

Regular Meeting of the Parks, Recreation & Tree Advisory Committee

Date: Wednesday, April 13, 2016
Time: 5:30 p.m.
Place: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

A. ROLL CALL

B. OPEN FORUM

C. NEW BUSINESS:

1. Approval of Minutes – February 10, 2016 Meeting
2. Consideration of the Conceptual Landscaping Plans and Waiver Requests for the Specialty Orthopedic Center Major Site Plan - Phase I – MJSP 03/15-002 – A Development Proposing a 26,540 Sq. Ft. Multi-Specialty Medical Facility to be Constructed along Rolling Acres Road on a 9.77-Acre Parcel – Located at 539 Rolling Acres Road (Wendy Then)

D. CHAIRPERSON/MEMBERS' REPORT:

E. ADJOURN

NOTE: THIS BOARD IS ADVISORY. ALL RECOMMENDATIONS ARE FORWARDED TO THE TOWN COMMISSION.

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 753-3810. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting. -Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

MINUTES OF THE
TOWN OF LADY LAKE
PARKS, RECREATION AND TREE BOARD ADVISORY COMMITTEE
LADY LAKE, FLORIDA

February 10, 2016
5:30 p.m.

The Parks, Recreation and Tree Advisory Committee special meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.

CALL TO ORDER: Chryle Lowery, Chairperson

Chairperson/Member Lowery called the meeting to order at 5:30 p.m.

A. ROLL CALL: Rick Jones, Member
Linda Denby, Member
Chryle Lowery, Chairperson/Member
Doris Turlo, Vice Chairperson/Member

ABSENT: Betty Cantelmo, Member

STAFF MEMBERS PRESENT: Mike Burske, Parks and Recreation Director; and Nancy Slaton, Deputy Town Clerk

B. OPEN FORUM:

Chairperson Lowery asked if there were any comments from the audience. There were no comments.

C. NEW BUSINESS:

1. APPROVAL OF THE MINUTES: November 10, 2015 Parks, Recreation and Tree Advisory Meeting

Upon a motion by Member Turlo and a second by Member Jones, the Parks, Recreation and Tree Advisory Committee approved the minutes of the November 10, 2015 Parks, Recreation and Tree Advisory Committee meeting as presented by a vote of 4-0.

2. Consideration of Approval to Send a Recommendation to the Commission to Rename the Minor Baseball Field "Chase Field" (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated that as shown in the letter included in the packet, the Little League wants to name one of the fields after one of their former players who grew up with the league and passed at the age of 19. The Little League is requesting this and has begun scholarship programs and fundraisers in his name.

52 Mr. Burske stated that as the field currently has a generic name, he is asking for approval of this
53 motion. He stated that the Little League will pay for the new sign naming the field and the field
54 will be dedicated on opening day, if approved.

55
56 Chairperson Lowery suggested that since the field has always been known as the Minor field, it
57 be renamed *Chase Minor Field* instead of *Chase Field*.

58
59 Mr. Burske stated that these fields are not necessarily always referred to as the Major and Minor
60 fields. He asked Ms. Denby how the Little League refers to the fields.

61
62 Member Denby stated the fields are called by different names such as major field or top field and
63 bottom field, the American Legion field; she agreed that the Little League does not necessarily
64 refer to these fields as major or minor.

65
66 *Upon a motion by Member Turlo and a second by Member Denby, the Parks, Recreation and*
67 *Tree Advisory Committee recommended that the Commission approve Renaming the Minor*
68 *Baseball Field "Chase Field" by a vote of 4-0.*

69
70 **3. Consideration to Send a Recommendation to the Commission to Partner with the**
71 **Lady Lake Garden Club and Invest \$600.00 of Donated Tree and Beautification Funds to**
72 **Landscape the Community Building (Mike Burske)**

73
74 Parks and Recreation Director Mike Burske gave the background summary from the agenda item
75 cover sheet (on file in the Town Clerk's office). He stated that as shown in the proposal from the
76 Lady Lake Garden Club, they are asking to landscape the Community Building on March 18th.
77 Shelly Leon, who landscaped the museum a few years ago, has given staff a copy of their
78 proposed design and breakdown on price. Mr. Burske stated that the plants will cost an
79 estimated \$247.95, and Town staff will update the irrigation and is asking for \$350.00 to
80 complete this task, and invest \$500.00 for sod in the area; for a total of \$1,097.95 from Donated
81 Tree and Beautification Funds which currently has a balance of \$17,836.03.

82
83 Member Turlo commented that there is plenty of funds to cover this. She asked who will take
84 care of the landscaping once it is completed.

85
86 Mr. Burske stated that Parks and Recreation staff will take care of it.

87
88 Member Turlo asked if there will be a ceremony of any kind involving the children in the area
89 once it is completed. She suggested that if the children in the area are involved, they would be
90 more likely to have more respect for the property, and would take care of it.

91
92 Mr. Burske replied that the landscaping will be going in the day before the Easter Egg Hunt, if
93 approved, and the kids will be in school. He stated that it is in the planning stages to have home-
94 schooled children involved in the upcoming Arbor Day celebration in the planting of the tree.

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96 Member Jones suggested involving the Boys and Girls Club. He stated that it appears from the
97 pictures that the Community Building is woefully in need of some landscaping.

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99 Chairperson Lowery suggested waiting until after the Easter Egg Hunt so that the new
100 landscaping is not damaged.

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Mr. Burske replied that the Easter Egg Hunt does not usually involve the Community Building.

Upon a motion by Member Jones and a second by Member Turlo, the Parks, Recreation and Tree Advisory Committee recommended that the Commission approve partnering with the Lady Lake Garden Club and invest \$1,097.95 of donated Tree and Beautification Funds to landscape the Community Building by a vote of 4-0.

