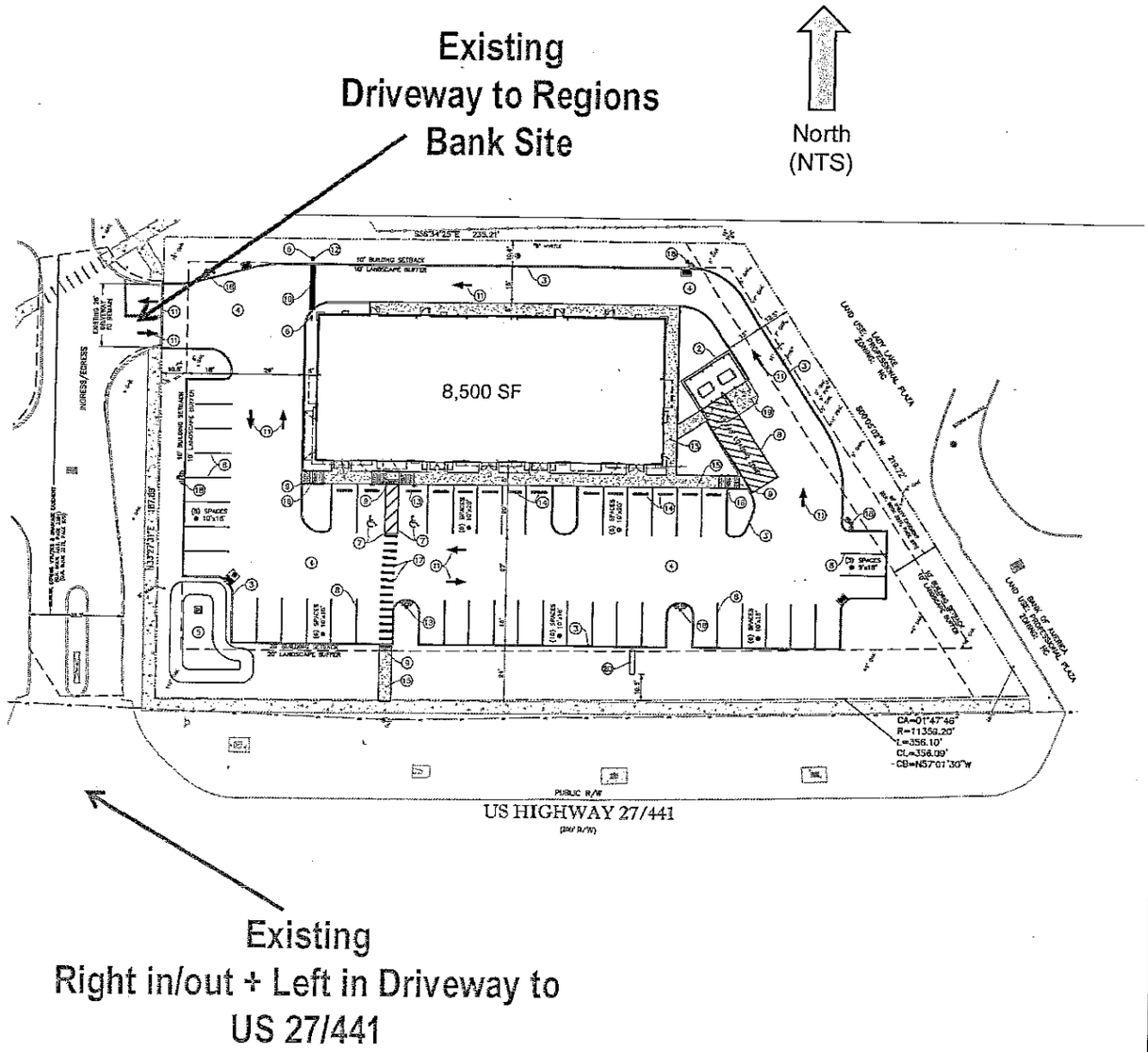


FIGURE 2

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

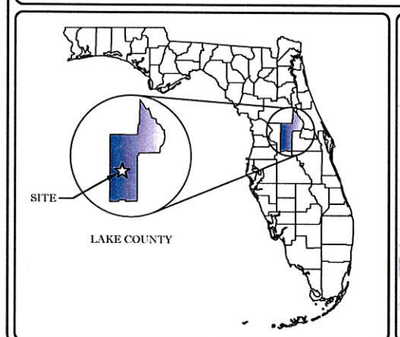
DEVELOPER/APPLICANT:
VANTAGE PROPERTIES, LLC
400 CARILLON PARKWAY, SUITE 230
ST. PETERSBURG, FLORIDA 33716
PH: (727) 302-8040
CONTACT: VANESSA NORMAN

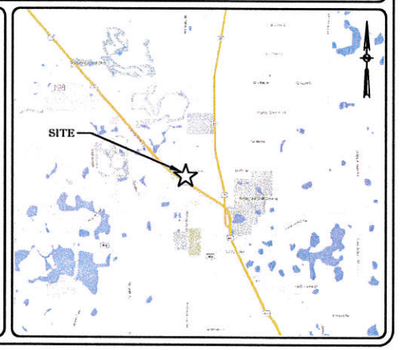
SURVEYORS:
DAVRIS, INC.
5830 NEBRASKA AVENUE
NEW PORT RICHEY, FLORIDA 34652
PH: (727) 232-3800

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
DATE OCT 05 2015

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
PH1.0	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 – LAKE COUNTY 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 21.6, 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 – LAKE COUNTY 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
1	REVISED PER CITY/COUNTY COMMENTS	10/02/15

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Cert. of Auth. No. 27889

Client Name and Address

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

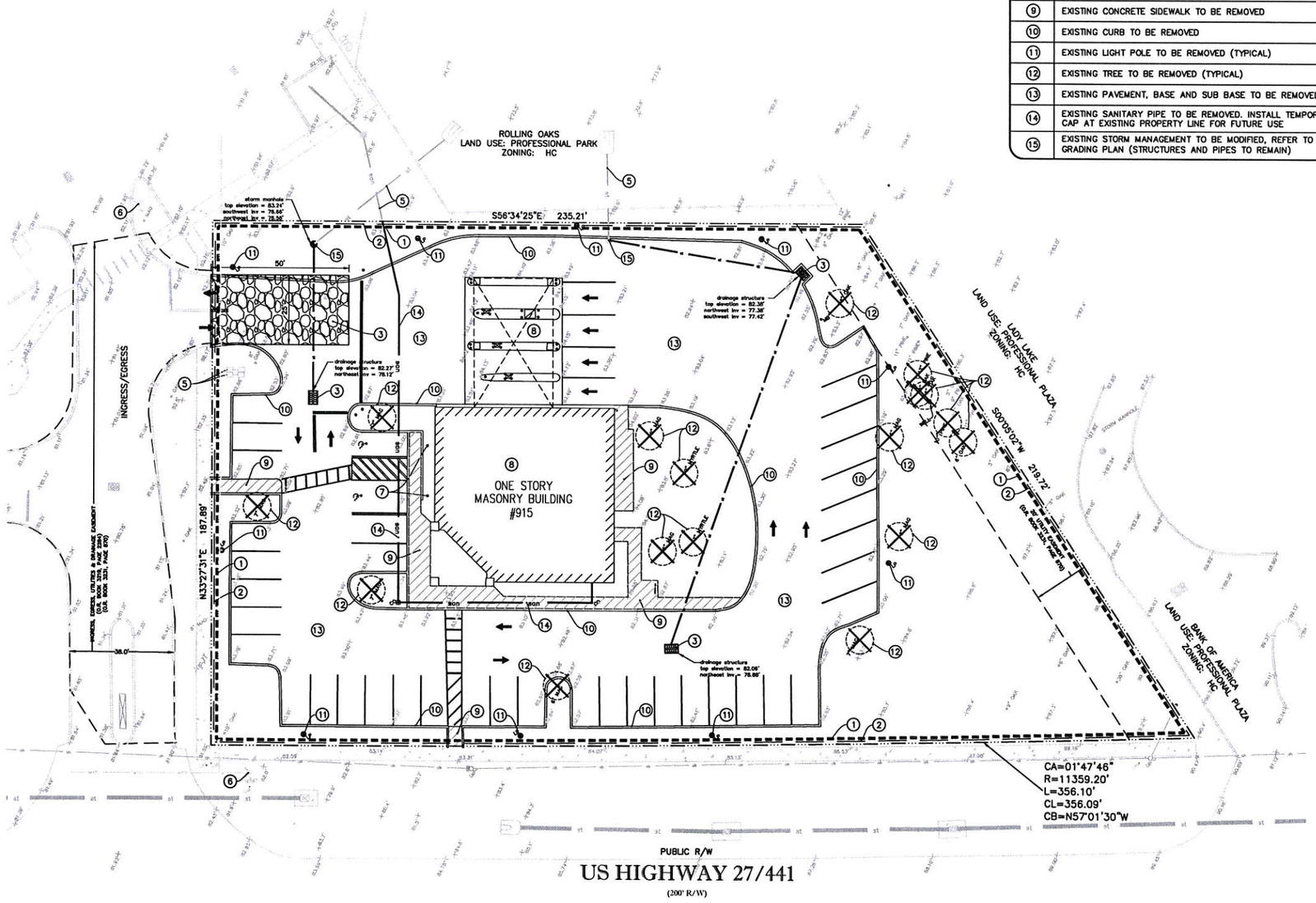
NISIT SAPPARKHAO LICENSE No 64085 STATE OF FLORIDA PROFESSIONAL ENGINEER

OCT 05 2015
DATE

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

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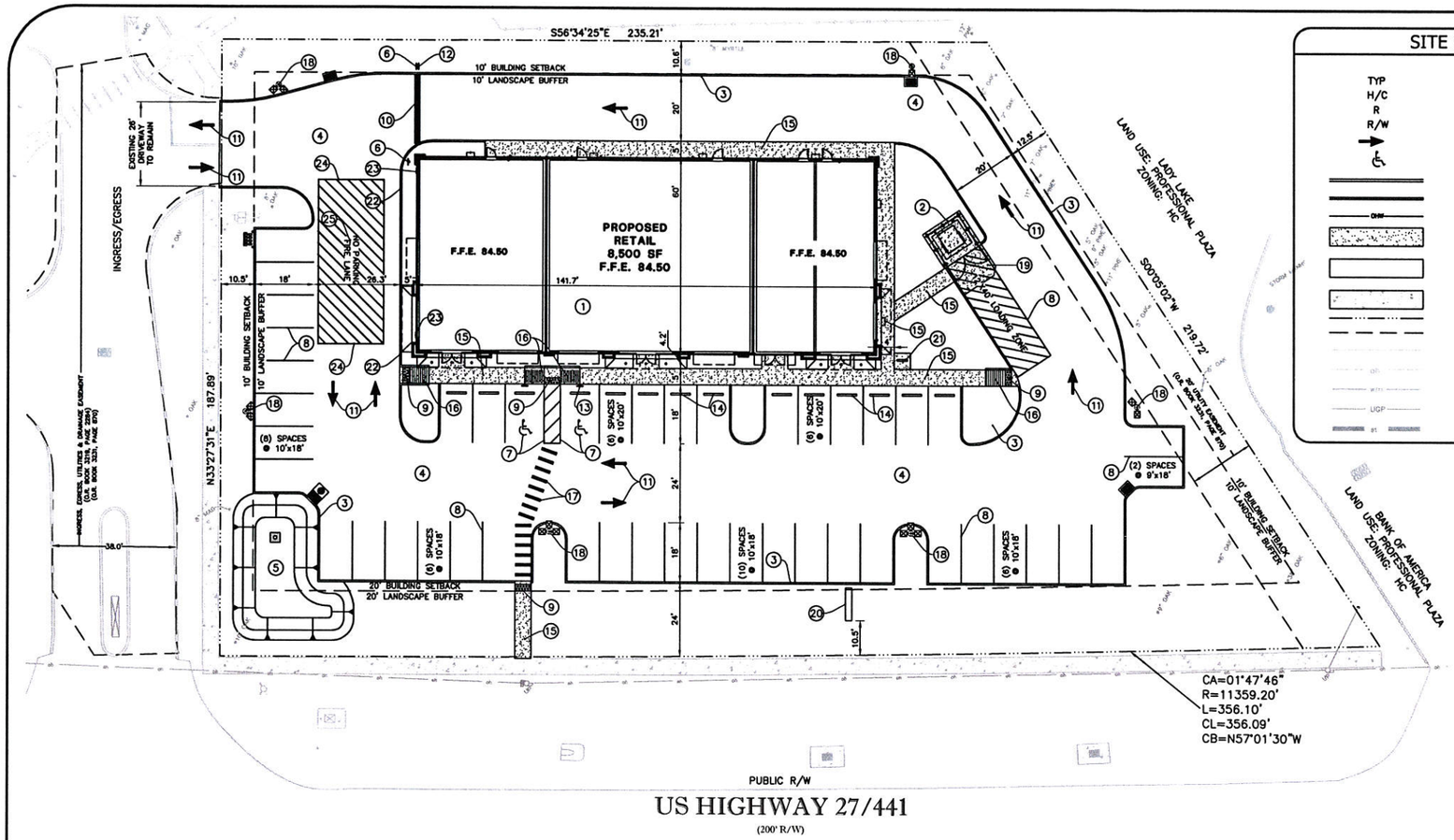
NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

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

Sheet Title
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
	PROPOSED OVERHEAD WIRE
	PROPOSED CONCRETE
	NEW ASPHALT PAVEMENT
	EXISTING CONCRETE
	PROPERTY LINE
	SETBACK/BUFFER
	EXISTING TO REMIAN
	EXISTING OVERHEAD WIRE
	EXISTING WATERMAIN
UGP	EXISTING UNDERGROUND POWER
	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)

PARKING DATA

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	= 44 SPACES
	HANDICAP PARKING	= 2 SPACES
	TOTAL PARKING	= 46 SPACES

BUILDING SETBACKS

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'

LANDSCAPE BUFFERS

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

FLOOD ZONE:
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.58°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'

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

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OCT 05 2015
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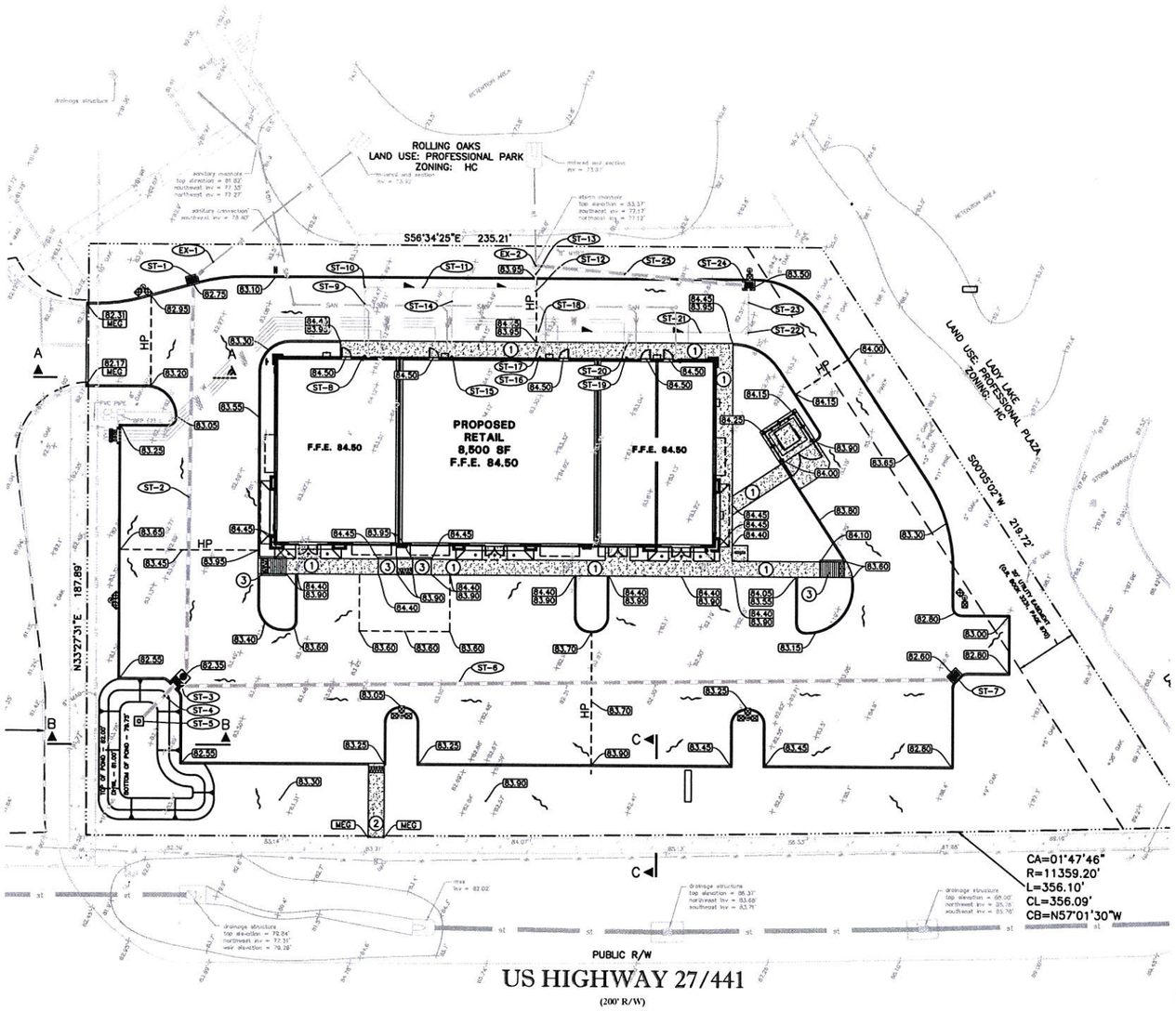
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
SITE PLAN

