



**SPECIAL CONCEPTUAL WORKSHOP AGENDA
TOWN OF LADY LAKE, FLORIDA
NOVEMBER 17, 2025**

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

A. NEW BUSINESS

- 1. Growth Management** — Consideration of Commercial Design and Landscaping Waivers for the Florida Credit Union New Major Site Plan MJSP 08/25-002 – Proposing a 5,944 square foot bank with 37 parking spaces on 1.77 acres, zoned Planned Unit Development (PUD), located at the southwest corner of the intersection of Hammock Oaks Boulevard and Highway 466 within the Hammock Oaks Commercial Park, within the Town Limits of Lady Lake, Florida. (Becky Higgins)

ADJOURN

NOTICES: Pursuant to Section 286.0105, Florida Statutes, If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she 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) One or more members of any other Town Board or Committee may be in attendance at this meeting but will not be conducting business.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Town Commission meeting should contact the Town Clerk's Office, 409 Fennel Boulevard, Lady Lake, FL 32159, Telephone:

(352)751-1501, Email: krosado@ladylake.org not later than 48 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 7-1-1 or for a telecommunications device contact (352) 751-1565.

Please contact the Town Clerk's Office with any questions at 352-751-1501. This meeting is being conducted in a handicapped accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751- 1565.



TOWN COMMISSION MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management — Consideration of Commercial Design and Landscaping Waivers for the Florida Credit Union New Major Site Plan MJSP 08/25-002 – Proposing a 5,944 square foot bank with 37 parking spaces on 1.77 acres, zoned Planned Unit Development (PUD), located at the southwest corner of the intersection of Hammock Oaks Boulevard and Highway 466 within the Hammock Oaks Commercial Park, within the Town Limits of Lady Lake, Florida. (Becky Higgins)

AGENDA ITEM ID

2025-849

DEPARTMENT

Growth Management

SUMMARY

On Monday, August 11, 2025, an application, plans, and supplemental documents were submitted for a new major site plan for property located within the Hammock Oaks Commercial Park. This project proposes a new 5,944 square-foot bank with drive-through facilities and 37 parking spaces.

The subject properties total approximately 1.77 acres located in Section 19, Township 18, and Range 24. The property is zoned Planned Unit Development (PUD). The future land use is Lady Lake Mixed Development District/ Traditional Neighborhood District (MDD-TND). The proposed use is permitted within the Memorandum of Agreement in Ordinance 2022-15.

LANDSCAPE WAIVER

Chapter 10, Section 10-3).c).2). – A landscape area shall be provided at the end of all single parking rows. The landscape area will be a minimum of two hundred square feet and shall contain a minimum of one acceptable canopy tree or three acceptable understory trees or palms, five acceptable shrubs, and ground cover and/or grass.

Justification Statement Provided by Applicant

This project involves the construction of a financial institution and associated parking in an area zoned for commercial development along CR 466 and Hammock Oaks Blvd. A portion of this site also includes the entry monument sign for the Hammock Oaks development. This commercial site is an outparcel development and is accessed from another commercial development. The site does not have direct access to CR 466 or Hammock Oaks Blvd. Due to the site access point and the drive-thru portion of the proposed building, a portion of the vehicular access is one-way which has required the need to allow cars to temporarily park to

navigate the site's parking lot. This space combined with the utility points of connection make it difficult to provide a terminal landscape island for the bay of parking on the east side of the project. All other required parking islands have been provided in the proposed site plan. We would like to request a waiver for this single terminal island. Attached is an exhibit showing the current proposed site plan and identifying the parking bay with the missing terminal landscape island.

COMMERCIAL DESIGN WAIVERS

- Chapter 20, Section 20-3C).3).B). – If one of the four predominant styles defined in the commercial design standard manual is not selected, the compatibility of the proposed building will be reviewed for consistency with the recommended styles and adjacent architecture, on a case-by-case basis.
- Chapter 20, Section 20-3C).3).A). – No more than three different colors or color shades (one primary/body color, and no more that two accent/trim colors) should typically be used on single building.
- Chapter 20, Section 20-3C).10).N). – Parking areas should be located behind the building façade.