D. CHAIRPERSON/MEMBERS' REPORT:

Parks and Recreation Director Mike Burske reported that the concession stand bids were received and they were grossly over the \$350,000.00 projected, with the lowest at around \$463,000. He stated that these bids were rejected and this will come back before the committee next month so it can go out for re-bidding.

Mr. Burske commented that the Chamber of Commerce's Art in the Park event this month used a new event planner and it went very well. He stated they used a good amount of their budget for marketing and it was really noticeable.

Mr. Burske stated the Easter Egg Hunt is coming up and he has contacted the Little League and Clown Alley, as well as others, for their support at the event.

Chairperson Lowery commented that this year's Art in the Park was extremely successful and that she enjoyed it. She stated it appears the Farmers' Market at the Chamber is getting bigger as well.

After further comments regarding these events, Mr. Burske stated that the area around the Log Cabin may need re-sodding soon as there has been so much traffic on it due to these events.

Member Jones commented that he may want to check out the new hybrid sod that The Villages is using.

Mr. Burske stated that it is Zoysia and that it is durable.

Chairperson Lowery thanked Mr. Burske and staff for their hard work.

E. ADJOURN:

With nothing further to discuss, the meeting was adjourned at 5:44 p.m.

Nancy Slaton, Deputy Town Clerk

Chryle Lowery, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk



PARKS, RECREATION, AND TREE ADVISORY COMMITTEE MEETING

REQUESTED COMMITTEE MEETING DATE: April 13, 2016

SUBJECT: Consideration of the Conceptual Landscaping Plans and Waiver Requests for the Specialty Orthopedic Center Major Site Plan- Phase I – MJSP 03/15-002 –For a development proposing a 26,540-square-foot multi-specialty medical facility to be constructed along Rolling Acres Road on a +/- 9.77acre parcel at 539 Rolling Acres Road (Alternate Key 1279488).

DEPARTMENT: GROWTH MANAGEMENT

RECOMMENDED MOTIONS:

1. Motion to forward the requested waiver to the requirements of Chapter 10, Section 10-3, b). B).4). to the Town Commission with the Recommendation of Approval.
2. Motion to forward the requested waiver to the requirements of Chapter 10, Section 10-3, b).B).4). to the Town Commission with the Recommendation of Denial.

Staff supports the motion to forward the requested waiver to the Town Commission with the Recommendation of Approval.

SUMMARY:

George Huddleston with Littlejohn Engineering Associates, Inc., has submitted a site plan application for a 9.77 +/- acre parcel located at 539 Rolling Acres Road. The applicant proposes the construction of a 26,540-Square-foot building for a Multi-Specialty Clinic Facility. The property is zoned Industrial, which permits the proposed medical office/clinic use. The Future Land Use Map designation for the site is Industrial (I). This particular piece of property is located just south of the Villages Industrial Center and north of the Citizen's First Bank Processing Center and the Fort Knox Storage Facility. This is one of the few remaining undeveloped properties on that section of Rolling Acres Road. The property is expected to be developed in two (2) phases.

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 931.2 tree caliper inches based on its 5.82-acre site development area (160"x 5.82). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	93 tree caliper inches
Proposed Canopy & Understory Trees	<u>867</u> tree caliper inches
Total tree caliper inches	960 tree caliper inches

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

Notes:

- No historic trees will be removed for this development.

The applicant is pursuing the following **landscaping waivers:**

- In accordance to **Chapter 10, Section 10-3. b).B).4).**, the *North* Elevation requires "Class D" Landscaping Buffer-Forty (40) feet minimum width with eight (8) canopy trees, six (6) understory trees and a continuous hedge or an approved fence or wall.

The applicant is required to provide *56 canopy trees* and *35 understory trees*.

Request: The applicant is requesting a waiver for 13 canopy trees and to reduce the buffer width from 40 feet to 20 feet.

Justification: Buffer width reduction has been requested due to modern building layout to meet commercial design standards and to accommodate parking spaces needed for Phase I.

- In accordance to **Chapter 10, Section 10-3. b).B).4).**, the *South* Elevation requires "Class C" Landscaping Buffer- Thirty (30) feet minimum width with six (6) canopy trees, four (4) understory trees and a continuous hedge or an approved fence or wall.

The applicant is required to provide *42 canopy trees* and *28 understory trees*.

Request: The applicant is requesting a waiver for 7 canopy trees, 2 understory trees and to reduce the buffer width from 30 feet to 20 feet.

Justification: Buffer width reduction has been requested due to modern building layout to meet commercial design standards and to accommodate parking spaces needed for Phase I.

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Request: The applicant is requesting a waiver for 7 canopy trees, 2 understory trees and to reduce the buffer width from 30 feet to 20 feet.

Justification: Buffer width reduction has been requested due to modern building layout to meet commercial design standards and to accommodate parking spaces needed for Phase I.

Comments:

As stated, the applicant is proposing a medical office/clinic; such a use would regularly require only a Landscaping Buffer Class "A" along the boundaries if assigned under the Heavy Commercial (HC) zoning district, in which this proposed use would be permitted. However, due to the property having an Industrial Zoning designation, the project is required to provide Landscaping Buffer Class D for the north elevation and Landscaping Buffer Class C for the South elevation; which are 40 feet and 30 feet in width respectively, and require extensive plant material.

Overall, the plan material that has been proposed on-site for approximately 700 lineal feet would be the equivalent of Landscaping Buffer Class C; which is far beyond what is currently featured on adjacent and surrounding sites.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Friday, April 8, 2016, and provided outstanding comments regarding the Site Plan application.

The **Special Town Commission Conceptual Workshop** is tentatively scheduled for place on Monday, April 18, 2016.