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



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
	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'

No.	Revision/Issue	Date
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Cert. of Auth. No. 27889

Client Name and Address

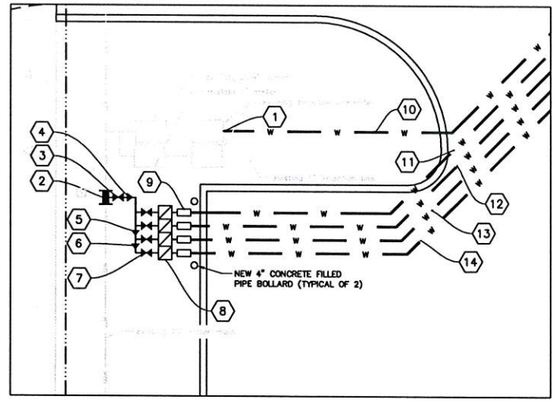
NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64065

OCT 05 2015
DATE

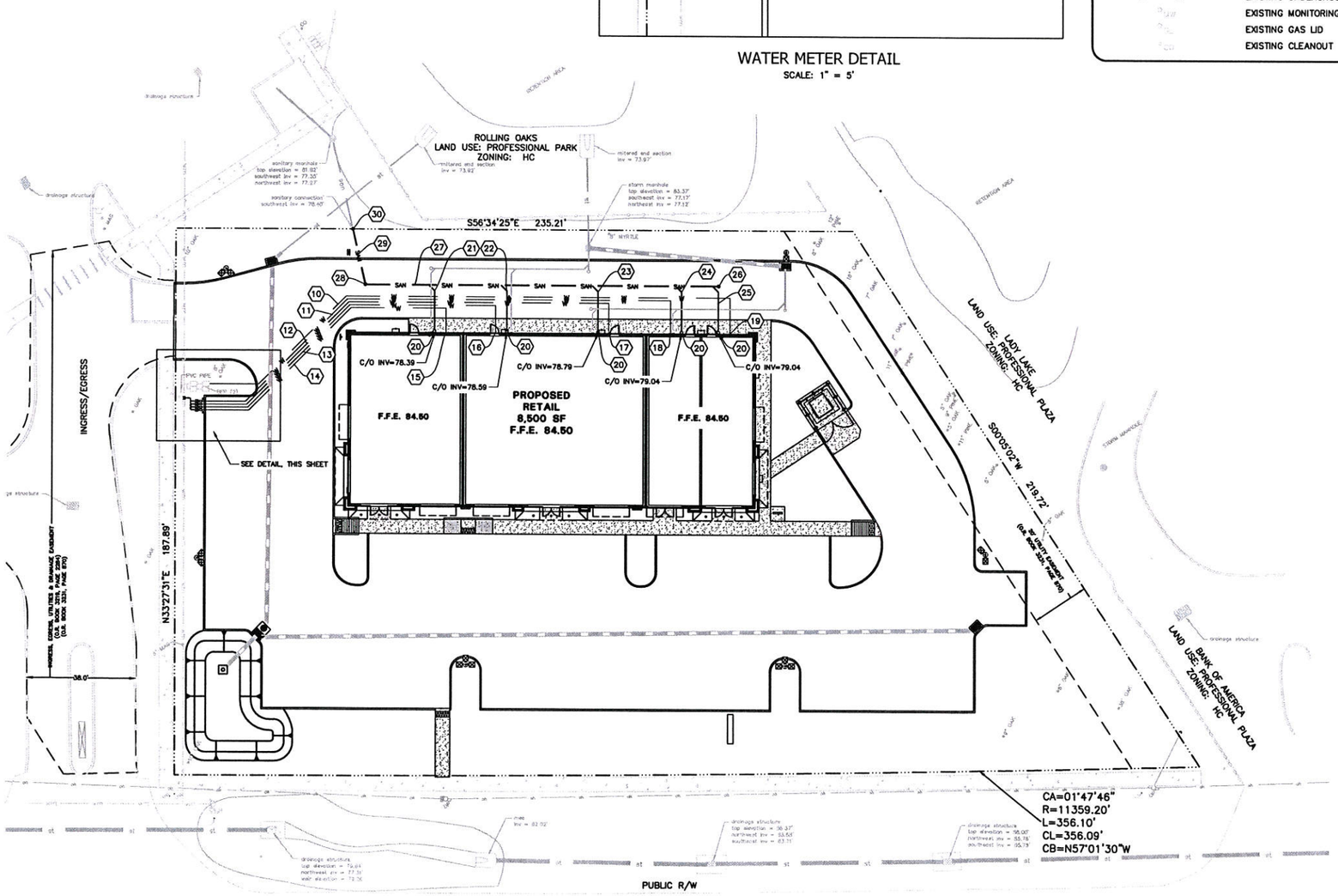
Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

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
UGP	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. 64085

DATE OCT 05 2015

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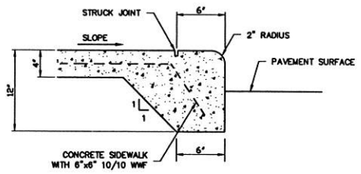
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

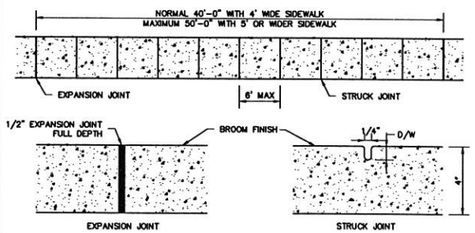
Sheet Title
UTILITY PLAN

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet C3.0



INTEGRAL CURB SIDEWALK

NOT TO SCALE



NOTES:

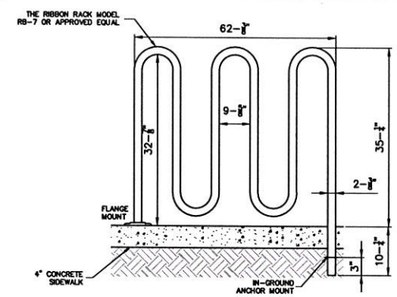
1.) SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.

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.

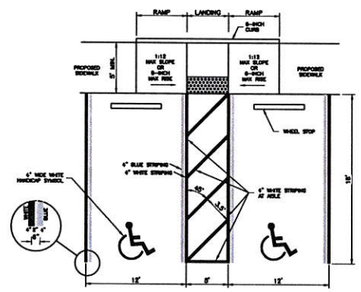
TYPICAL CONCRETE SIDEWALK

NOT TO SCALE



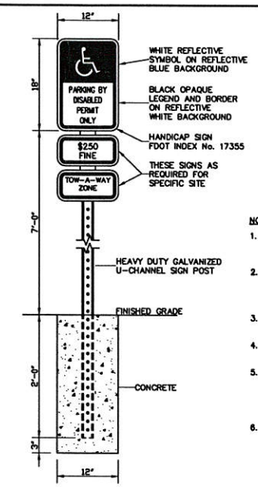
RIBBON BICYCLE RACK DETAIL

NOT TO SCALE



HANDICAP PARKING DETAIL

NOT TO SCALE

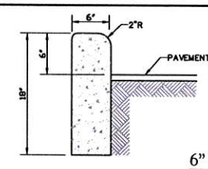


NOTES:

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

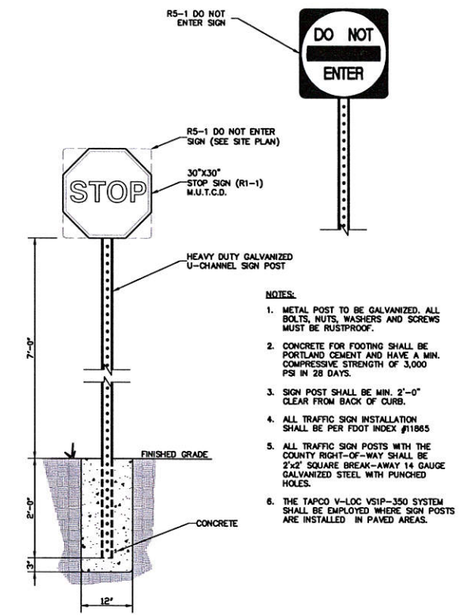
NOT TO SCALE



NOTE:
CURB SHALL BE CAST OF 3,000 P.S.I. CONCRETE.

6" VERTICAL CURB

NOT TO SCALE



NOTES:

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2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
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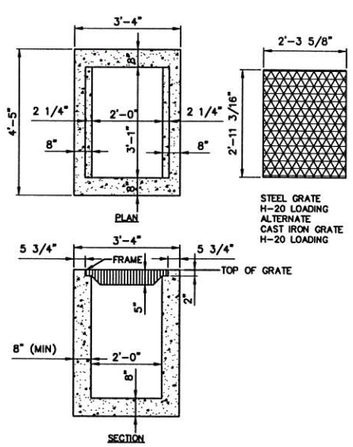
6. THE TAPCO V-LOC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.

POLE MOUNTED STOP SIGN DETAIL

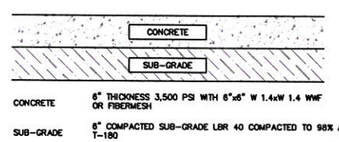
NOT TO SCALE



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.

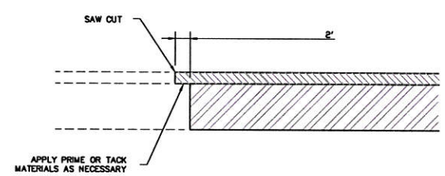
FDOT INLET TYPE "C" (FOR STORM SEWER)

NOT TO SCALE



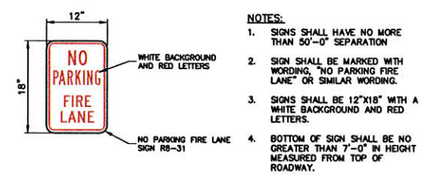
CONCRETE PAVEMENT SECTION

NOT TO SCALE



EXISTING ASPHALT PAVEMENT CONNECTION

NOT TO SCALE

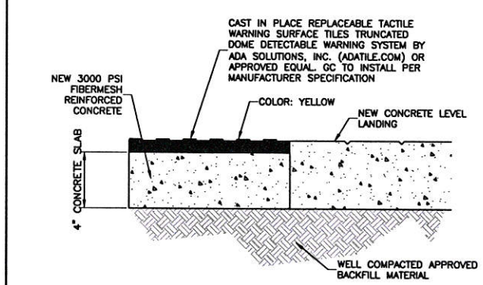


NOTES:

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.

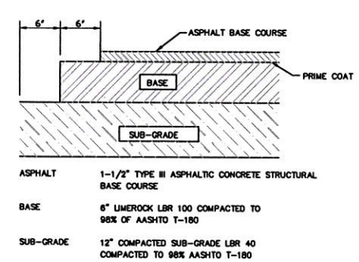
WALL MOUNTED NO PARKING FIRE LANE SIGN

NOT TO SCALE



DETECTABLE WARNING DETAIL

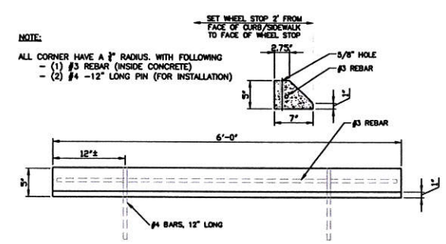
NOT TO SCALE



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

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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
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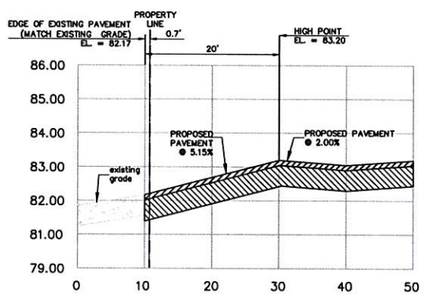
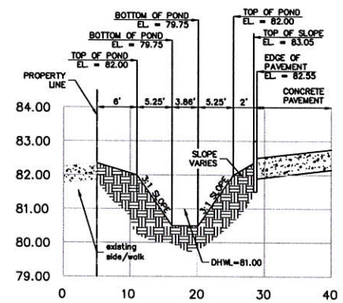
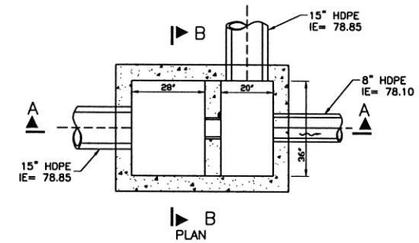
Sheet C4.0

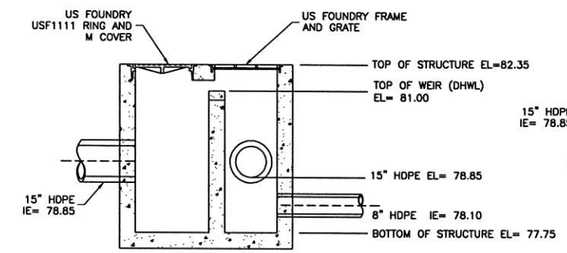


SECTION A-A
SCALE: 1"=10 FT HORIZONTAL
1"=2 FT VERTICAL

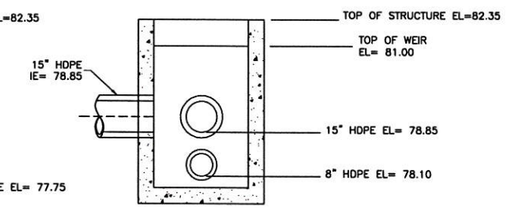


SECTION B-B
SCALE: 1"=10 FT HORIZONTAL
1"=2 FT VERTICAL



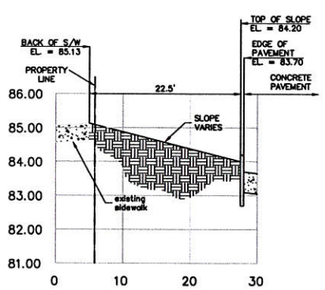


SECTION A–A

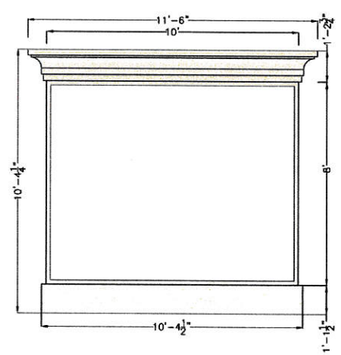


SECTION B–B

OUTFALL CONTROL STRUCTURE DETAILS
NOT TO SCALE

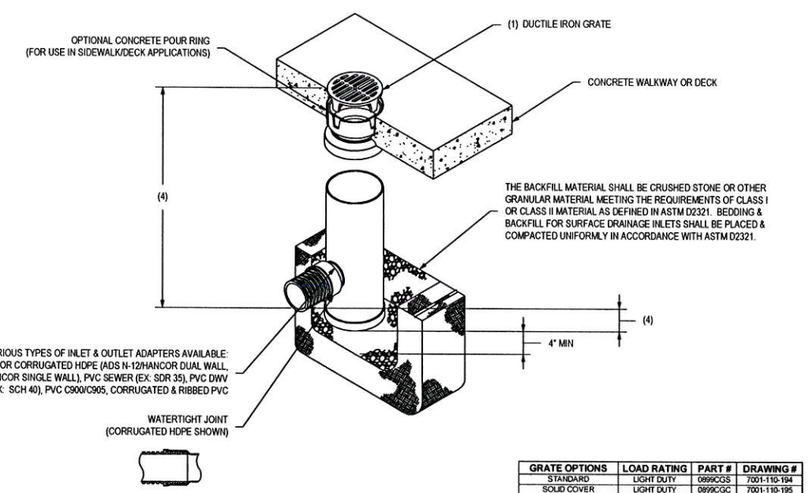


SECTION C-C
SCALE: 1"=10 FT HORIZONTAL
1"=2 FT VERTICAL



*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. 7001-110-065
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
1	REVISED PER CITY/COUNTY COMMENTS	10/02/15