Justification Statement Provided by Applicant

The proposed Florida Credit Union (FCU) Branch Building is designed as a branding image for FCU. This building has been constructed in multiple locations in Florida and is currently under construction in Lecanto, Florida. The consistent branding design provides FCU customers with a valued and trusted aesthetic in that it is a pleasing and customer-friendly building that is the same at each location thus providing a stability of experience to FCU workers and customers. The proposed FCU Branch Building in Lady Lake is located in front of a Walmart and adjacent to a gas station and is consistent to the architectural style of the development. We request that this building be considered more in line with Sec 20-3C)3)B, which provides for an opportunity for the Lady Lake Building Department to consider a consistency of style compared to the adjacent architecture. Also, please refer to the four attached photos labeled FCU Exterior Elevation 01, 02, 03 and 04, which are images from an identical FCU Branch Building recently constructed in Wildwood, Florida. We thought these photos would be helpful to understand what the proposed Exterior Elevations are planned to look like at the FCU Branch Building in Lady Lake.

STAFF RECOMMENDATION

Growth Management Staff will advance the proposal as recommended by the Town Commission.

FISCAL IMPACT

None.

FUNDING SOURCE

Not applicable.

TOWN OF LADY LAKE GROWTH MANAGEMENT DEPARTMENT

SITE PLAN APPLICATION

Owner's Information

Owner's Name: VSI Lady Lake, LLC

Mailing Address: 106 E 8th Ave, Rome, GA 30161

Telephone Number: contact engineer Email Address: contact engineer

Applicant's Information

Applicant's Name: Florida Credit Union

Mailing Address: 1615 NW 80 Blvd, Gainesville, FL 32627

Telephone Number: contact engineer Email Address: contact engineer

Applicant is: ☐ Owner ☐ Agent ☒ Developer ☐ Lessee ☐ Other

Engineer's Information

Engineer's Name: NV5, Inc. c/o Travis Hastay, PE

Mailing Address: 11801 Research Dr, Alachua, FL 32615

Telephone Number: (352) 331-1976 Email Address: travis.hastay@nv5.com

Registration Number: 84295 (Travis Hastay, PE)

Architect's Information

Architect's Name: Kail Partners LLC c/o Daniel Kail

Mailing Address: PO Box 359055, Gainesville, Florida 32635-9055

Telephone Number: 352-871-4935 Email Address: danny@kailpartners.com

Registration Number: AR0017039

Landscape Architect's Information

Landscape Architect's Name: NV5, Inc. c/o John-Michael Simpson PLA

Mailing Address: 11801 Research Dr, Alachua, FL 32615

Telephone Number: (352) 331-1976 Email Address: john-michael.simpson@nv5.com

Registration Number: LA6667436

Project Information

Project Name: FCU Lady Lake

Property Address/Location: _____

Alternate Key: 3957598

Full Legal Description:

see survey

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

Hwy 466 & Hammock Oaks Blvd

Area of the Property: _____ Square Feet 1.77 Acres

Utilities: X Central Water X Central Sewer _____ Well _____ Septic Tank

Zoning of Property: PUD

Number, Square Footage and Present Use of the Existing Structures on the Property:

n/a

Briefly describe the proposed project (If for storage, what type of material will be stored?):

5,825 sf financial institution with three drive-thru lanes, associated parking, drive aisles, utility infrastructure and stormwater management system

Have any development reviews or approvals been granted to this property? ____ Yes X No

If yes, list the type, date and result:

Has any Variance been granted concerning this property? ____ Yes X No

If yes, list the Case Number and briefly describe the nature of the Variance:

Plan Requirements

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

1. Name of Project
2. General Statement of Intended Use of Site
3. Legal Description of the Property and Size of the Parcel in Acres or Square Feet
4. Name and Address of Owner
5. Name, address and phone number of owner's agent
6. Name, address, signature and registration of the professionals preparing the plans
7. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets
8. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than 1" = 5,280' or 1" = Mile
9. Linear dimensions of the site
10. Existing topography with a maximum of one-foot contour intervals for the proposed site
11. Finished grading elevations
12. Zoning of the site and of all adjacent parcels
13. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines)
14. Percent of open space of site
15. Location of proposed signs