The **Town Commission** is tentatively scheduled to consider this application for final approval on Monday, May 16, 2016 at 6:00 p.m.



April 6, 2016

Ms. Wendy Then
Town Planner
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL 32159

**RE: Specialty Orthopedic Clinic (MJSP 03/16-002)
Landscape Waiver Request & Justification
Lady Lake, Florida
Project No. 20150902**

Dear Wendy:

As authorized agent and the civil engineer and landscape architect of record, Littlejohn Engineering Associates, Inc. (Littlejohn) would like to formally request landscape waivers as outlined below:

- Northern Landscape Buffer
 - Class D, 40' buffer required per code, including 56 canopy trees and 35 understory trees
 - 20' buffer requested (20' deviation) with 13 fewer canopy trees
- Southern Landscape Buffer
 - Class C, 30' buffer required per code, including 42 canopy trees and 28 understory trees
 - 20' buffer requested (10' deviation) with 7 fewer canopy trees and 2 fewer understory trees

Although the requested landscape buffers are slightly below that identified in the code, the request for waivers is made in light of the proposed use. The underlying zoning which requires the larger buffers (Industrial) is a much more intense and abrasive district than the use that is proposed. The proposed clinic is a much more passive commercial use with an aesthetically pleasing building. Additionally, the physical layout of the parcel (long and slender) is encumbered by the larger buffer widths. The additional space is needed in order to properly orient the building and provide parking with adequate open and amenity spaces. With these lessened buffers, the available tree canopy is also less, and in the interest of the long-term health of the trees, the slight reduction in tree quantity (within the buffers) is requested.

Ultimately, the proposed landscaping still essentially provides a Class C buffer, which is more robust than most of the surrounding developments. We respectfully request your support of the requested waiver and ask that you please feel free to call (407-975-1273) or e-mail (ghuddleston@leainc.com) with any questions or concerns.

Sincerely,

LITTLEJOHN ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "G. Huddleston, PE". The signature is written in a cursive style with a large initial "G" and a stylized "H".

George Huddleston, PE
Senior Project Manager

PROPERTY RECORD CARD

General Information

Owner Name:	SURGICAL PRACTICE RESOURCE GROUP OF FLORIDA INC	Alternate Key:	1279488
Mailing Address:	913 VENTURE AVE #1 LEESBURG, FL 34748 Update Mailing Address	Parcel Number:	17-18-24-000200001100
		Millage Group and City:	FOLL (Lady Lake)
		Total Millage Rate:	18.23370
Property Location:	539 ROLLING ACRES RD LADY LAKE FL 32159 Update Property Location	Trash/Recycling /Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	N 1/4 OF SW 1/4 OF NW 1/4--LESS W 40 FT-- ORB 4689 PG 996		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		9.7	AC	\$0.00	\$756,600.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0002	BARN (BRN)	1440	SF	1982	\$7,534.00

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
659 / 1926	1/1/1978	Misc Deed/Document	Qualified	Vacant	\$17,000.00
865 / 436	1/1/1986	Warranty Deed	Unqualified	Vacant	\$1.00
1223 / 176	4/1/1993	Warranty Deed	Qualified	Improved	\$55,000.00
1490 / 790	8/1/1996	Warranty Deed	Unqualified	Improved	\$15,000.00
1751 / 69	9/8/1999	Quit Claim Deed	Unqualified	Improved	\$0.00
1751 / 73	9/8/1999	Warranty Deed	Qualified	Improved	\$197,000.00
1758 / 1693	9/27/1999	Quit Claim Deed	Unqualified	Improved	\$0.00
4689 / 996	10/6/2015	Warranty Deed	Qualified	Vacant	\$900,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$764,134	\$764,134	\$764,134	5.30510	\$4,053.81
LAKE COUNTY MSTU AMBULANCE	\$764,134	\$764,134	\$764,134	0.46290	\$353.72

SCHOOL BOARD STATE	\$764,134	\$764,134	\$764,134	5.69700	\$4,353.27
SCHOOL BOARD LOCAL	\$764,134	\$764,134	\$764,134	1.50000	\$1,146.20
TOWN OF LADY LAKE	\$764,134	\$764,134	\$764,134	3.55100	\$2,713.44
ST JOHNS RIVER FL WATER MGMT DIST	\$764,134	\$764,134	\$764,134	0.30230	\$231.00
LAKE COUNTY VOTED DEBT SERVICE	\$764,134	\$764,134	\$764,134	0.16000	\$122.26
LAKE COUNTY WATER AUTHORITY	\$764,134	\$764,134	\$764,134	0.25540	\$195.16
NORTH LAKE HOSPITAL DIST	\$764,134	\$764,134	\$764,134	1.00000	\$764.13
				Total:	Total:
				18.2337	\$13,932.99

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
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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

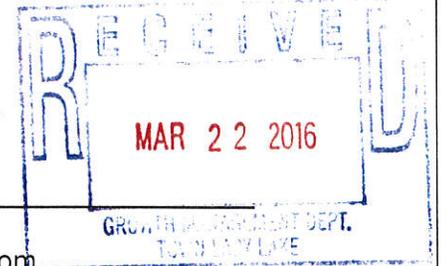
[Learn More](#) [View the Law](#)

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

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Property data last updated on 3 April 2016.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW



1. Applicant's Name: Littlejohn (George Huddleston, PE)
Telephone/Email: (407) 975-1273 ; ghuddleston@leainc.com
Applicant is: Owner ___ Developer ___ Lessee ___ Agent X Optionee ___
2. Owner's Name: Surgical Practice Resource Group of Florida (Steve Roth, COO)
Address: 913 Venture Avenue, Suite #1, Leesburg, FL, 34748
Telephone/Email: (352) 801-7992 ; sroth@sprgroup.com
3. Engineer's Name: Littlejohn (Chris Grammier, PE)
Address: 1615 Edgewater Drive, Suite 200, Orlando, FL, 32804
Telephone/Email: (407) 975-1273 ; cgrammier@leainc.com
Reg. Number: PE 69919 (Firm Certification # 28050)
4. Architect's Name: Studio+ (Rachel Thomas)
Address: 2211 E. 7th Avenue, Tampa, Florida, 33605
Telephone/Email: (813) 625-2142 ; RachelT@studioplusarch.com
Registration Number: AA26002372
5. Landscape Architect: Littlejohn (Jay Hood, PLA)
Address: 1615 Edgewater Drive, Suite 200, Orlando, FL, 32804
Telephone/Email: (407) 975-1273 ; jhood@leainc.com
Registration Number: LA0001277 (Firm Certification # 28050)
6. Project Name: Specialty Orthopedic Clinic
Physical Location/Address: 539 Rolling Acres Road
11. The property is located in the vicinity of the following streets:
On the east side of Rolling Acres Road, north of Oak Street & south of US 27.
Specifically, the site is immediately north of the Citizen's First Bank / Fort Knox
Self Storage development.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW
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8. Area of property 425,760 Square Feet 9.774 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:

The north 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 in Section 17, Township 18 South, Range 24 East, Lake County, Florida, less the West 40 feet.

10. The property is currently zoned: Industrial

11. Briefly describe the proposed project: A proposed medical [orthopedic] clinic

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:

N/A

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.

N/A

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

General Information

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

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

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- e. Name, address and phone number of owner's agent.
- f. Name, address, signature and registration of the professionals preparing the plans.
- g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.
- h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than one inch equals five thousand two hundred eighty feet (1" = 5,280' or 1" = Mile).
- i. Linear dimensions of the site.
- j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.
- k. Finished grading elevations.
- l. Zoning of the site and of all adjacent parcels.
- m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).
- n. Percent of open space of site.
- o. Location of proposed signs.

Building and Structure

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

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

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- 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.
- ¹ i. Photograph or sketch of proposed sign with dimensions and material type.

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

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

Drainage and Stormwater

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

¹ This will be provided at a later date, as the signage vendor has not been contracted at this time.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

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- 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.
- X 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

- X 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

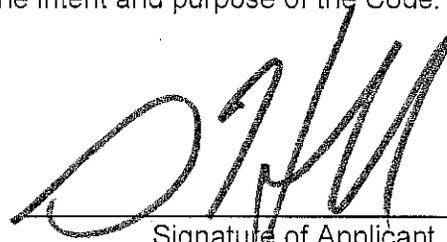
- ² a. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations.

² Concurrency data has been provided within this submittal. Any additional information will be coordinated with staff provided accordingly.

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

Page 6

- b. Drainage calculations as required in the Stormwater Management chapter.
- c. Fire flow calculations, if applicable.
- d. Lift station calculations, where required.
- e. Copy of HRS permit, where required.
- ³ f. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.
- g. Environmental assessment per the requirements, if applicable.
- h. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.



Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH DEVELOPMENT DEPARTMENT ACCOMPANIED BY EIGHT (8) COPIES OF THE SITE PLAN AND FOUR (4) 11 X 17 (SIGNED AND SEALED IF REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994.

<u>Office Use:</u>	
Date Application Received: <u>03/22/2016</u>	Received by: <u>W. Phou</u>
Fees Paid:	
Site Development Plan - Minor	
Site Development Plan - Major up to 100,000 sq. ft.	<u>\$4000.⁰⁰</u>
Site Development Plan - Major 100,001 sq. ft. and up	
Commercial Design Standard Review	<u>\$975.⁰⁰</u>

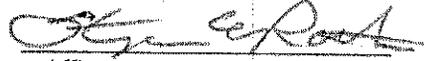
³ This will be deferred to a later time (prior to permit issuance) to allow for coordination with staff.

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Stephen E. Roth, who being by me first duly sworn on oath, deposes and says:

- (1) That he/she is the duly authorized officer of Surgical Practice Resource Group of Florida, Inc., which is the fee-simple owner of the property described on page one of this application
- (2) That he/she desires approval for:
Specialty Orthopedic Clinic
- (3) That he/she has appointed Littlejohn Engineering Associates, Inc. (Littlejohn) to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 21st day of March, 2016, by Stephen E. Roth, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.


Notary Public



NOTE

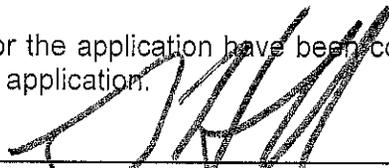
All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared George B. Huddleston, III (Littlejohn), 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:
Specialty Orthopedic Clinic
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.



Affiant (Applicant's Signature)