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Client Name and Address

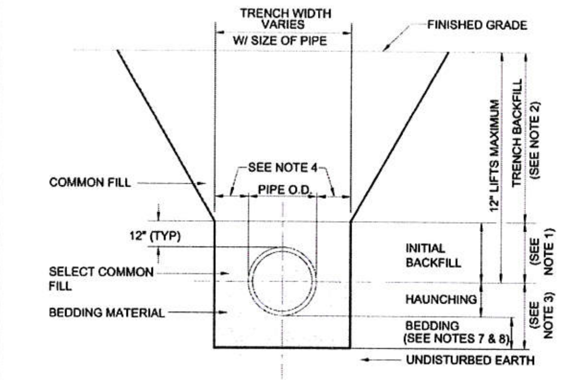
NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

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

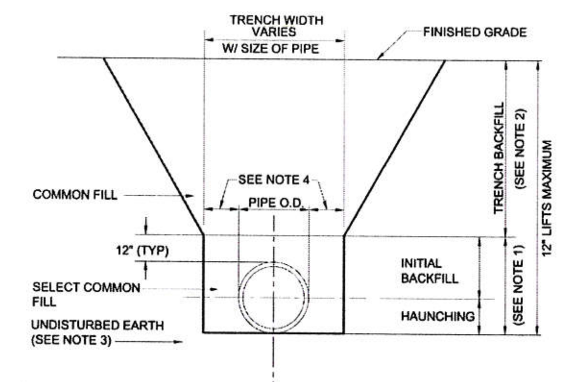
Sheet Title
DETAILS

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet C4.1



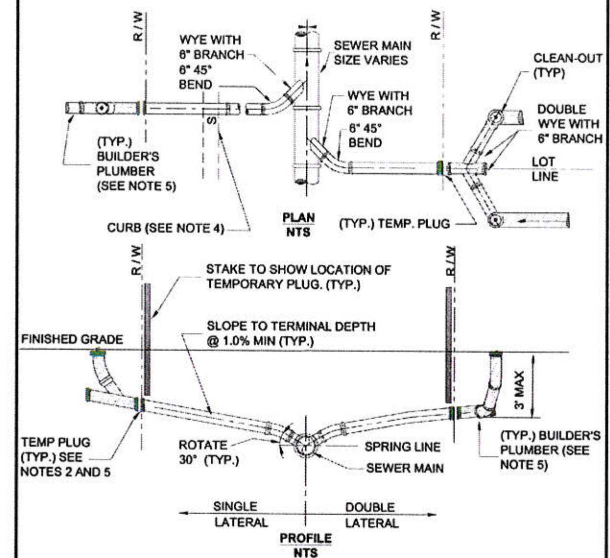
NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER 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	BEDDING AND TRENCHING - TYPE A
CONSTRUCTION STANDARD DETAILS	DATE: FEB. 2009 · 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	BEDDING AND TRENCHING - TYPE B
CONSTRUCTION STANDARD DETAILS	DATE: FEB. 2009 · FIGURE E102

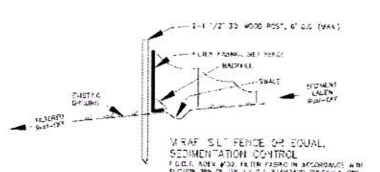


NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
5. BUILDER'S PLUMBER WILL REMOVE PLUG INSTALL CLEANOUT AND CONNECT SERVICE LATERAL TO HOUSE.

TOWN OF LADY LAKE	STANDARD DRAWINGS SERVICE LATERAL
CONSTRUCTION STANDARD DETAILS	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	GENERAL NOTES
CONSTRUCTION STANDARD DETAILS	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.

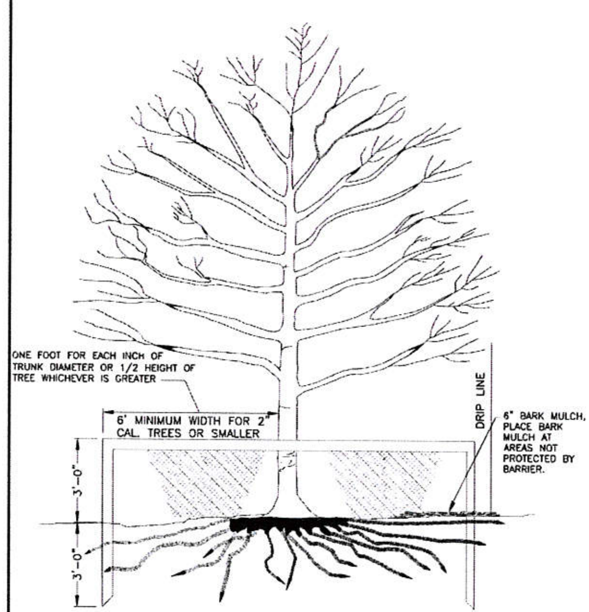
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

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.

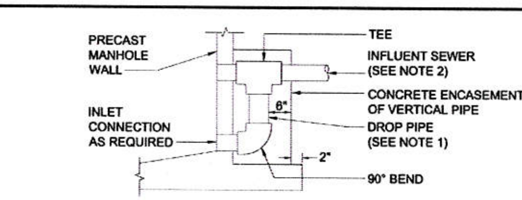
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

TOWN OF LADY LAKE	SILT FENCE DETAIL
CONSTRUCTION STANDARD DETAILS	DATE: FEB. 2009 · FIGURE E128

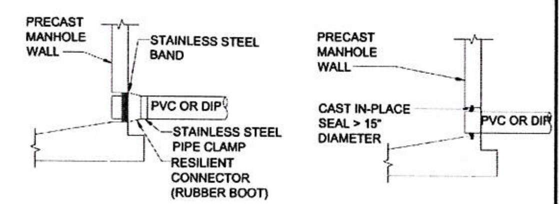


NOTE:
2"x4" STANDARDS + 1"x4" RAILS OR ORANGE SAFETY FENCING MAY BE USED.

TOWN OF LADY LAKE	TREE PROTECTION BARRIER DETAIL
CONSTRUCTION STANDARD DETAILS	DATE: FEB. 2009 · FIGURE E129



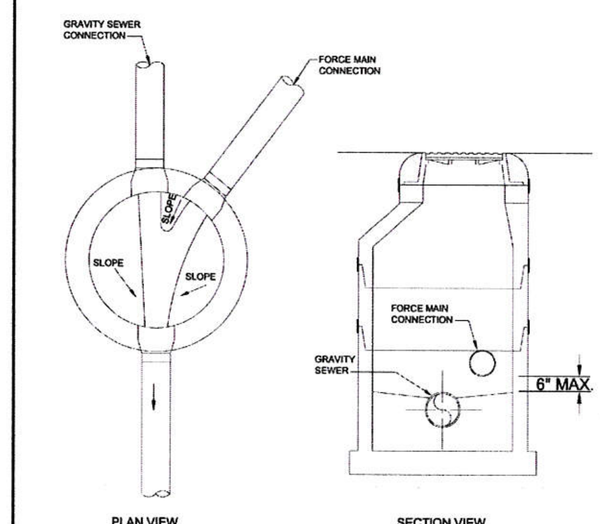
MANHOLE STANDARD DROP DETAIL



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	STANDARD DRAWINGS MANHOLE CONNECTION
CONSTRUCTION STANDARD DETAILS	DATE: FEB. 2009 · FIGURE E302



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	STANDARD DRAWINGS FORCE MAIN OR GRAVITY SEWER CONNECTION
CONSTRUCTION STANDARD DETAILS	DATE: FEB. 2009 · FIGURE E306

No.	Revision/Issue	Date

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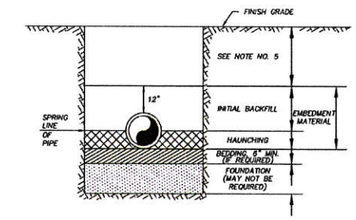
Client Name and Address

NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085
OCT 05 2015
DATE

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

Sheet Title
REFERENCE DETAILS
STORM AND SANITARY

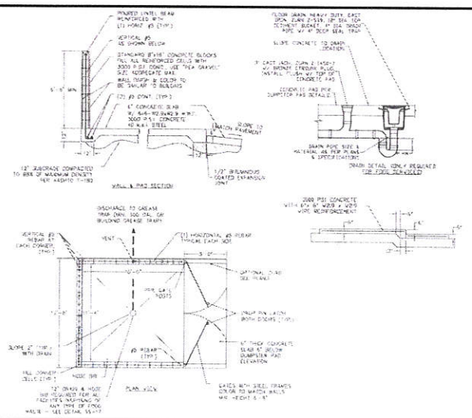
Project No. 165-01.00	Sheet
Date 09/01/15	RF.1
Scale AS NOTED	



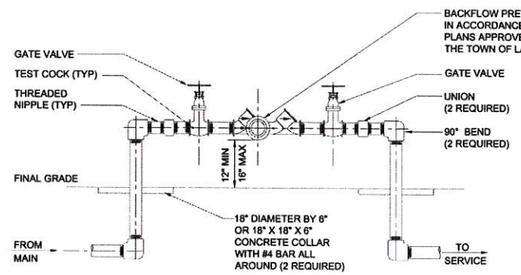
NOTES:

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: E205

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 pipe. When water mains must be below other pipe, 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. Other rules in F.A.C. Rule 62-555.311 for additional cross-section 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 2009 | FIGURE: E116

No.	Revision/Issue	Date

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Project Name and Address
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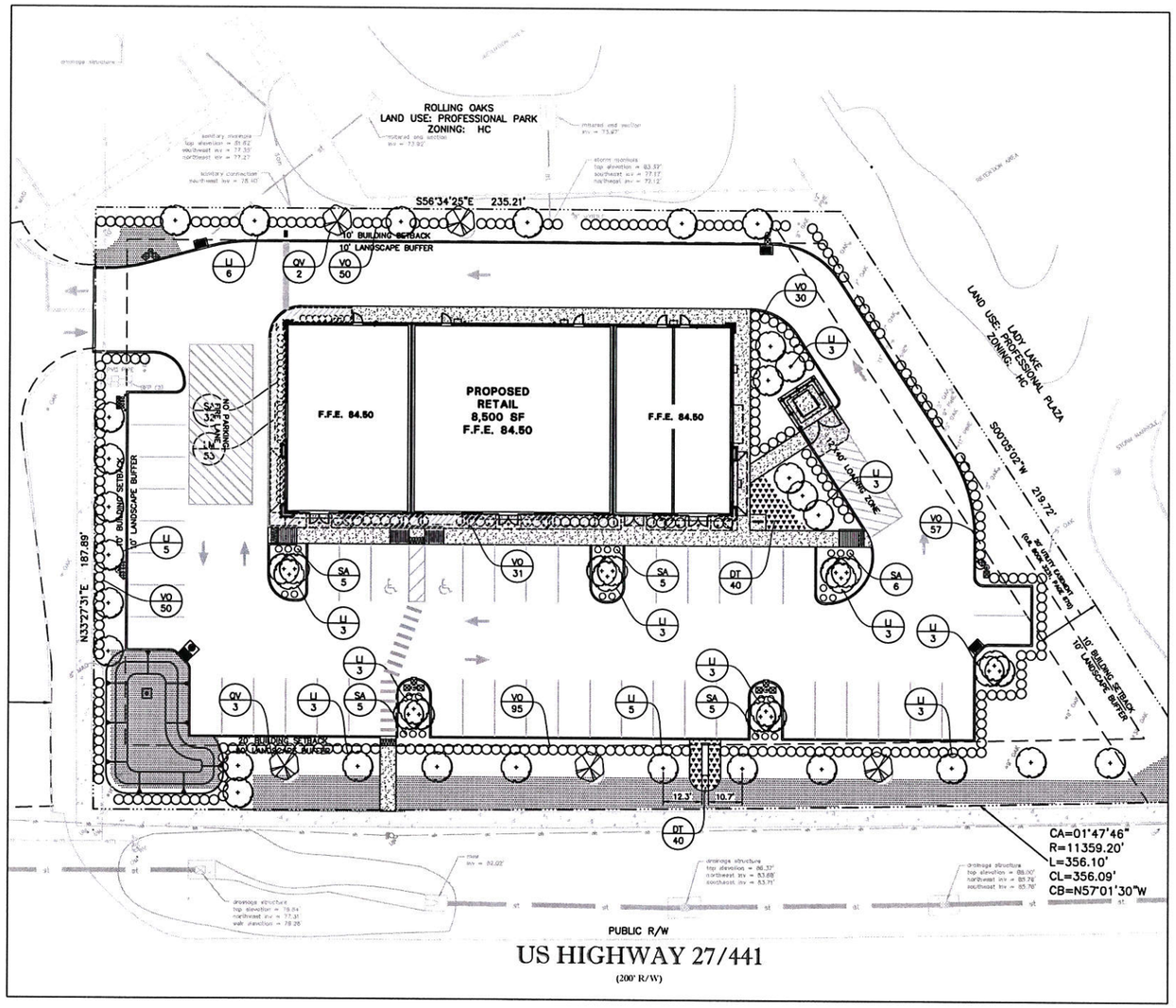
Sheet Title
REFERENCE DETAILS WATER

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

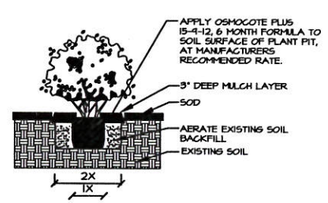
SYMBOL LEGEND

ARGENTINE BAHIA SOD

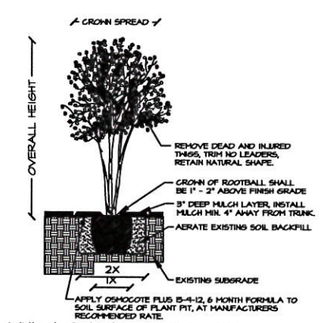
3" DEEP PINE BARK NUGGETS

MATERIAL LIST

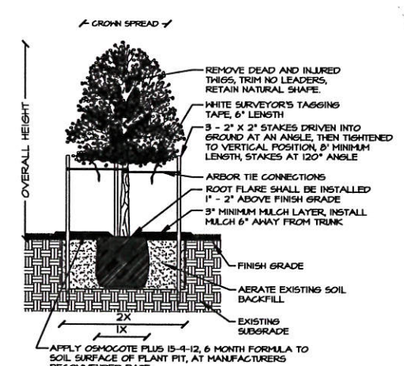
QTY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
46	LI	Lagerstroemia indica 'Tuscarora	Crape Myrtle	45 gal, 12' oah X 4'-5' spr, 2" DBH
5	QV	Quercus virginiana	Live Oak	B/B, 12' oah X 8'-10' spr, 3.5" DBH
57	SA	Schefflera "Gold Capella"	Dwarf Variegated Schefflera	18" HT X 18" SPD, 3 GAL
53	LM	Liriope "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 Lilly	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
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INFINITY