Building and Structure

1. Existing and proposed structures
2. Intended use
3. Number of stories
4. Height of building(s)
5. Number of dwelling units and density
6. Projected number of employees, if applicable
7. If restaurant, show number of seats and occupancy load

8. Square footage for proposed development, i.e., gross square footage, non-storage area, square footage of each story, gross square footage of sales area, etc.
9. Photograph or sketch of proposed sign with dimensions and material type

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

1. Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary
2. All parking spaces delineated
3. Number of parking spaces
4. Number and location of handicapped spaces
5. Number of square feet of paved parking and driveway area
6. Surface materials and cross-section of proposed paved areas
7. Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter
8. Description/location of proposed driveway(s) and median cut(s)
9. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary
10. Location of traffic-control signs and signalization devices, if required
11. Number and location of required loading spaces
12. Number and location of required bicycle spaces

Drainage and Stormwater

1. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD
2. Size, material and location of stormwater structures and pipes
3. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter

Proposed Water, Sewer and Solid Waste Facilities

1. Size, material, specifications and location of water mains, valves, services and fire hydrants
2. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary
3. Size and location of septic tank and drainfield, if applicable
4. Grease separation system, if applicable: Size, location and materials

5. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable

Landscaping

1. 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.
2. Irrigation system plan

Environmental Protection

1. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter
2. Conservation easements per the requirements
3. 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

1. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations
2. Drainage calculations as required in the Stormwater Management chapter
3. Fire flow calculations, if applicable
4. Lift station calculations, where required
5. Copy of HRS permit, where required
6. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town
7. Environmental assessment per the requirements, if applicable
8. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code

This application must be accompanied by proof of ownership and authorization form the owner if represent by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.

April Dotson

Digitally signed by April Dotson
DN: C=US, E=april@chw-inc.com,
O=CHW, CN=April Dotson
Date: 2025.08.07 12:52:16-04'00'

Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH DEVELOPMENT DEPARTMENT ACCOMPANIED BY EIGHT COPIES OF THE SITE PLAN, FOUR 11 X 17 (SIGNED AND SEALED IF REQUIRED) AND ONE DIGITAL COPY, 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: 8/11/25 Received by: 

Fees Paid:

Site Development Plan- Minor

Site Development Plan- Major up to 100,000 sq ft \$4500.00 pd 9/4/25

Site Development Plan- Major 100,001 sq ft and up \$1000.00 pd 9/23/25
Commercial Design - Up to 100,00 sqft -
\$5,500.00

MEMORANDUM

To:	Rebecca Schneider, Town of Lady Lake Planning and Zoning	Date:	10/30/2025
From:	John Simpson, PLA.	Project:	24-0977 Lady Lake FCU
CC:	Kristen Jackson, P.E.		
Subject:	Waiver Justification Memo		

Landscape Waiver Request Summary:

Due to existing utilities and site limitations, NV5 is submitting a request to reduce the required number of terminal landscape islands by one.

Code References:

Sec. 10-3(c)(1)

- A landscape area shall be provided at the end of all single parking rows. The landscape area will be a minimum of two hundred (200) square feet and shall contain a minimum of one (1) acceptable canopy tree or three (3) acceptable understory trees or palms, five (5) acceptable shrubs, and ground cover and/or grass. Palm trees used in parking lots shall be planted at a 2:1 ratio (Sabal Palms, Washingtonia Palms or others of similar size at maturity) in relation to canopy trees with the exception of large canopy palms (Canary Island Palms, Date Palms, Paurotis Palms or others of similar size at maturity) which may be planted at a 1:1 ratio.

Requested Landscape Reduction:

This project involves the construction of a financial institution and associated parking in an area zoned for commercial development along CR 466 and Hammock Oaks Blvd. A portion of this site also includes the entry monument sign for the Hammock Oaks development. This commercial site is an outparcel development and is accessed from another commercial development. The site does not have direct access to CR 466 or Hammock Oaks Blvd. Due to the site access point and the drive-thru portion of the proposed building, a portion of the vehicular access is one-way which has required the need to allow cars to temporarily park to navigate the site's parking lot. This space combined with the utility points of connection make it difficult to provide a terminal landscape island for the bay of parking on the east side of the project. All other required parking islands have been provided in the proposed site plan.