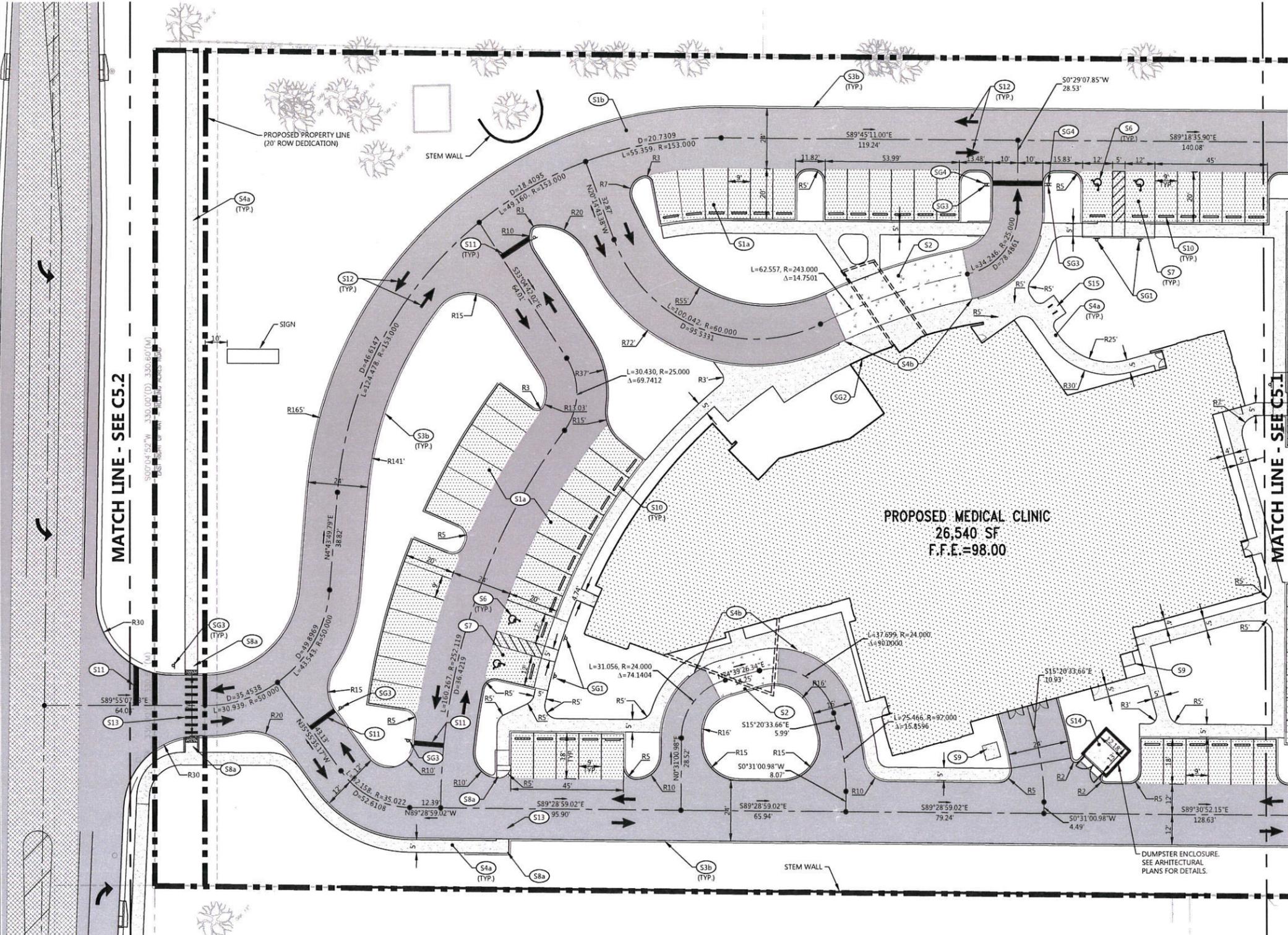
The foregoing instrument was acknowledged before me this 21st day of March, 2016, by George Huddleston who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Notary Public

 Stacie E. Woods
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF154479
Expires 8/29/2018

G:\Projects\2015\20150902\Construction\20150902_C5-0_LAY.dwg-C5-0 Site Layout Plan Mar 21, 2016.cvo



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	11/C8.0
S1b	ASPHALT PAVEMENT - HEAVY DUTY	11/C8.0
S1c	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	8/C8.0
S3a	CONCRETE CURB & GUTTER	
S3b	CONCRETE POST CURB	9/C8.1
S4a	CONCRETE SIDEWALK	2/C8.1
S4b	CONCRETE SIDEWALK WITH TURN DOWN CURB	11/C8.1
S5	SIDEWALK JOINTS	8/C8.1
S6	ACCESSIBLE SYMBOL	10/C8.1
S7	FLORIDA ACCESSIBLE PARKING DETAIL	1/C8.0
S8a	ACCESSIBLE RAMP	12/C8.1
S8b	SIDEWALK TRANSITION	1/C8.2
S9	HEAVY DUTY UTILITY PAD	7/C8.1
S10	CONCRETE WHEELSTOP	5/C8.0
S11	PAINTED STOP BAR - 24"	12/C8.0
S12	DIRECTIONAL ARROWS	10/C8.0
S13	PEDESTRIAN CROSSWALK	9/C8.0
S14	CONCRETE DUMPSTER PAD WITH SCREEN WALL	6/C8.0
S15	BIKE RACK	1/C8.3

SITE SIGNAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
SG1	ACCESSIBLE PARKING SIGN	4/C8.0
SG2	ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN	2/C8.0
SG3	"STOP" SIGN	7/C8.0
SG4	"DO NOT ENTER" SIGN	7/C8.0
SG5	"ONE WAY" SIGN	7/C8.0

PROPOSED FEATURES LEGEND			
BUILDING		BY	CHK
CONCRETE PAVEMENT		CV	GH
CONCRETE SIDEWALK			
HEAVY DUTY PAVEMENT			
LIGHT DUTY PAVEMENT			
TACTILE WARNING			
PAINTED STRIPE			
CONCRETE CURB			
CENTERLINE			

Know what's below.
 Call before you dig.