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Cert. of Auth. No. 27889

Client Name and Address

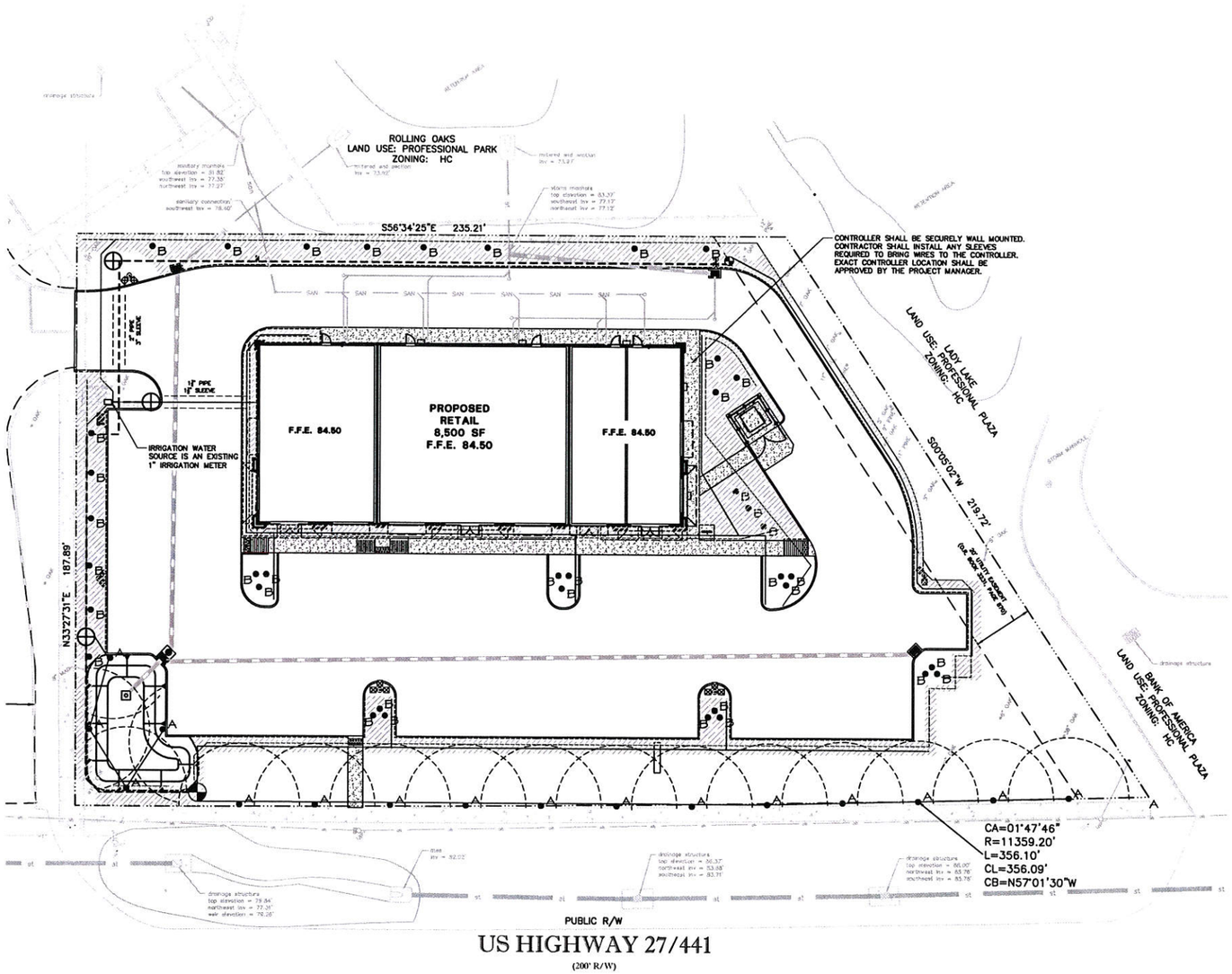
NISIT SAPPARKHAD, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

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

Sheet Title
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	MP840-06-MP2000, 20' R, 6" POP-UP ROTATOR
B	36	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.

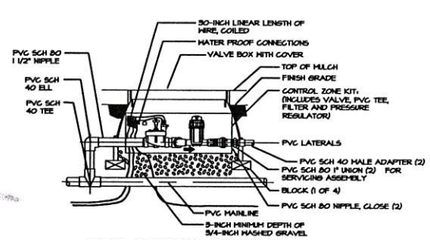
9) WHERE EXISTING OR PROPOSED PAVED SURFACES CROSS IRRIGATION LINES, ALL PIPING UNDER SAID SURFACES SHALL BE IN SLEEVES. SLEEVES SHALL BE SCH 40 PVC, MINIMUM 2" DIAMETER OR AS SPECIFIED ON PLAN. WHERE EXISTING PAVEMENTS MUST BE CUT TO INSTALL IRRIGATION PIPE, SAW CUT SIX INCHES WIDER THAN THE NEEDED TRENCH. REPAIR CUTS WITH AN EQUIVALENT MATERIAL TO MATCH EXISTING.

DRIP INSTALLATION NOTES

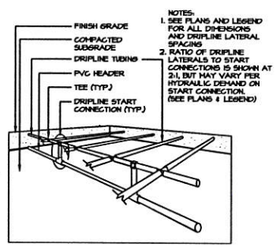
1) DRIPLINE SHALL BE LAID DIRECTLY UNDER THE 3" MULCH BED. MULCHING OF PLANT BEDS SHALL OCCUR AFTER DRIPLINE INSTALLATION.

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.

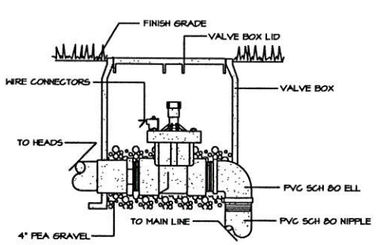


DRIP CONTROL ZONE KIT

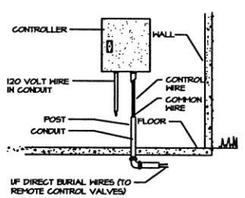


NOTES:
1. SEE PLANS AND LEGEND FOR ALL DIMENSIONS AND DRIPLINE LATERAL SPACING
2. RATIO OF DRIPLINE LATERALS TO START CONNECTIONS IS SHOWN AT 2:1, BUT MAY VARY PER HYDRAULIC DEMAND ON START CONNECTION. (SEE PLANS & LEGEND)

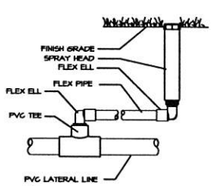
SUB-HEADER INSTALLATION



ELECTRIC VALVE DETAIL



WALL MOUNTED CONTROLLER



6" POP-UP SPRAY DETAIL

REFERENCE NORTH

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

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Client Name and Address

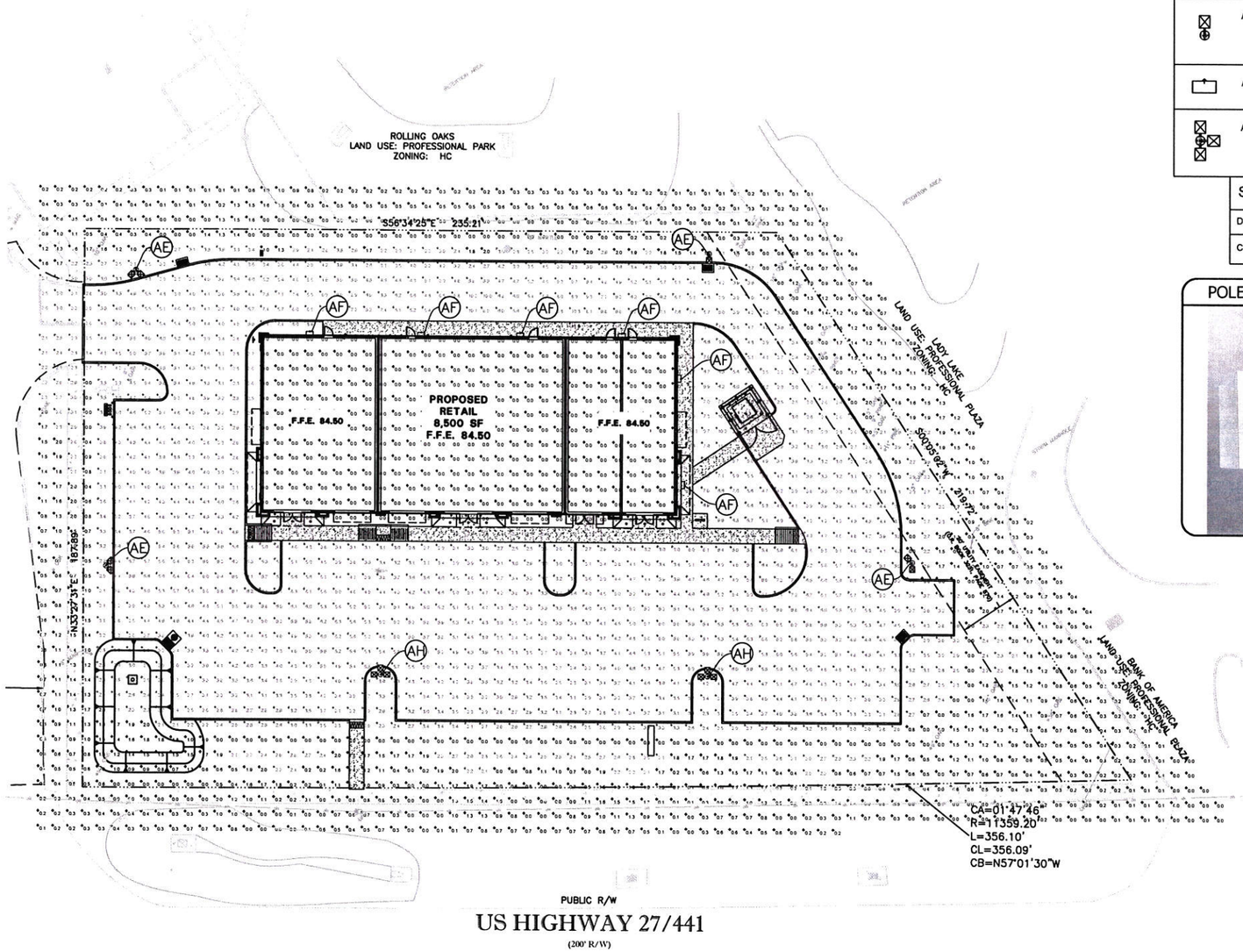
NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085

OCT 05 2015
DATE

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

Sheet Title
IRRIGATION PLAN

Project No. 165-01.00
Date 09/01/15
Scale AS NOTED
Sheet L2.0



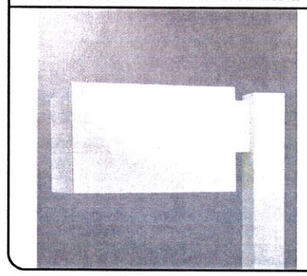
LUMINAIRE SCHEDULE

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.

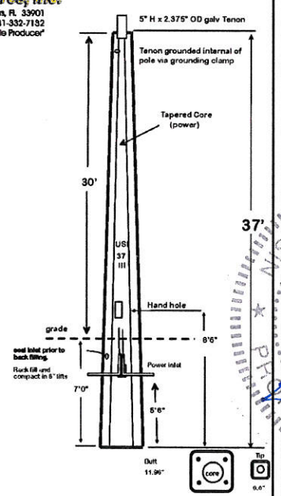
LUMINAIRE SCHEDULE

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 1-941-332-7132
"Your Prestressed Concrete Pole Producer"



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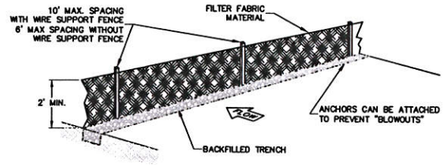
LADY LAKE, FLORIDA 32159

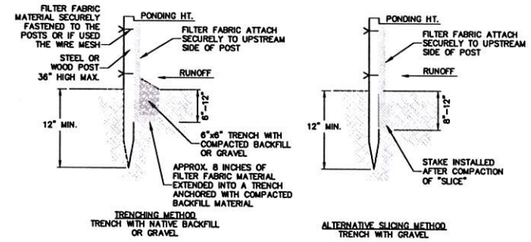
Sheet Title
PHOTOMETRIC PLAN

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

STORMWATER POLLUTION PREVENTION PLAN

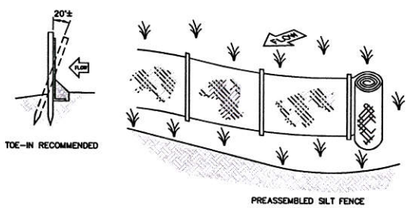


FILTER FABRIC SILT FENCE



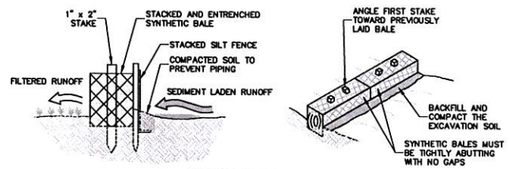
TRENCHING METHOD
TRENCH WITH NATIVE BACKFILL OR GRAVEL

ALTERNATIVE SLICING METHOD
TRENCH WITH GRAVEL



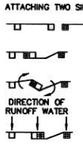
TOE-IN RECOMMENDED

PREASSEMBLED SILT FENCE



PROPER PLACEMENT OF SYNTHETIC BALE BARRIER IN DRAINAGE WAY

ATTACHING TWO SILT FENCES

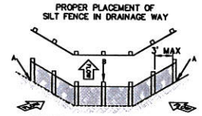


1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL
3. DRIVE BOTH POSTS ABOUT 10 INCHES INTO THE GROUND AND BURY FLAP

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.

PROPER PLACEMENT OF SILT FENCE IN DRAINAGE WAY

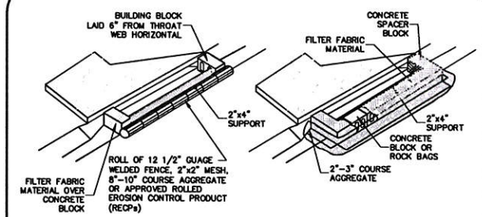


POINTS A MUST BE 8" MIN. ABOVE THE FLOW-LINE AT POINT B

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

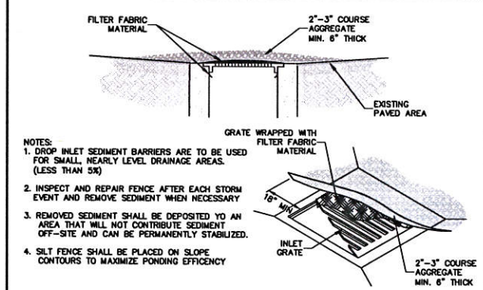
NOT TO SCALE



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

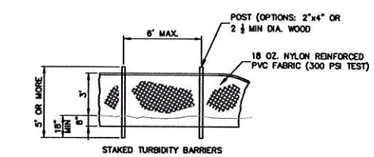
NOT TO SCALE



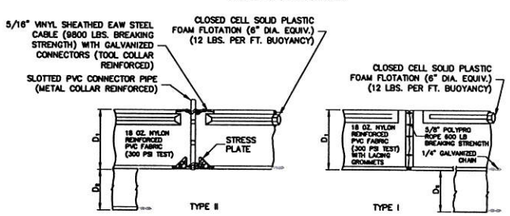
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY
3. REMOVED SEDIMENT SHALL BE DEPOSITED YO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY 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



STAKED TURBIDITY BARRIERS



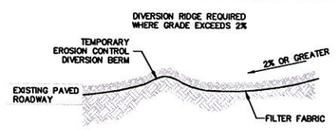
FLOATING TURBIDITY BARRIERS

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. NAVGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE FDOT STANDARD SPECIFICATIONS.

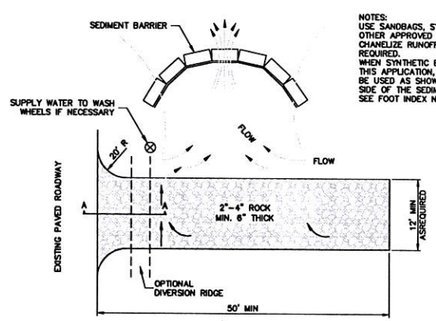
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE 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



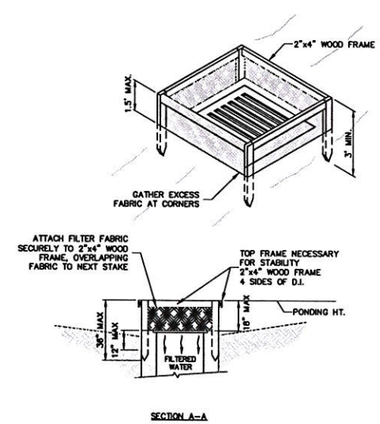
PLAN

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 FOOT 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 ESTABUSHED.
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

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, P.E.
FL. REG. NO. 64085
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
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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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 GENERAL REQUIREMENTS

Project No. 165-01.00	Sheet
Date 09/01/15	ST2.0
Scale AS NOTED	

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 STREET?	❑YES ❑NO	❑YES ❑NO	
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:_____

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.