We would like to request a waiver for this single terminal island. Attached is an exhibit showing the current proposed site plan and identifying the parking bay with the missing terminal landscape island.

November 3, 2025

Rebecca Schneider
Senior Town Planner
Growth Management Department
Town of Lady Lake
409 Fennell Blvd
Lady Lake, FL 32159

RE: Permit # SPA25-000019 | Florida Credit Union Lady Lake

Dear Staff:

Please find attached the following items to address your comments from October 23, 2025:

- **Revised Site Plans**
- **Legal Description**
- **Approved Fire Review Comments**
- **Revised Architect Plans**
- **FCU Dumpster Enclosure Photos**
- **FCU Building Exterior Photos**
- **FCU Signage Photos**
- **Monument Sign Permit Exhibit**

Town Planner Review

Planning and Zoning: Rebecca Higgins

1. The proposed sanitary sewer lateral is 4" PVC, a 6" PVC is recommended per Lady Lake code section 14-6. There is a 4" PVC lateral from the building cleanout to MH-3. In addition, as the applicant is proposing private manholes, MH-1, MH-2, MH3, it is unclear why 6" PVC laterals are proposed between the manholes versus 8" gravity PVC. However, this sewer system is anticipated to be privately owned, operated, and maintained. Defer to Public Works.
 - **Please see Sheet C3.10 of the revised plans. The entire sanitary sewer lateral has been changed to a 6" PVC pipe.**
2. Correction Required: The POC for the water and reuse are not correct. There are POC for this property at the side entrance to the south same as Walmart.
 - **Please see Sheet C3.10 of the revised plans. The site will connect to the reuse and water stub outs to the south of the site.**

3. Correction Required: Sec 10-3)b)B)1)a) - Buffer Class "A" - Ten (10) feet minimum width with two (2) canopy trees, three (3) understory trees and a continuous hedge. - Plans do not show canopy trees at the north or east buffers. Waivers may be requested per LDR Sec 10-3)b)E)3). If the waiver is requested prior to the adjacent site's landscaping being installed, the landscaping may need be bonded.
 - **The proposed tree species along the perimeter buffer have been adjusted to replace the East Palatka Holly with Southern Magnolia and Allee Elms which meet the city's canopy tree definition.**
4. Correction Required: Sec 10-3)c)2) – A landscape area shall be provided at the end of all single parking rows. The landscape area will be a minimum of two hundred (200) square feet and shall contain a minimum of one (1) acceptable canopy tree or three (3) acceptable understory trees or palms, five (5) acceptable shrubs, and ground cover and/or grass. Palm trees used in parking lots shall be planted at a 2:1 ratio (Sabal Palms, Washingtonia Palms or others of similar size at maturity) in relation to canopy trees with the exception of large canopy palms (Canary Island Palms, Date Palms, Paurotis Palms or others of similar size at maturity) which may be planted at a 1:1 ratio. – Canopy tree (or three understory trees) and shrubs not provided in landscaping islands.
 - **A waiver is being requested to remove the requirement for one of the terminal landscape islands on the east side of the site due to the utility locations and some minor vehicular movements on that side of the site.**
5. Correction Required: Sec 10-3)c)7) – 7) Dumpster screens: Refuse facilities and service areas shall be screened by a six (6) foot masonry wall or an eight (8) foot high landscape buffer with berms. Landscaping shall be a minimum of thirty-six (36) inches in height upon planting and attain a height of forty-eight (48) inches within twelve (12) months of planting. Refuse containers shall be screened on three (3) sides with the access side oriented toward the interior of the site and away from areas visible to patrons of the site or adjacent properties. The access side shall be screened with opaque doors or gates. – Please provide detail.
 - **Please refer to the attached Architectural Sheet SA-1 that shows the drawings for the Dumpster Enclosure. The Dumpster Enclosure is shown with 7'4" high masonry walls on three sides with the access side to be oriented toward the interior of the site and the access side is screened with opaque gates. Also, please refer to the two attached photos labeled FCU Dumpster Enclosure 01 and 02, which are images from an identical Dumpster Enclosure recently constructed on a FCU Branch Building in Wildwood, Florida. We thought these photos would be helpful to understand what the proposed Dumpster Enclosure is planned to look like at the FCU Branch Building in Lady Lake.**