GRAPHIC SCALE

Littlejohn
 An S&ME Company

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 T 407.975.1273 F 407.975.1278 www.littlejohn.com
 Christopher S. Grammer, P.E. 69915
 Jay R. Hood, P.E. 68821277
 Florida Firm Registration No. 28656

PERMIT DOCUMENTS
SPR GROUP OF FLORIDA, INC.
 913 VENTURE AVENUE, SUITE #1
 LEESBURG, FL 34748
 (850) 801-7992

SPECIALTY CLINIC
ORTHOPEDIC CLINIC
 LADY LAKE, LAKE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	3/21/16	LADY LAKE SUBMITTAL			

PROJECT NUMBER
 20150902
 DRAWING NUMBER
C5.0
 DRAWING NAME
 SITE LAYOUT PLAN

NOTES

- THE INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH ALL APPLICABLE CITY OF LADY LAKE LANDSCAPE AND TREE PROTECTION ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS ASSOCIATED WITH THIS WORK.
- SEE PLANT LIST AND NOTES FOR ALL PLANT SPECIFICATIONS.
- CANOPY TREES SHALL BE LOCATED SO THAT THE TRUNK IS LOCATED A MIN. OF 10'-0" FROM A BUILDING FACE OR ANY MAJOR ARCH. BUILDING FEATURE.
- TREES LOCATED NEAR ANY STREETS SHALL COMPLY WITH ALL CLEAR ZONE REQUIREMENTS. REFER THE CIVIL ENGR'S DWGS. FOR ALL SIGHT LINE INFORMATION.
- ALL TREE PROTECTION AND PRESERVATION ACTIVITIES SHALL COMPLY WITH SECTION 10.5 OF THE CITY OF LADY LAKE CODE OF ORDINANCES. NO TREES ARE TO BE REMOVED AS PART OF THIS DEVELOPMENT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- PLANT QUANTITIES ARE A GUIDE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND PROVIDE AN EVEN SHRUB COVERAGE AS DESCRIBED IN SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL REPLACE ANY EXISTING PLANT MATERIAL DESIGNATED TO BE PRESERVED THAT IS DAMAGED DURING THE CONSTRUCTION PROCESS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 1998," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
- THE LANDSCAPE ARCHITECT OR OWNER MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MINI-NUGGET MULCH, MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND TRUNKS OR PLANT STEMS. MULCH TO BE APPLIED NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS.
- ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
- THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.
- THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.
- THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
- THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).
- WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED A MINIMUM 10'-0" DISTANCE FROM THE POLE.
- THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER
- ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM MULCHED RING AROUND THE NEWLY PLANTED TREES
- ALL TREES PLANTED IN SOD TO HAVE (10) INCH PLASTIC PROTECTOR AROUND TRUNK BASE TO PROTECT FROM MOWING DAMAGE.
- TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
- THE CITY SHALL REQUIRE THE CALIPER SIZE OF THE TREE AS SPECIFIED ON THE PLANT SCHEDULE.
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FLORIDA FILL OF pH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		
	CE	33	CERCIS CANADENSIS FULL PLANTS	EASTERN REDBUD MULTI-TRUNK	2-1/2" CAL.		
	LI	22	LAGERSTROEMIA INDICA 'NATCHEZ' STANDARD, MIN. 4' C.T.; CENTRAL LEADER	NATCHEZ CRAPE MYRTLE	2-1/2" CAL.		
	MB	60	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM FULL PLANTS WITH CENTRAL LEADER	SOUTHERN MAGNOLIA	4" CAL.		
	PD	12	PHOENIX DACTYLIFERA 'MEDJOO'	MEDJOO DATE PALM	FIELD GROWN, 14' C.T. MIN EA, MATCHED	18' G.W., MATCHED, SPECIMEN	
	PA	31	PRUNUS ANGSTIFOLIA FULL PLANTS	CHICKASAW PLUM	2-1/2" CAL.		
	QC	31	QUERCUS VIRGINIANA 'CATHEDRAL' FULL PLANTS WITH CENTRAL LEADER	CATHEDRAL LIVE OAK	4" CAL.		
	TA	14	TAXODIUM ASCENDENS	POND CYPRESS	4" CAL.		
	UA	26	ULMUS PARVIFOLIA 'ALLEE' FULL PLANTS WITH CENTRAL LEADER	ALLEE LACEBARK ELM	4" CAL.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	HC	54	HAMELIA PATENS 'COMPACTA' FULL, MATCHING PLANTS	DWARF SCARLET BUSH	5 GAL		
	IV	69	ILEX VOMITORIA	YAUPOH HOLLY	5 GAL		
	IM	75	ILLICIUM FLORIDANUM 'MISS SCARLETT'	MISS SCARLETT FLORIDA ANISE	5 GAL		
	RF	84	RHODODENDRON INDICUM 'FORMOSA'	FORMOSA AZALEA	5 GAL		
	R4	314	ROSA X 'CORAL DRIFT'	CORAL DRIFT ROSE	5 GAL		
	SR	88	SERENOA REPENS 'SILVER FORM'	SILVER FORM SAW PALMETTO	7 GAL		
	VW	78	VIBURNUM OBOVATUM 'WITHLACOOCH'	WALTER'S VIBURNUM	5 GAL		
	ZF	63	ZAMIA FURFURACEA	CARDBOARD PALM	5 GAL		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	MC	479	MUHLENBERGIA CAPILLARIS	GULF COAST MUHLY PINK	1 GAL	FULL IN POT	36" o.c.
	SB	251	SPARTINA BAKERI	SAND CORD GRASS	1 GAL	FULL IN POT	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AG	1,131	ARACHIS GLABRATA 'ECOTURF'	PERENNIAL PEANUT	4" POT		18" o.c.
	TRA	589	TRACHELOSPERMUM ASIATICUM 'TEXAS LONGLEAF'	ASIATIC JASMINE 'TEXAS LONGLEAF'	1 GAL	5-6 RUNNERS, MIN.	30" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	ZE	24,851 SF	ZOYSIA JAPONICA 'EMERALD'	EMERALD ZOYSIA	FLAT		