STORMWATER POLLUTION PREVENTION PLAN

No.	Revision/Issue	Date

INFINITY
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Cert. of Auth. No. 27889

Client Name and Address

VANMIDDLESWORTH
NISIT SAPPARKHAO
LICENSED
NISIT SAPPARKHAO, P.E.
FL. REG. NO. 64085
STATE OF FLORIDA
PROFESSIONAL ENGINEER
OCT 05 2015
DATE

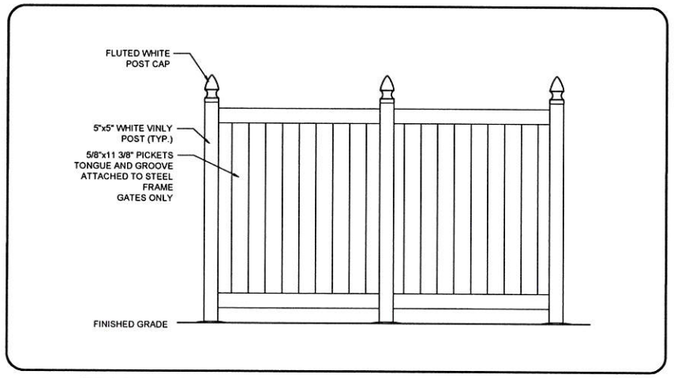
Project Name and Address
VAN LADY LAKE, LLC
915 NORTH HIGHWAY 27 & 441
LADY LAKE, FLORIDA 32159

Sheet Title
SWPPP INSPECTION FORMS

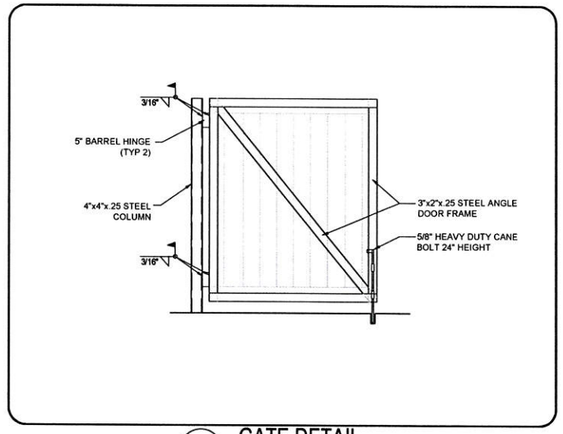
Project No.	Sheet
165-01.00	ST3.0
Date: 09/01/15	
Scale: AS NOTED	

STRUCTURAL NOTE:

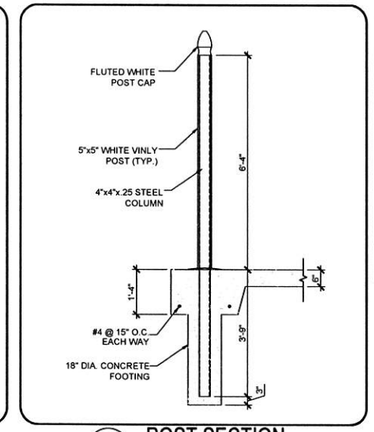
1. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A-615 GRADE 60 (OR EQUAL) AND SHALL COMPLY WITH ALL ACI CODE REQUIREMENTS. THEY SHALL BE FIELD WIRED IN PLACE.
2. REBAR SHALL BE KEPT 2" CLEAR OF ALL EDGES AND 3" CLEAR FROM BOTTOM.
3. ALL CONCRETE SHALL BE MOIST CURED 7 DAYS
4. CONCRETE 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



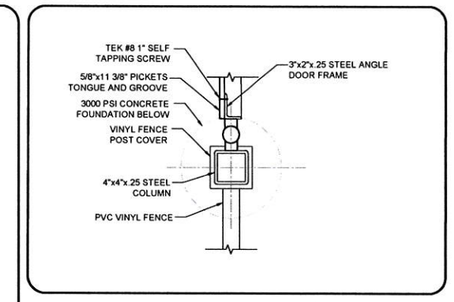
4 TRASH ENCLOSURE SIDE ELEVATION
1/2" = 1'-0"



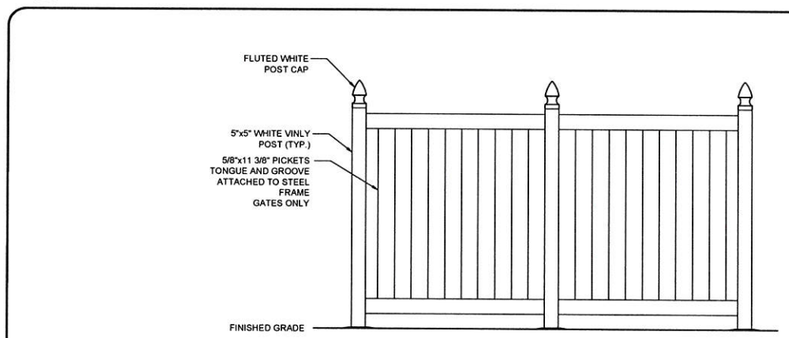
7 GATE DETAIL
1/2" = 1'-0"



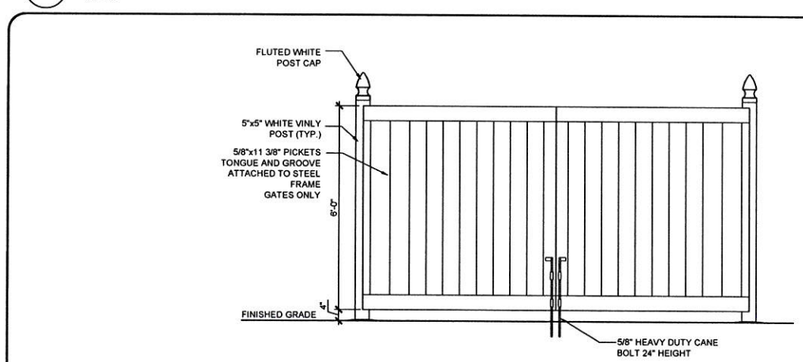
6 POST SECTION
1/2" = 1'-0"



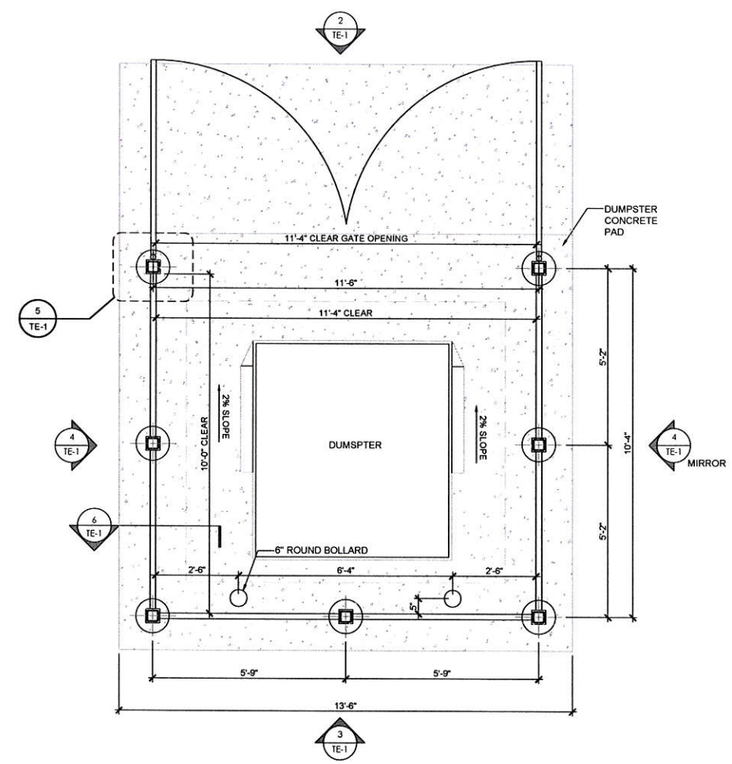
5 POST DETAIL
1-1/2" = 1'-0"



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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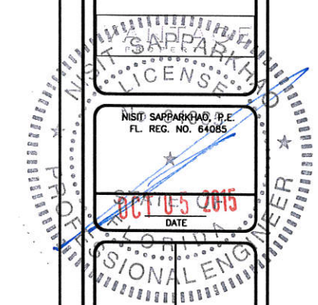


NISIT SAPPARKHAD, P.E.
FL. REG. NO. 64085

OCT 15 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

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 234.98 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 37.43 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°9'12"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 101°5'03"; 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.

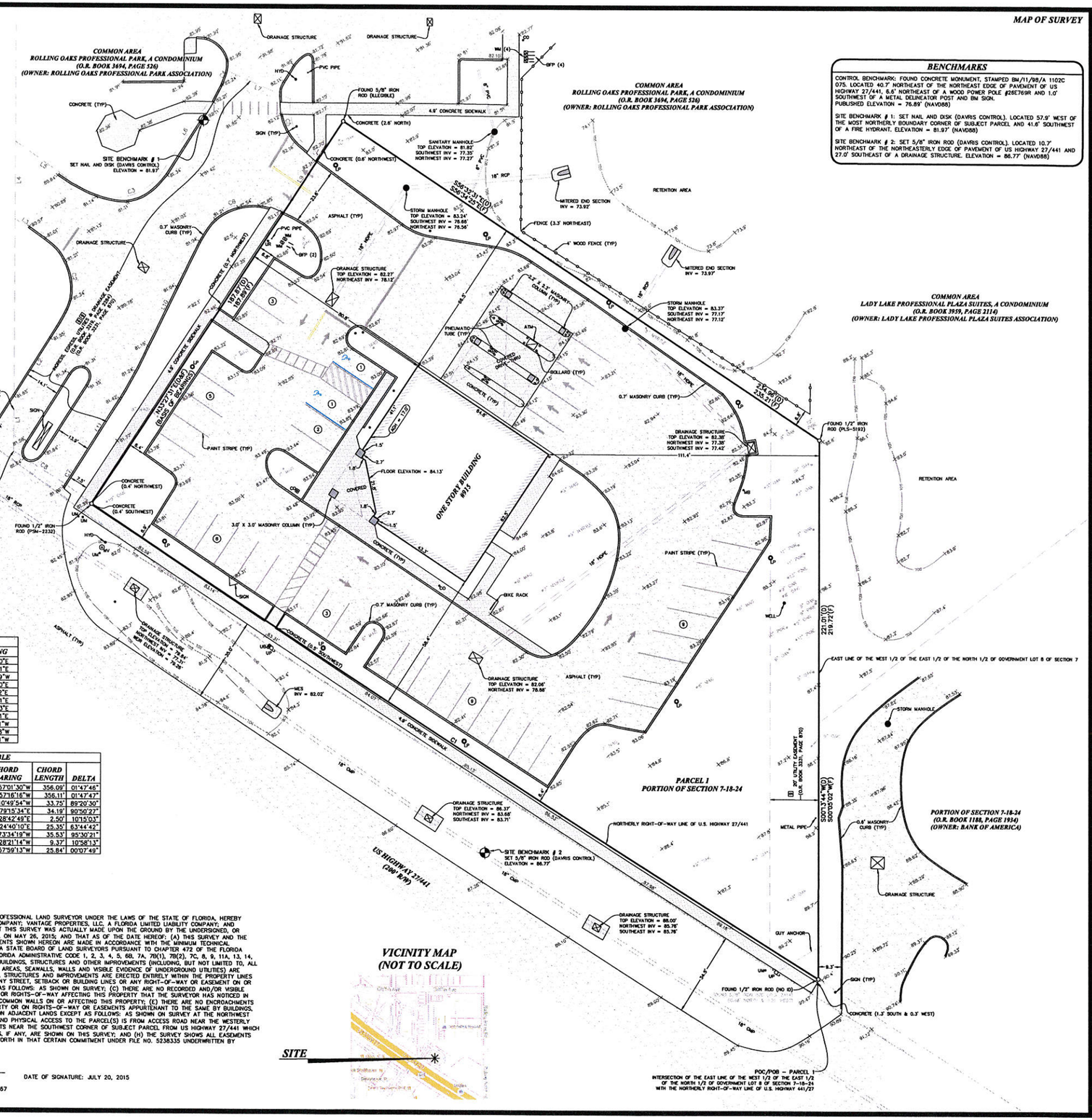
DEED NORTH

20 0 10 20

SCALE: 1" = 20'

LEGEND

(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
FFE	FINISH FLOOR ELEVATION
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
LP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
(#)	DENOTES NUMBER OF PARKING SPACES
(#)	DENOTES TITLE COMMITMENT ITEM
+21.00	SPOT ELEVATION



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 #26E7691R 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)

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°9'12"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)	356.12'	11359.20'	N57°16'16"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°50'27"
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"

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 AGREAGE = 1.27 ACRES MORE 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 08, 2015 AT 11:00 P.M., AS TO SCHEDULE BII – 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 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 0718240004-000-02700, ALT KEY NUMBER 3654251 AND ACCOUNT NUMBER 0000000000-000-02214, ALT KEY NUMBER 3672333. (NOT A MATTER OF THIS SURVEY)
ITEM 6. AGREEMENT BETWEEN JOSEPH N. 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 3219, 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 – $1,810,000.00, 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 3231, 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 30 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 2877, 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, 2006 IN OFFICIAL RECORDS BOOK 3746, PAGE 563 AND RECORDED MARCH 20, 2005 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 92-128 RECORDED JANUARY 15, 1993 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. 2008-29 RECORDED JUNE 22, 2008 IN OFFICIAL RECORDS BOOK 3183, PAGE 2087. (NOT A MATTER OF THIS SURVEY)
ITEM 17. NOTIFICATION OF DRI EXTENSION RECORDED DECEMBER 3, 2012 IN OFFICIAL RECORDS BOOK 4348, PAGE 847. (NOT A MATTER OF THIS SURVEY)
ITEM 18. FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED FEBRUARY 26, 2008 IN OFFICIAL RECORDS BOOK 3727, PAGE 837. (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)

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 THEREON 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 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

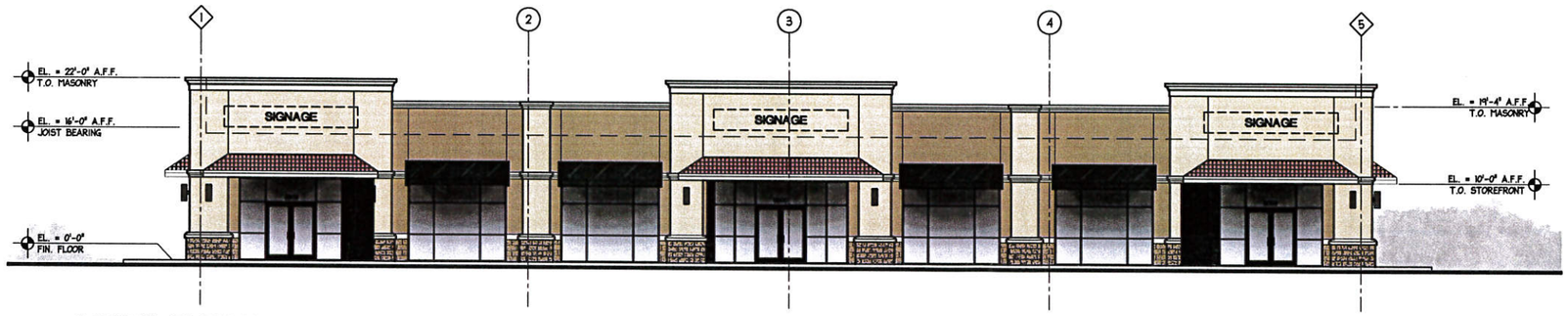
DATE OF SIGNATURE: JULY 20, 2015

DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7868
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800

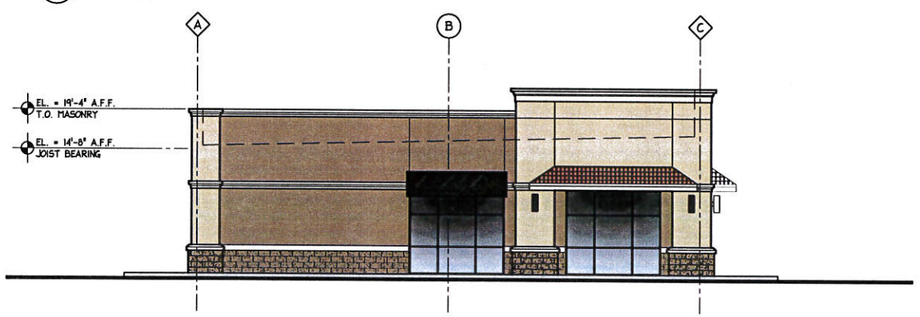
ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY

915 NORTH HIGHWAY 27/441
LADY LAKE, FLORIDA

PROJECT NUMBER: 15066
FIELD: 15066 ALTA.dwg
SHEET NO. 1 OF 1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
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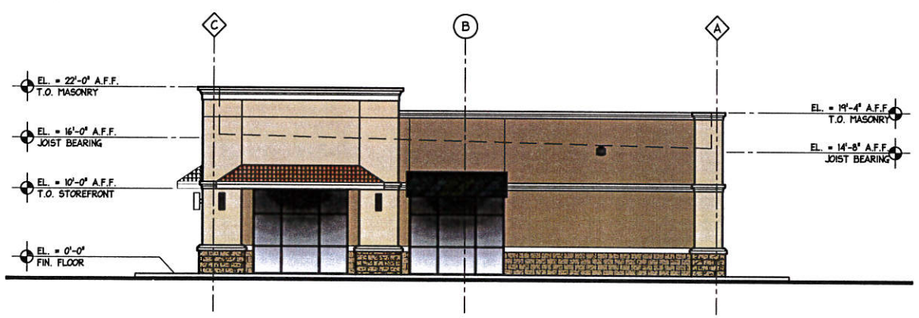
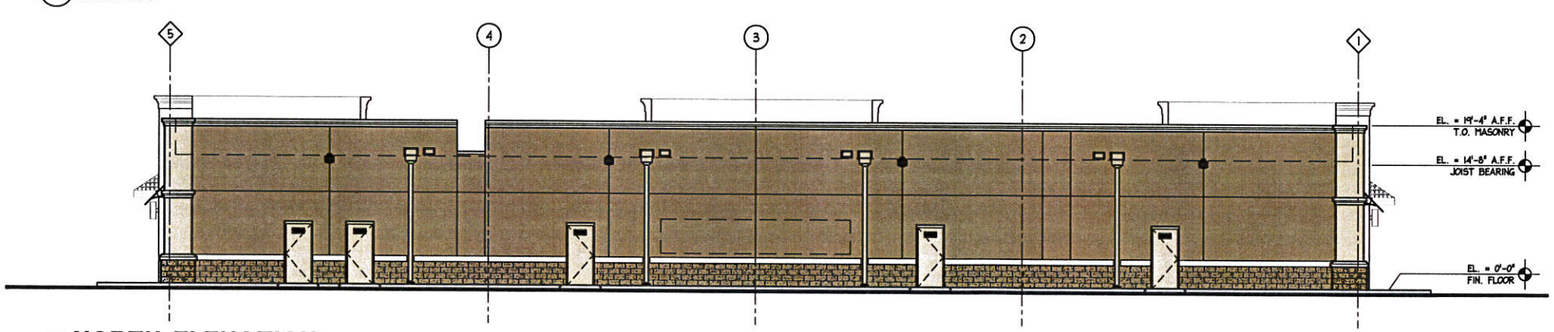


3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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
LB.# AA 0008300
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
Fax 727. 815. 3337

VANTAGE PROPERTIES
400 CARILLON PARKWAY, SUITE 230
ST. PETERSBURG, FLORIDA 33716
PH# 727-302-8040

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, BID 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

5

SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED MEETING DATE: October 19, 2015

SUBJECT: **Conceptual Presentation of Changes for Rolling Acres Self Storage (Tree Tops) – Proposal to amend the Recreational and Boat Storage Area in the Rear of the Development (Phase II) from Indoor Storage to an open air (outdoor) storage.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDATION:

Staff recommends having the applicant submit an application to amend the Memorandum of Agreement adopted under Ordinance 2015-01 to incorporate the change as proposed if the Commission is favorable to the change.

SUMMARY:

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 (2) phases on a 12.65-acre parcel located at 175 S. Rolling Acres Road (referenced by Alternate Key # 3250290). 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 (3) to two (2) phases, eliminating Phase III and modifying the uses under Phase II to include two (2) Indoor Storage Buildings consisting of 41,400 square feet in lieu of the formerly approved plan that proposed twelve (12) mini-storage buildings totaling 41,000 square feet.

Prior to the site plan modification, on March 16, 2015, the developer amended the Memorandum of Agreement which governs the property via Ordinance 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. 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 has been included for your consideration. 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 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 = Ten (10) feet minimum width with two (2) canopy trees, three (3) 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 rendering of the screening to be provided along the north buffer (abutting Lady Lake Boulevard).

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Proposed Revision to Site Plan/Memorandum of Agreement

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

---

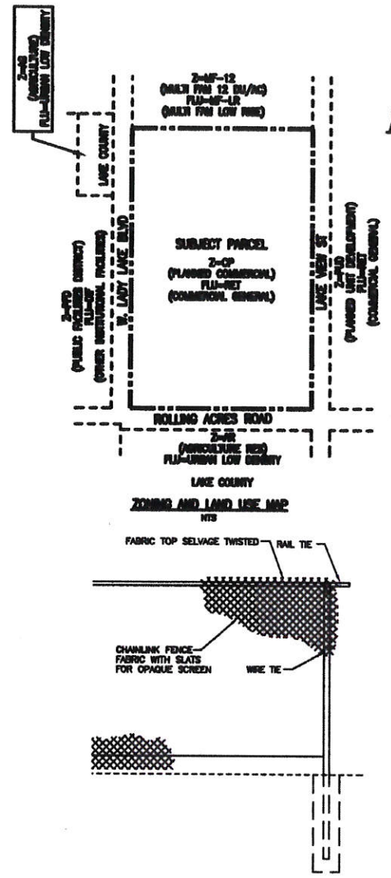
10-13-15

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**

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

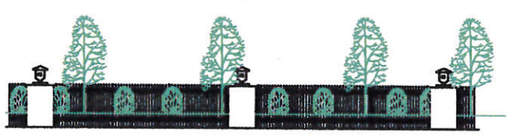
J:\Land Projects 2005\1310019.000\dwg\Tree Tops 2.dwg, CONCEPT, 10/5/2015 5:03:42 PM, ***VL***



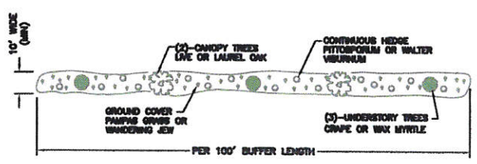
ZONING AND LAND USE MAP
NTS

CHAINLINK FENCE DETAIL

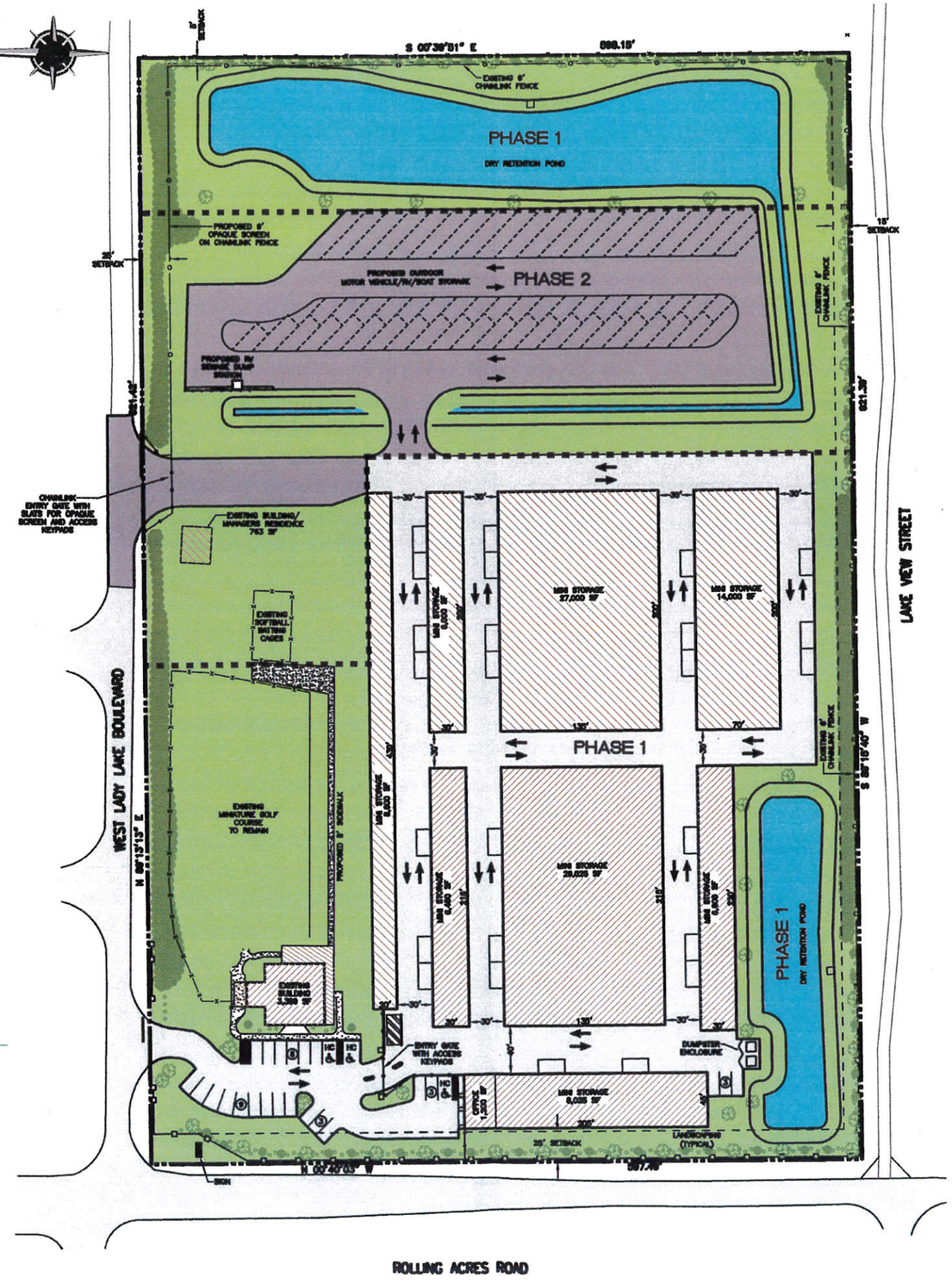
WEST LANDSCAPE BUFFER
NTS

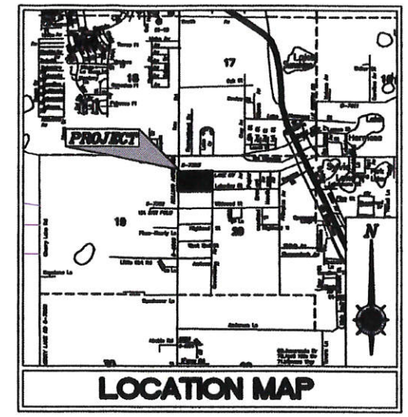


DECORATIVE FENCE
NTS



TYPICAL TYPE-A LANDSCAPE BUFFER
NTS





LOCATION MAP

LEGAL DESCRIPTION:

LOTS 8,10, AND 11 LESS THE EAST 68 FEET OF LOT 11 LEE AND STEVENS ADDITION TO THE TOWN OF LADY LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS A RECORD PLAT BOOK 5, PAGES 9 THROUGH 12 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LYING AND BEING IN THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 24 EAST.

OWNER:
TREE TOPS GOLF, INC.
999 W LADY LAKE BLVD
LADY LAKE, FLORIDA 32159
CONTACT: MIKE GRAND

CIVIL ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14TH STREET
LEESBURG FLORIDA 34748
PHONE: (352)787-1414
FAX: (352)787-7221

ON SITE CALCULATIONS:

PROPERTY AREA	660,635 SF	12.65 AC	100%
PRE-DEVELOPMENT:			
OPEN:	619,340 SF	11.92 AC	94.23%
IMPERVIOUS:	31,485 SF	0.73 AC	5.77%
POST-DEVELOPMENT:			
OPEN:	245,095 SF	5.65 AC	44.68%
IMPERVIOUS:	304,940 SF	7.00 AC	55.32%
BUILDINGS:	152,452 SF	3.50 AC	27.68%
PAVEMENT:	152,388 SF	3.50 AC	27.68%

PARKING CALCULATIONS:

USE:	REQUIRED:	SPACES:
GOLF OFFICE/RETAIL	1 PER 200 SF	17
STORAGE OFFICE	1 PER 200 SF	3
MINI STORAGE	1 PER 4000 SF	37
MANAGERS RESIDENCE	1 PER RESIDENT	1
TOTAL SPACES REQUIRED:	61	
TOTAL SPACES PROVIDED:	61	
HC SPACES INCLUDED:	3	

SITE SETBACKS:
FRONT: 25' TO ROLLING ACRES RD & WEST LADY LAKE BLVD
SIDE: 5'
REAR: 15'

PROPOSED LAND USES:
RETAIL SALES & SERVICES, MINIATURE GOLF AND ASSOCIATED RETAIL SALES AND SERVICES, SOFTBALL BATTING CAGES, GOLF DRIVING RANGE AND ASSOCIATED ACCESSORY USES, MINI STORAGE AND OFFICE, MANAGER'S RESIDENCE, RV SERVICE DUMP STATION AND OUTDOOR MOTOR VEHICLE/RV/BOAT STORAGE.

PLAN NOTES:

1. BUILDINGS TO BE SINGLE STORY.
2. THE TOWN OF LADY LAKE SHALL PROVIDE WATER SERVICE, FIRE PROTECTION AND SERVICE DISPOSAL.
3. ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT SHALL GOVERN STORMWATER DRAINAGE.
4. EXISTING ZONING: CP (PLANNED COMMERCIAL)
5. PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
6. LANDSCAPE DESIGN SHALL CONFORM TO THE TOWN OF LADY LAKE DEVELOPMENT REGULATIONS.
7. 15' UTILITY EASEMENTS TO BE PROVIDED INSIDE ALL PROPERTY LINES.
8. BUILDING HEIGHT NOT TO EXCEED 35'.
9. 6' CHAIN LINK FENCING AROUND PERIMETER OF SITE
10. EXISTING WAREHOUSE BUILDINGS TO BE TYPE B CONSTRUCTION
11. BUILDING MOUNTED FIXTURES TO PROVIDE SITE LIGHTING
12. FINAL BUILDING FOOTPRINTS AND ALIGNMENTS MAY BE MODIFIED.
13. TOTAL PROPOSED BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 162,000 SF.

LEGEND
- PROPERTY BOUNDARY
- PHASE LINES
- BUILDING SETBACK LINES
- DECORATIVE FENCING

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.

Springstead Engineering, Inc.
Consulting Engineers
Planners
Surveyors

Springstead Engineering, Inc.
Consulting Engineers
Planners
Surveyors

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE FL 32159

INSTRUMENT #2015039559
OR BK 4611 PG 1610 - 1617 (8 PGS)
DATE: 4/14/2015 2:46:07 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $69.50

RETURN

ORDINANCE NO. 2015-01

AN ORDINANCE OF THE TOWN OF LADY LAKE; AMENDING ORDINANCE NO. 2013-10; REQUESTING AMENDMENT OF THE MEMORANDUM OF AGREEMENT (MOA) FOR THE PLANNED COMMERCIAL DISTRICT (CP) FOR PROPERTY OWNED BY TREE TOPS GOLF INC., SUBJECT PROPERTY LOCATED AT 175 S. ROLLING ACRES RD. (AK #3250290), WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, on February 9, 2015, pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the Planning and Zoning Board of the Town of Lady Lake reviewed the proposed amendment to the Memorandum of Agreement which is attached hereto as Exhibit "B" and recommended to the Town Commission of the Town of Lady Lake that said amendment be adopted; and

WHEREAS, the Town Commission of the Town of Lady Lake, through Ordinance No. 2013-10, approved, at a duly noticed meeting, re-designation of said property owned by Tree Tops Golf Inc., and approved and entered into a Memorandum of Agreement setting forth certain permitted uses under the "CP" zoning; and

WHEREAS, on September 18, 2013, the Town of Lady Lake and Tree Tops Golf Inc. amended the Memorandum of Agreement to include additional uses as recorded in ORB 4384, Pgs. 886-893, and at this time, again desire to amend the Memorandum of Agreement and the "CP" zoning to include and establish new permitted uses as well as other terms regarding setbacks, new buildings, landscaping buffers, parking spaces, loading space requirements, and water retention areas.