6. Correction Required: Sec 20-3C)10)N) – No more than three (3) different colors or color shades (one primary/body color, and no more than two (2) accent/trim colors) should typically be used on a single building. – Please list materials proposed and provide names for colors.
 - Please refer to the attached supplemental information Architectural Sheets A-4A and A-5A that show the various materials and colors for the exterior elevations. Also, please refer to the attached four attached photos labeled FCU Exterior Elevation 01, 02, 03 and 04, which are images from an identical FCU Branch Building recently constructed in Wildwood, Florida. We thought these photos would be helpful to understand what the proposed Exterior Elevations are planned to look like at the FCU Branch Building in Lady Lake.
7. Correction Required: Sec 20-3C)10)N) – Parking areas should be located behind the building face.
 - A parking waiver has been submitted to the Town of Lady Lake. We are currently on the schedule for discussion during the 11/17/2025 meeting.
8. Correction Required: Sec 20-3C)3)A) – New buildings should adopt one of the four architectural styles recommended in the Town of Lady Lake Commercial Design Guidelines Manual: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission. – Please provide descriptions of elements adhering to one of the required architectural styles.
 - The proposed FCU Branch Building is designed as a branding image for FCU. This building has been constructed in multiple locations in Florida and is currently under construction in Lecanto, Florida. The consistent branding design provides FCU customers with a valued and trusted aesthetic in that it is a pleasing and customer friendly building that is the same at each location thus providing a stability of experience to FCU workers and customers. The proposed FCU Branch Building in Lady Lake is located in front of a Walmart and adjacent to a gas station and is consistent to the architectural style of the development. We request that this building be considered more in line with Sec 20-3C)3)B, which provides for an opportunity for the Lady Lake Building Department to consider a consistency of style compared to the adjacent architecture.

Also, please refer to the attached four attached photos labeled FCU Exterior Elevation 01, 02, 03 and 04, which are images from an identical FCU Branch Building recently constructed in Wildwood, Florida. We thought these photos would be helpful to understand what the proposed Exterior Elevations are planned to look like at the FCU Branch Building in Lady Lake.

If it would be helpful to have a virtual meeting or phone conversation on this item then we (Kail Partners Architecture & Interiors) and Florida Credit Union representatives would be willing to do so.
9. Correction Required: Sec 7-8) c)1)C) – Legal description of the property and size of parcel in acres or square feet. – Include legal description.
 - The legal description has been added to the cover sheet and provided as a word document.

10. Correction Required: Sec 7-8) c)2)l) – Photograph of sketch or proposed sign with dimensions and material type. – Please provide information on proposed free standing monument sign.
 - **Please refer to the attached PDF labeled MONUMNET SIGN PERMIT for the information on the Monument Sign provided by FCU. Also, please refer to the attached photo labeled FCU Signage 01, which is an image of an identical Monument Sign recently constructed at a FCU Branch Building in Wildwood, Florida. We thought this photo would be helpful to understand what the proposed Monument Sign is planned to look like at the FCU Branch Building in Lady Lake.**