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Christopher S. Grammer, P.E. 99919
Bruce C. Hall PLA LA0001367
Florida Firm Registration No. 28950

PERMIT DOCUMENTS
SPECIALTY ORTHOPEDIC CLINIC
LADY LAKE, LAKE COUNTY, FLORIDA



NO.	DATE	DESCRIPTION	BY	CHK	APV
	3/21/16	LADY LAKE SUBMITTAL	CR	TH	JH

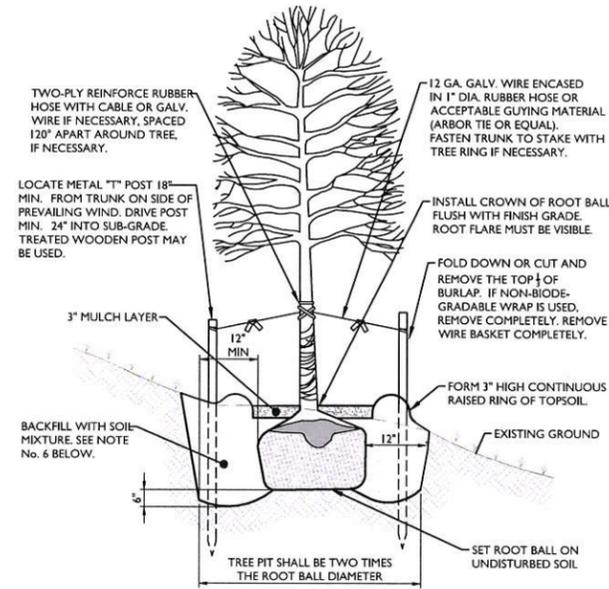
PROJECT NUMBER
20150902

DRAWING NUMBER
L2.0

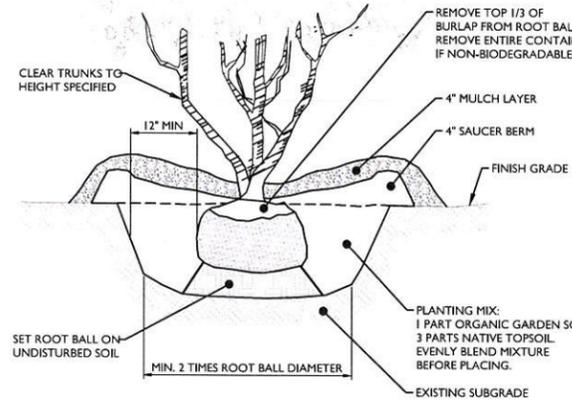
DRAWING NAME
PLANT SCHEDULE AND NOTES

NOTES:

- TREE STAKING IS NOT PREFERRED BUT TO BE USED AS A LAST RESORT ON WINDY SITES. INSTALL TWO OF THE THREE STAKES AND GUY WIRES ON THE UPHILL SIDE OF THE TREE.
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
- WATER THOROUGHLY AFTER INSTALLATION.
- REMOVE GUY WIRES AND TIES AFTER 6 MONTHS OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- TREE SHALL STAND PLUMB.
- SOIL MIX: 1 PART ORGANIC MATERIAL, 1 PART SAND AND 2 PARTS TOPSOIL.



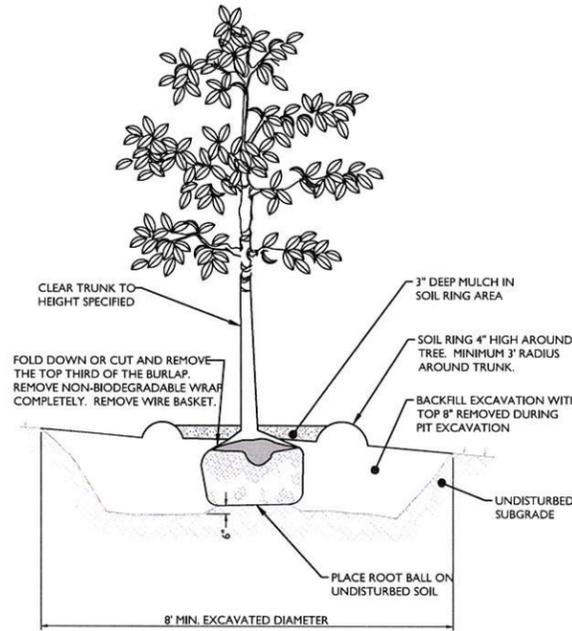
TREE PLANTING FOR SLOPED CONDITIONS
NO SCALE



MULTI-TRUNK PLANTING
NO SCALE

PLANTING NOTES:

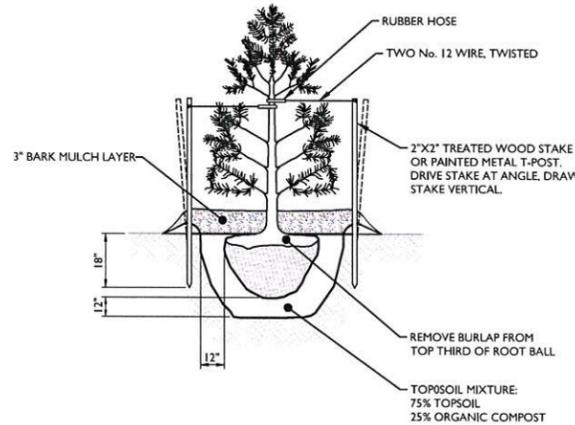
- ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B). MINIMUM TREE SIZE SHALL BE PER THE PLANTING SCHEDULE, MEASURED 6\"/>



CANOPY TREE PLANTING
NO SCALE

NOTES:

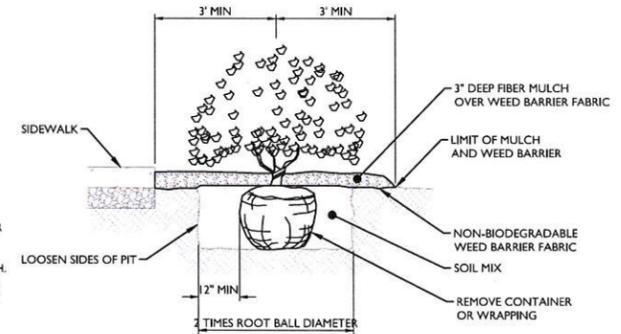
- SCARIFY THE EDGES OF THE EXCAVATED PIT AND TAKE ALL NECESSARY MEASURES TO ASSURE ADEQUATE DRAINAGE.
- TO ENSURE SUCCESSFUL ESTABLISHMENT OF ALL TREES PLANTED OUTSIDE THE LIMITS OF IRRIGATION EVERY SUCH TREE SHALL BE FITTED WITH A SLOW-RELEASE WATERING SYSTEM SUCH AS \"TREEGATOR BAGS\" OR AN APPROVED EQUAL.
- AS PART OF THE MAINTENANCE PLAN IT IS RECOMMENDED THAT ALL TREES OUTSIDE THE LIMITS OF IRRIGATION BE WATERED A MAXIMUM OF TWO TIMES PER WEEK DURING DRY SEASONS AND ONE TIME PER WEEK DURING WET SEASONS FOR A MINIMUM OF TWO YEARS FROM THE DATE OF INSTALLATION.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE AND SCHEDULE TREE MAINTENANCE.



CONIFER PLANTING/STAKING
NO SCALE

NOTES:

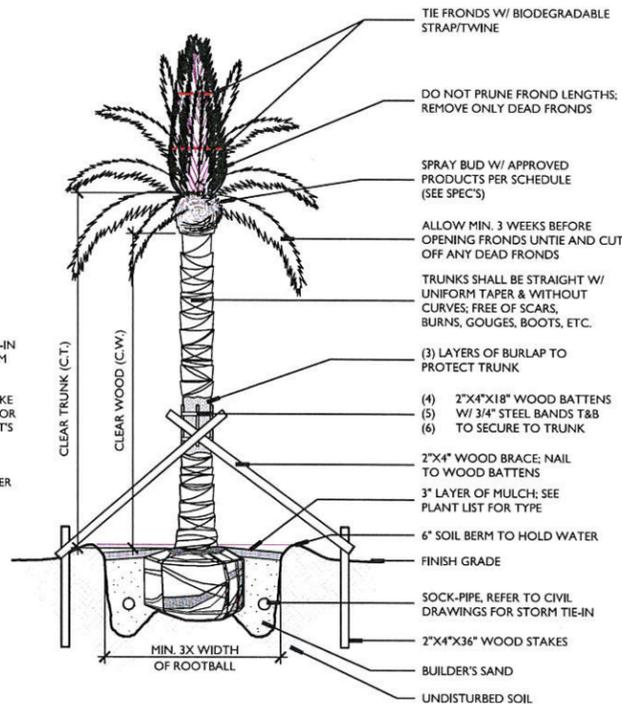
- ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED.
- PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
- INSTALL SHRUB FLUSH WITH ADJACENT GRADE.
- SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING.
- SCARIFY ROOT BALL IF ROOT-BOUND IN CONTAINER.
- HOLD MULCH 1\"/>



SHRUB PLACEMENT
NO SCALE

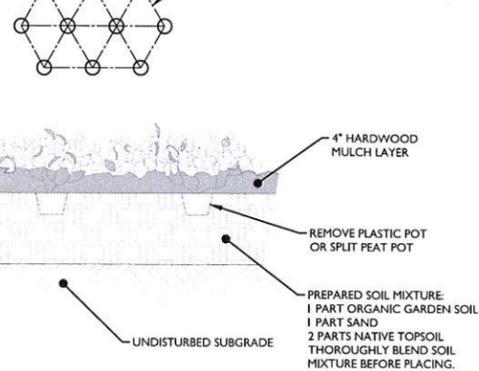
NOTES:

- CONTRACTOR SHALL PROVIDE SOCK-PIPE TIE-IN FOR ALL SPECIMEN PALM LOCATIONS
- CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION
- STAKE PALMS (8\"/>



SPECIMEN PALM PLANTING
NO SCALE

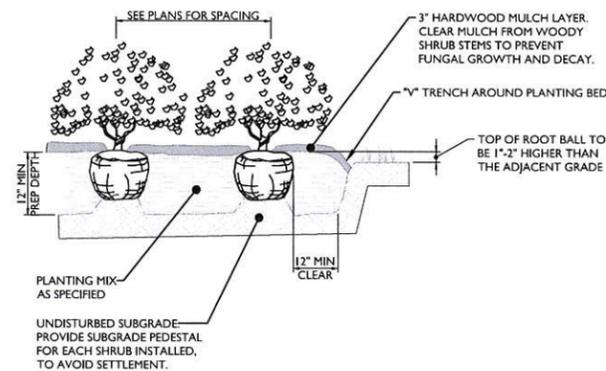
ALL GROUNDCOVER BEDS SHALL BE PLANTED USING TRIANGULAR SPACING, UNLESS SHOWN OTHERWISE. REFER TO THE PLANT SCHEDULE FOR SPACING.



GROUNDCOVER PLANTING
NO SCALE

NOTES:

- TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL.
- SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING.
- SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER.
- WHERE SHRUBS APPEAR IN BED AREAS, 3\"/>



SHRUB PLANTING
NO SCALE



NO.	DATE	DESCRIPTION	BY	CHK	APV
1	3/21/16	LADY LAKE SUBMITTAL	CR	JH	APV