NOW THEREFORE, be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. **Amendment for Changes Within the Site.** Said property is more particularly described in Exhibit "A", attached hereto and incorporated herein. The existing "CP" zoning and

the existing Memorandum of Agreement entered into by the parties is hereby modified and amended to include and establish new permitted uses as well as other terms regarding setbacks, new buildings, landscaping buffers, parking spaces, loading space requirement and water retention areas.

Section 2. **Conflict.** The prior agreement as adopted under Ordinance No. 2013-10 is hereby deleted in its entirety and is replaced in its entirety by Exhibit "B".

Section 3. **Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not effect the remaining portions of this Ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not effect the applicability thereof to any other person, property or circumstances.

Section 4. **Effective Date.** This Ordinance shall become effective immediately upon final reading and adoption by the Town Commission of Town of Lady Lake, Florida in accordance with Florida law.

PASSED AND ORDAINED this 16th day of March, 2015, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Description

SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

LADY LAKE, LEE & STEVENS ADD LOT 9, 10, 11--LESS E 46 FT—PB 8 PG 11 ORB 1671 PG 823

Property Appraisers Parcel Identification (Folio) Number: 2018241105-000-00900

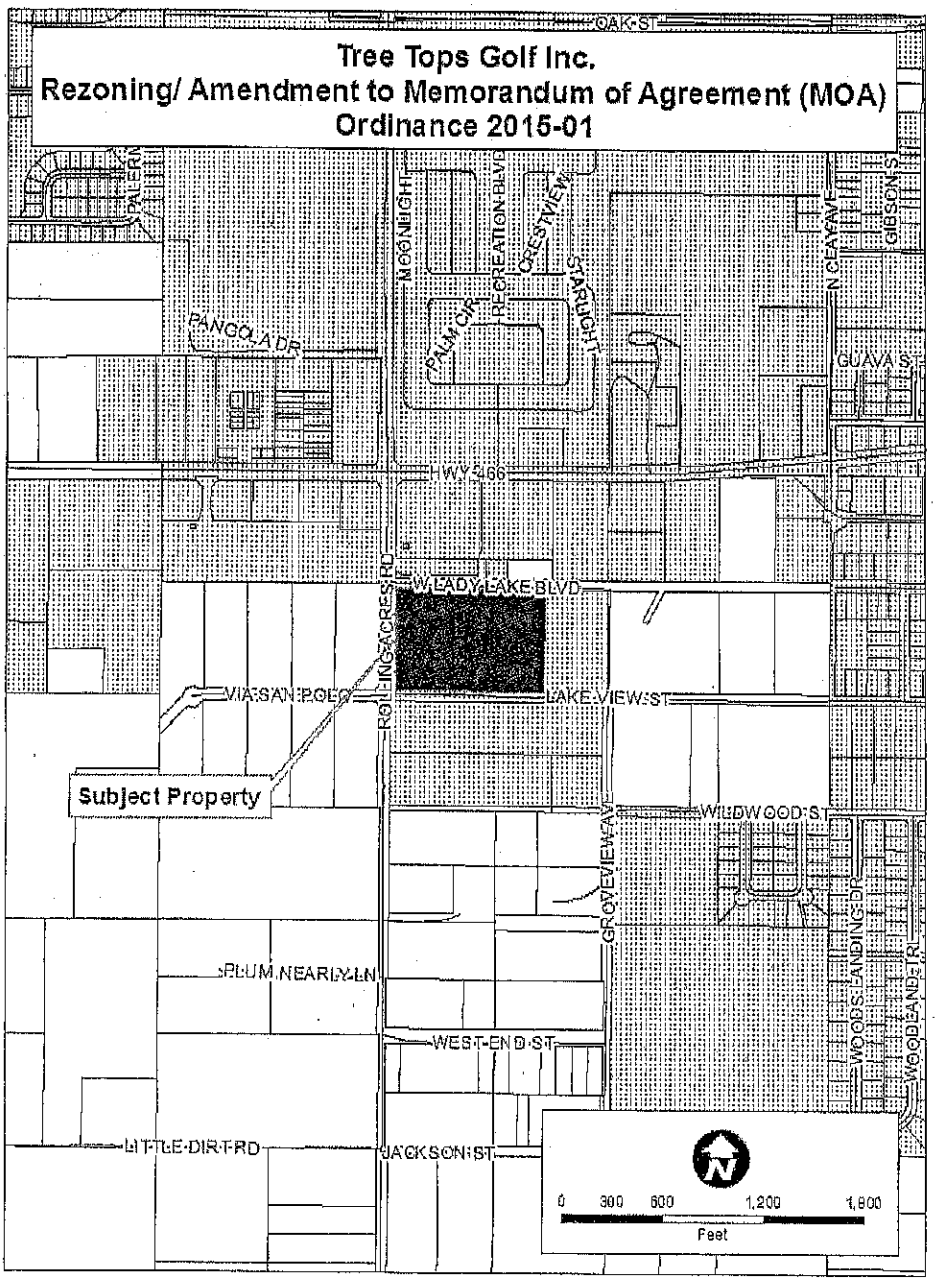


EXHIBIT "B"
MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated this 16th day of March, 2015 between the Town of Lady Lake, Florida (the "Town") and Rolling Acres Self Storage, aka Tree Tops Golf, Inc. ("Property Owner").

RECITALS

1. The Property Owner is the fee simple owner of certain real property in Lady Lake, Florida as described in the legal description attached as Exhibit "A".

2. On September 18, 2013, the Town of Lady Lake and Tree Tops Golf Inc. amended the Memorandum of Agreement to include additional uses as recorded in ORB 4384, Pgs. 886-893.

3. On September 10, 2003, the Town and the owner entered into a Memorandum of Agreement ("MOA") pursuant to the provisions of Chapter 5, Section 4) o) 5) a) 1) of the Town's Land Development regulations.

4. The real property described in the legal description is zoned CP "Planned Commercial" pursuant to the Ordinance No. 98-08, November 2, 1998.

5. The applicant wishes to amend the existing MOA to include additional uses.

6. At this time, the parties wish to enter into an amended Memorandum of Agreement pursuant to the provisions of the Town's Land Development Regulations.

NOW THEREFORE, In recognition of the foregoing, the parties agree to the following terms and conditions as part of the CP zoning for that property described in the attached legal description, Exhibit "A".

1. Permitted Uses.
   Retail Sales & Services, Miniature Golf and associated retail sales and services, Softball Batting Cages, Golf Driving Range, and associated accessory uses, Mini Storage—_and office, Manager's Residence, RV Sewage Dump Station, and Indoor Motor Vehicle/RV/Boat Storage.

2. Uses Expressly Prohibited. Any and all uses other than those aforementioned as "permitted uses" shall be expressly prohibited.

3. Hours of Operation. The hours of operation shall be as follows:
   A. Open at 7:00 a.m.
   B. Close at 9:00 p.m.

4. Design Standards.
   A. The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty percent (80%).
   B. Maximum building height is thirty-five feet (35') unless adequate fire protection measures are provided.
   C. Setback requirements shall be:
      1. Front Yard Setback – Front Yard to Rolling Acres Road & West Lady Lake Boulevard – Twenty-Five (25) feet minimum
      2. Side Yard Setback: - Five (5) feet minimum
      3. Rear Yard Setback: - Fifteen (15) feet minimum

5. Parking and Accessibility. Parking requirements shall be as required pursuant to Chapter 7 of the Town's Land Development Regulations for the specific use. All parking spaces shall be ten by twenty (10 x 20) feet in size. The required parking on the site shall be comprised of a minimum ~~of 61~~of 61 paved parking spaces in conformance with adopted code and as indicated on the site plan. Cross Access Easement to other sites will not be provided based on the nature of the business as a gated mini storage facility operation. The mandatory paving extension of Lady Lake Boulevard shall occur prior to, or concurrent with, the opening of the secondary egress location in Phase II as depicted on the Bubble Plan, and attached hereto as Exhibit "C". The paved access shall comply with all Town road construction standards.

6. Landscaping. The applicant shall utilize the existing natural vegetative (Oak Tree) buffer within the property as shown on the site plan for buffer landscape requirements. At which time the property is redeveloped, a Class "A" Landscape Buffer, ten (10) feet in width, shall be installed pursuant to Chapter 10, Landscaping section of the Land Development Regulations. In addition, the west buffer abutting Rolling Acres Road shall contain a decorative fence; all other buffers shall contain decorative (coated) chain link fencing in addition to the landscaping material.

7. Water Retention Areas. The drainage and stormwater retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town Consulting Engineer. These areas shall be properly maintained by the developer.

8. Lighting. All lighting for the proposed facilities shall be designed and located such that light and/or glare shall be directed upon the subject property only.

9. Potable water & Sanitary Sewer. The property described in Exhibit "A'" shall connect to the Town of Lady Lake's potable water, central sewer, and reclaim/reuse systems at time of commencement of Phase I. All costs associated with design, permitting, engineering, materials, construction and inspections shall be the sole cost of the developer.

10. Development Phases:
    A. Phase I: (8) Mini storage buildings, parking spaces, front parking lot area, existing retail building,, dumpster area, and retention ponds.
    B. Phase II: (2) Additional Indoor Motor Vehicle/RV/Boat Storage Buildings, parking spaces, retention pond, secondary egress drive, managers residence and RV sewage dump station.

    Note: The mini golf course, batting cages, and associated accessory uses may continue in operation -through the entire development build-out.

11. Compliance with All Requirements. Nothing herein shall relieve the Developer or their successors or assigns from obtaining any local, regional, state or federal permits or compliance with any applicable ordinance, laws, rules or regulations necessary for the development of the property.

12. Heirs and Successors. The terms and conditions as set forth in this Memorandum of Agreement shall insure to the benefit of, and shall constitute a covenant running with the land and under the terms, conditions and provisions hereof, and shall be legally binding upon any heirs, assigns and successors in title or interest, and shall be subject to each and every condition herein set out.

13. Recordation. The Memorandum of Agreement shall be recorded in the Public Records of Lake County, Florida.

14. Enforcement. Enforcement of this Memorandum of Agreement shall be through the Town of Lady Lake Town Commission. Upon approval of this agreement, the aforementioned property shall only be used for the purposes described herein. No change in the use, further expansion of the uses, additions to the uses, or additions to the facilities shall be permitted except as approved by formal amendment of this Memorandum of Agreement. Any other proposed use shall be specifically authorized by amendment and approval of the Town of Lady Lake Commission and shall be legally binding upon any heirs, assigns and successors in title or interest.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

OWNER

By: _____
Michael Girard

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 16TH day of MARCH, 2015 by MICHAEL GIRARD, Owner of the Property, who is personally known to me or has produced _____ as identification.

_____
Notary Public, State of Florida

My Commission Expires:
NOTARY PUBLIC-STATE OF FLORIDA
Nancy V. Slaton
Commission # EE099910
Expires: JUNE 05, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

TOWN OF LADY LAKE, FLORIDA
LAKE COUNTY, FLORIDA

By: _____
Ruth Kussard, Mayor

ATTEST:

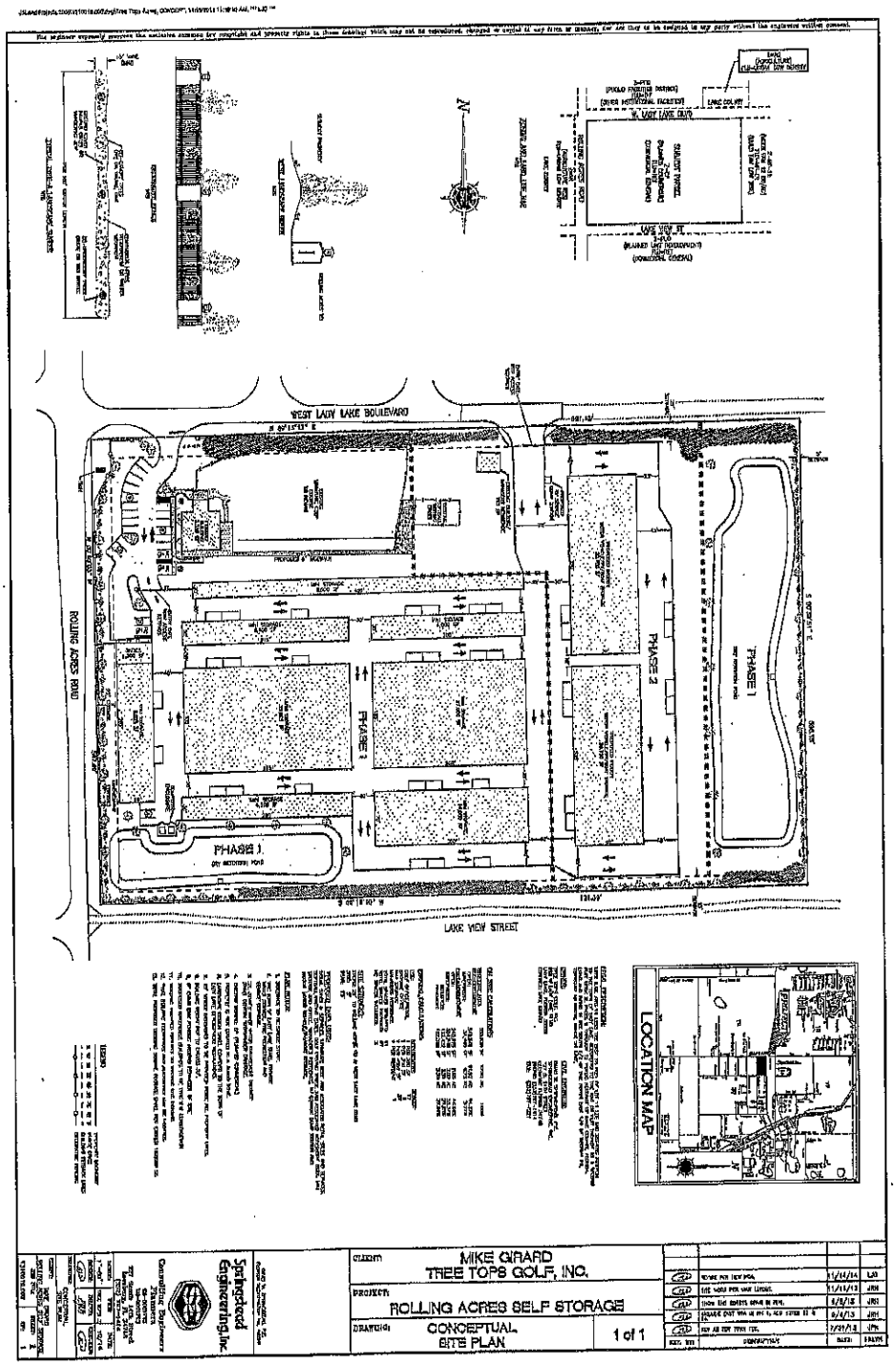
_____
Kris Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "C"
BUBBLE PLAN

Tree Tops Golf, Inc.



THE TOWN OF LADY LAKE
DEVELOPMENT ORDER
MJM 01/15-005
Rolling Acres Self Storage Facility (formerly Tree Tops)
PHASE II

This Development Order is issued this 13th day of April 2015 to Tree Tops Storage Holding, LLC with principal mailing office addressed as 175 South Rolling Acres Rd., Lady Lake, FL 32159.

The Town of Lady Lake hereby finds after review of the Site Plans for the Rolling Acres Storage Facility and other documents submitted by the Developer, upon which the Town of Lady Lake has relied in issuing this Development Order, that the proposed Site Plans are consistent with the goals, objectives and policies of the Town's Comprehensive Plan and Land Development Regulations.

This Development Order authorizes the construction of all site improvements required for Major Modification MJM 01/15-005 entitled "Rolling Acres Self Storage Facility" approved by the Lady Lake Town Commission on April 6, 2015, removing twelve (12) mini storage buildings totaling 41,000 square feet and proposing two (2) Indoor Motor Vehicle/RV/Boat Storage Buildings totaling 41,400 square feet, eliminating phase 3, and reducing project approximately 9,548 square feet from originally the approved plans on 12/16/13 (AK 3250290). This approval completes the second and final phase of the project. The site is legally described on attached Exhibit "A." The site has previously been granted the following waivers; which have been transferred to this new development order to continue with the project:

Commercial Design Standards Waiver:

- Waiver to LDRs- Chapter 20- Section 20-3 C.)3).A)., which requires new buildings to adopt one of four (4) architectural styles. The applicant is proposing a mix of styles combining modern/contemporary construction design on the existing one-story retail building and the rest are Mini Storage Warehouse Buildings.

Landscaping and Tree Protection Waivers:

- Waiver to LDRs - Chapter 10, Section 10-3, a).2). for a reduction in 234.5 tree caliper inches required to be planted on site.
- Waiver to LDRs - Chapter 10, Section 10-3, b).B).1) for South Landscaping Buffer.
- Waiver to LDRs - Chapter 10, Section 10-3, b).B).2) for North Landscaping Buffer.

The following plans and other legal documents are hereby incorporated into this Development Order as if fully set forth herein:

- Site Plan (Engineering Plans), Landscaping Plans, and Irrigation Plans, as prepared by David W. Springstead Professional Engineer with Springstead Engineering, signed and sealed April 7, 2015, consisting of 21 sheets.

- Review comments prepared by Neel-Schaffer, Inc., Town of Lady Lake Engineer dated March 30, 2015.

- St. Johns River Water Management District Modification Permit No. 76459-4 dated February 20, 2015.

- Fire Review conducted by the Town of Lady Lake, Kerry Barnett, dated March 11, 2015.

- Dump Station Wastewater Treatment Agreement executed April 6, 2015 for sampling, metering, and water quality standards.

Note: Disclaimer in accordance with House Bill 7019: The property is within a Flood Zone X (outside the 500-yr flood plain), as per effective FIRM *12069C0170E dated December 18, 2012.*

The following conditions are required prior to issuance of a certificate of occupancy:

1. Completion of all site improvements.

In accordance with Chapters 3 and 7 of the Town of Lady Lake Land Development Regulations (LDRs), this Development Order shall expire if construction of the Land Development has not commenced prior to **April 13, 2016**, and shall expire after one year from the date of issuance. A request for an extension may be submitted to the Town Manager or designee in accordance with the requirements of the LDRs.

All development orders are issued contingent upon the following:

- The accuracy of information provided in the development plans and associated documents. Inaccuracies that affect compliance with the Town Code, or the soundness of engineering design, may be considered grounds for the voiding of a development order.

- Clarification of discrepancies within the approved plans or associated documents. Where there are contradictions or discrepancies, the Town may require their correction based on the requirements of the Code, and as appropriate to the internal consistency of the documents.

- The issuance of this Development Order shall not be construed as a waiver of applicable regulations and all on/off site improvement work performed pursuant to this Development Order shall comply with the provision of the Town of Lady Lake Land Development Regulations and Comprehensive Plan in all aspects.

In consideration for approving the Development and to ensure that the Development is consistent with this Development Order, the Town of Lady Lake is authorized to take the following actions in the event it determines, at a duly noticed public commission hearing satisfying due process requirements, that the Developer is not complying with this Development Agreement (1) revoke the rights conferred in the Developer's Agreement and pursue remedies through code enforcement, (2) file for injunctive relief in the Lake County Fifth Judicial Circuit Court enjoining further Developer acts until the Developer complies with the Agreement, or (3) file for injunctive relief in the Lake County Fifth Judicial Circuit Court to force Developer to act consistent with the Agreement. The prevailing party in such court action shall be awarded attorney's fees and costs.

Kristen Kollgaard
Town Manager

4/13/15
Date

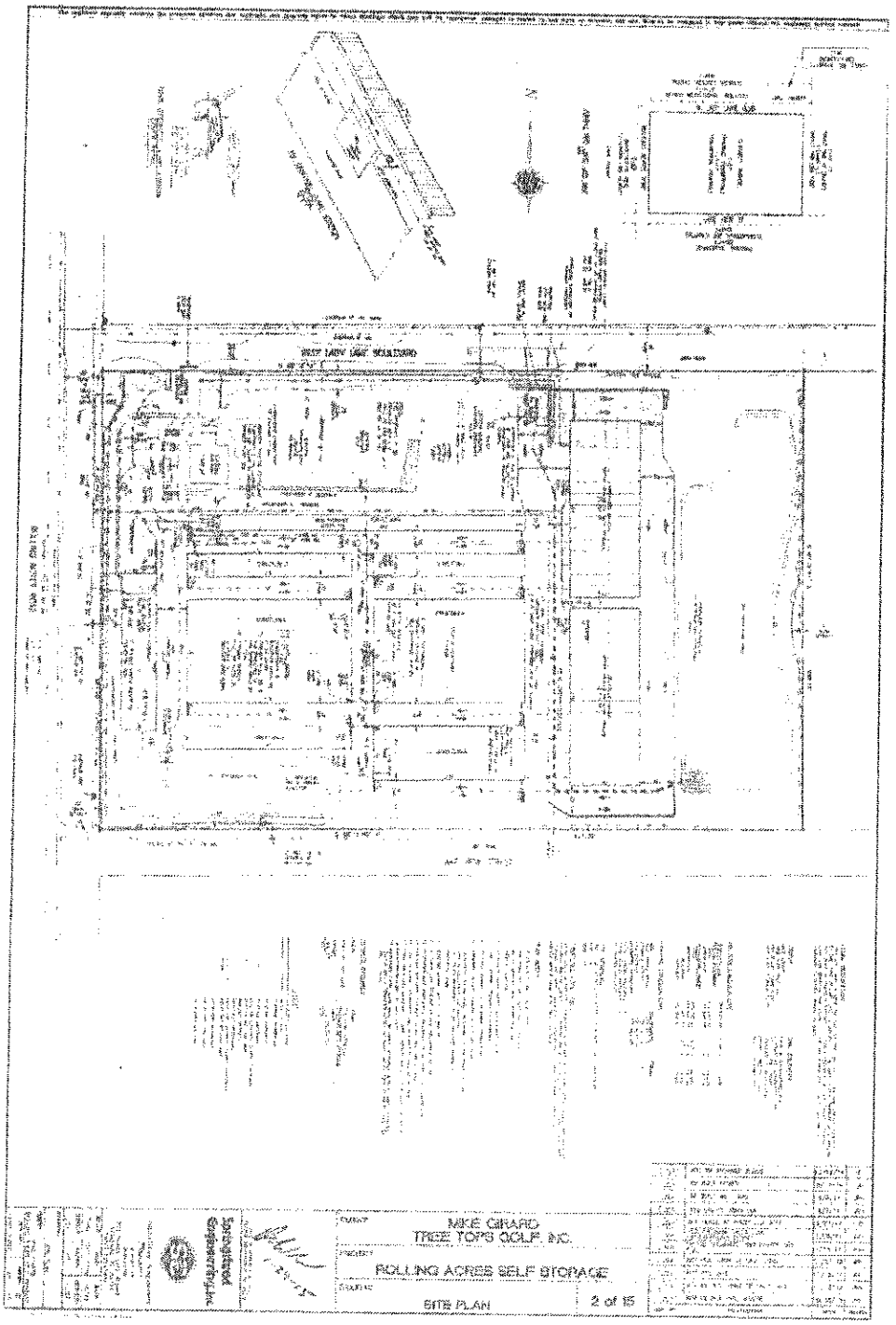
EXHIBIT "A"

LEGAL DESCRIPTION

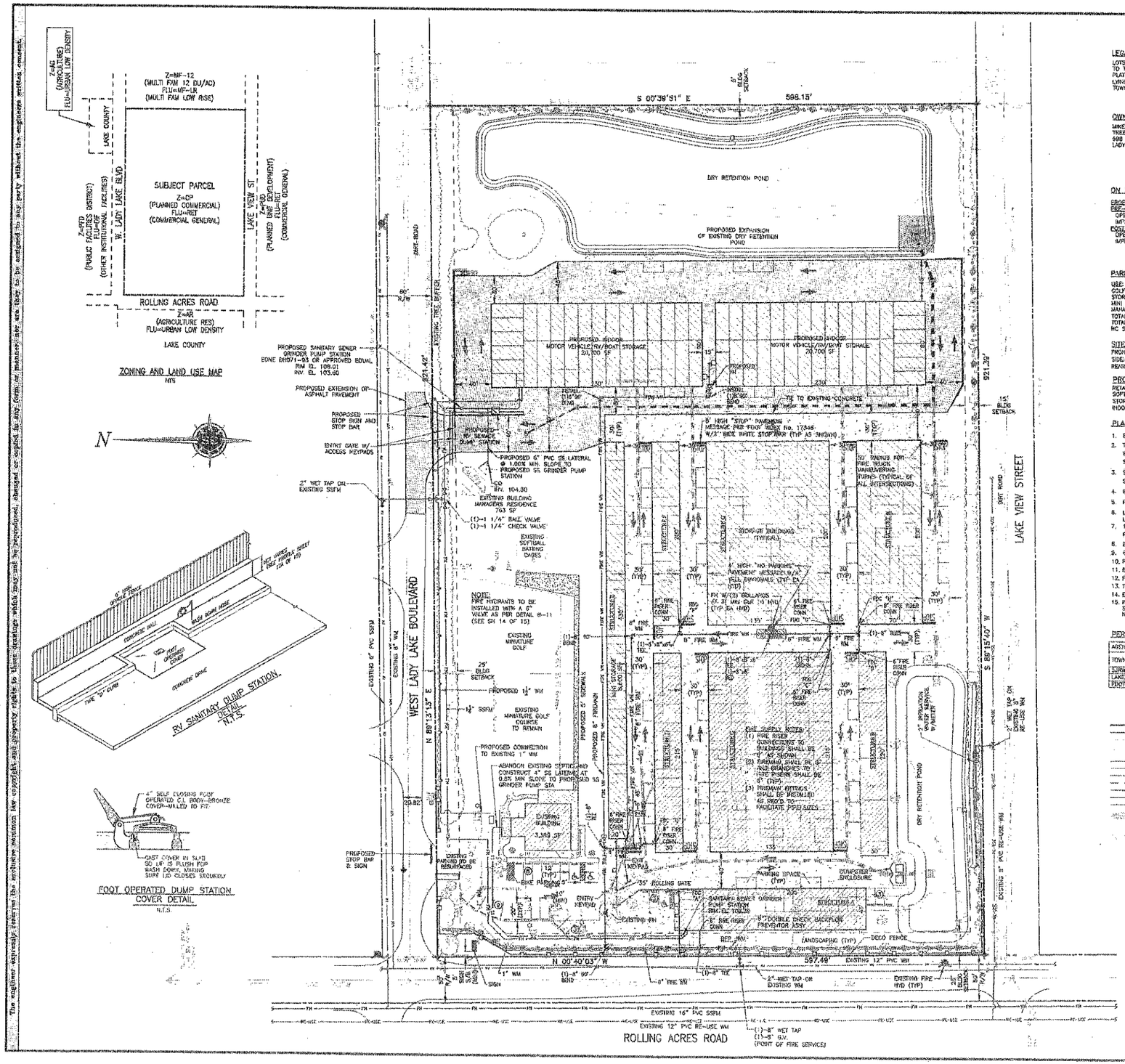
SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

LADY LAKE, LEE & STEVENS ADD LOT 9, 10, 11--LESS E 46 FT---PB 8 PG 11 ORB 1671 PG 823

Property Appraisers Parcel Identification (Folio) Number: 2018241105-000-00900



APPROVED PLAN OF RECORD BY THE COMMISSION ON APRIL 6, 2015



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OWNER:
MIKE GIRARD
TREE TOPS GOLF, INC.
998 W LADY LAKE BLVD
LADY LAKE, FLORIDA 32159

CIVIL ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14TH STREET
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PHONE: (352)787-1414
FAX: (352)787-7231

ON SITE CALCULATIONS

PROPERTY AREA	550,935 SF	12.65 AC	100%
PRE-DEVELOPMENT			
OPEN:	519,340 SF	11.92 AC	94.23%
IMPERVIOUS:	31,595 SF	0.72 AC	5.77%
POST-DEVELOPMENT			
OPEN:	245,995 SF	5.65 AC	44.66%
IMPERVIOUS:	304,940 SF	7.00 AC	55.34%
BUILDINGS:	152,452 SF	3.50 AC	27.68%
PAVEMENT:	152,388 SF	3.50 AC	27.66%

PARKING CALCULATIONS:

USE:	REQUIREMENT:	SPACES:
GOLF OFFICE/RETAIL	1 PER 200 SF	17
STORAGE OFFICE	1 PER 200 SF	8
MINI STORAGE	1 PER 4000 SF	37
MANAGERS RESIDENCE	1 PER RESIDENT	1
TOTAL SPACES REQUIRED:		61
TOTAL SPACES PROVIDED:		61
HC SPACES INCLUDED:		3

SITE SETBACKS:
FRONT: 25' TO ROLLING ACRES RD & WEST LADY LAKE BLVD
SIDE: 5'
REAR: 15'

PROPOSED LAND USES:
RETAIL SALES & SERVICES, MINIATURE GOLF AND ASSOCIATED RETAIL SALES AND SERVICES, SOFTBALL BATTING CAGES, GOLF DRIVING RANGE AND ASSOCIATED ACCESSORY USES, MINI STORAGE AND OFFICE, MANAGER'S RESIDENCE, RV SEWAGE DUMP STATION AND INDOOR MOTOR VEHICLE/RV/BOAT STORAGE.

PLAN NOTES:
1. BUILDINGS TO BE SINGLE STORY.
2. THE TOWN OF LADY LAKE SHALL PROVIDE WATER SERVICE, FIRE PROTECTION AND SEWAGE DISPOSAL.
3. ST.JOHN'S RIVER WATER MANAGEMENT DISTRICT SHALL GOVERN STORMWATER DRAINAGE.
4. EXISTING ZONING: CP (PLANNED COMMERCIAL)
5. PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
6. LANDSCAPE DESIGN SHALL CONFORM TO THE TOWN OF LADY LAKE DEVELOPMENT REGULATIONS.
7. 15' UTILITY EASEMENTS TO BE PROVIDED INSIDE ALL PROPERTY LINES.
8. BUILDING HEIGHT NOT TO EXCEED 35'.
9. 6' CHAIN LINK FENCING AROUND PERIMETER OF SITE
10. PROPOSED MINI WAREHOUSE BUILDINGS TO BE TYPE II B CONSTRUCTION
11. BUILDING MOUNTED FIXTURES TO PROVIDE SITE LIGHTING
12. FINAL BUILDING FOOTPRINTS AND ALIGNMENTS MAY BE MODIFIED.
13. TOTAL PROPOSED BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 152,000 SF
14. EXPECTED NUMBER OF EMPLOYEES = 3
15. PROPOSED ENTRY GATE SHALL BE SIREN ACTIVATED WITH A "SIREN OPERATED SENSOR AND A REMINDER DECAL INSTALLED ON OUTSIDE OF ENTRY GATE PER NFPA 1 CH15.

PERMITS REQUIRED

AGENCY	PERMIT
TOWN OF LADY LAKE	SITE PLAN APPROVAL
	BUILDING DEPT APPROVAL
SJRWMD	SWERP
LAKE CO	R/W UTILIZATION
FDOT	N/A

LEGEND
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING PAVEMENT
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING RE-USE MAIN
- BUILDING SETBACK
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER FORCEMAIN
- PROPOSED RE-USE MAIN
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BUILDING

REV.	DATE	BY	DESCRIPTION
VE	12/16/14		ADD RV STORAGE BLDGS.
LJG	8/12/14		AS BUILT SEWER
JRH	6/9/14		AS BUILT WET TAPS
JRH	6/2/14		ADD UTILITY CONE LOC
LJG	5/27/14		REV FENCE AT PROPOSED SIGN
JRH	2/28/14		ADD FIREMAN CALLS FOR UNDERGROUND PERMIT
JRH	1/15/14		REVISE FIREMANS, ADD RISERS AND FDC
JRH	11/21/13		REV PER TOWN OF LADY LAKE
JRH	11/19/13		REV FIRE LINE
JRH	11/13/13		REV AS PER TOWN OF LADY LAKE
JRH	10/30/13		REV AS PER FIRE REVIEW
BY:	DATE:		

CLIENT: MIKE GIRARD TREE TOPS GOLF, INC.
PROJECT: ROLLING ACRES SELF STORAGE
DRAWING: SITE PLAN
2 of 15

DAVID W. SPRINGSTEAD, P.E.
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(352) 787-1414

SCALE:	FILE:	DATE:
1"=50'	TREE TOPS	10/13
DESIGN:	DRAWN:	CHECKED:

DRAWING: SITE PLAN
CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE
JOB NO.: 13100019.002 SHEET: 2 OF: 15

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This Set Reproduced Half Scale