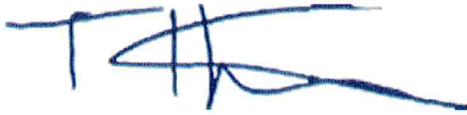
Engineering Review

Tetra Tech - Burl (Bo) Reardon, PE & Marian Roberto, EI

1. **Defer to Planning.** Environmental Assessment reports were not received for the project site including but not limited to potential protected flora and fauna such as gopher tortoises, sand skinks, indigo snakes, bald eagles, scrub jays, etc. The site is assumed to be master planned as part of Walmart development, however support documentation was not provided. Additional comments may be generated upon review.
Environmental Assessment received. The report identified gopher tortoises as a protected species on- site. Verification of USFW gopher tortoise permitting is anticipated to be required prior to Certificate of Occupancy/Final Plat. Defer to Planning.
 - **The site has been completely cleared and graded under a previous permit and was done by a different landowner. No environmental features currently exist onsite.**
2. **Defer to Town of Lady Lake approval.** The overall development utilities are assumed to have been master planned previously and coordinated with the Town. Clarification recommended.
 - **Acknowledged. We will coordinate the utilities with the Town.**
3. **Defer to Fire Chief.** The fire flow calculations utilize offsite Walmart hydrants. Per cursory Google Earth analysis, Walmart construction does not appear to be complete. Defer verification of offsite hydrants to the Fire Chief.
 - **The Fire Review was approved. Please see the attached Fire Review Comments.**
4. The proposed sanitary sewer lateral is 4" PVC, a 6" PVC is recommended per Lady Lake code section 14-6.
There is a 4" PVC lateral from the building cleanout to MH-3. In addition, as the applicant is proposing private manholes, MH-1, MH-2, MH3, it is unclear why 6" PVC laterals are proposed between the manholes versus 8" gravity PVC. However, this sewer system is anticipated to be privately owned, operated, and maintained. Defer to Public Works.
 - **Please see Sheet C3.10 of the revised plans. The entire sanitary sewer lateral has been changed to a 6" PVC pipe.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at Travis.Hastay@NV5.com.

Sincerely,
NV5, Inc.

A handwritten signature in blue ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Travis Hastay, PE
Director of Land Development



CONSTRUCTION DOCUMENTS FOR FLORIDA CREDIT UNION LADY LAKE

CITY OF LADY LAKE LAKE COUNTY, FLORIDA

SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
CITY OF LADY LAKE, LAKE COUNTY, FLORIDA

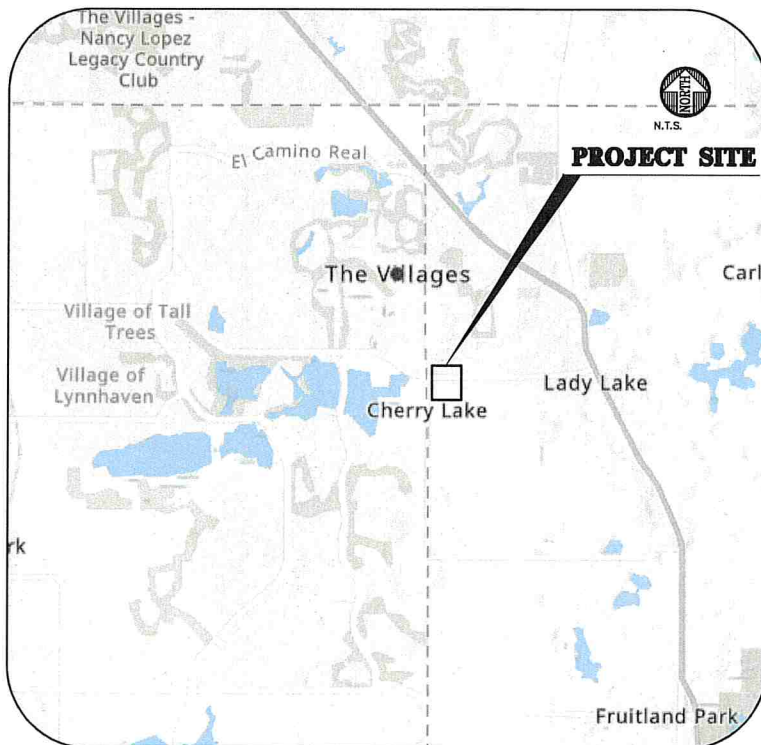
SUBMITTED TO
TOWN OF LADY LAKE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

DEVELOPER/OWNER
FLORIDA CREDIT UNION
PO BOX 5549
GAINESVILLE, FLORIDA 32606
(352) 377-4141
MSTARR@FLCU.ORG

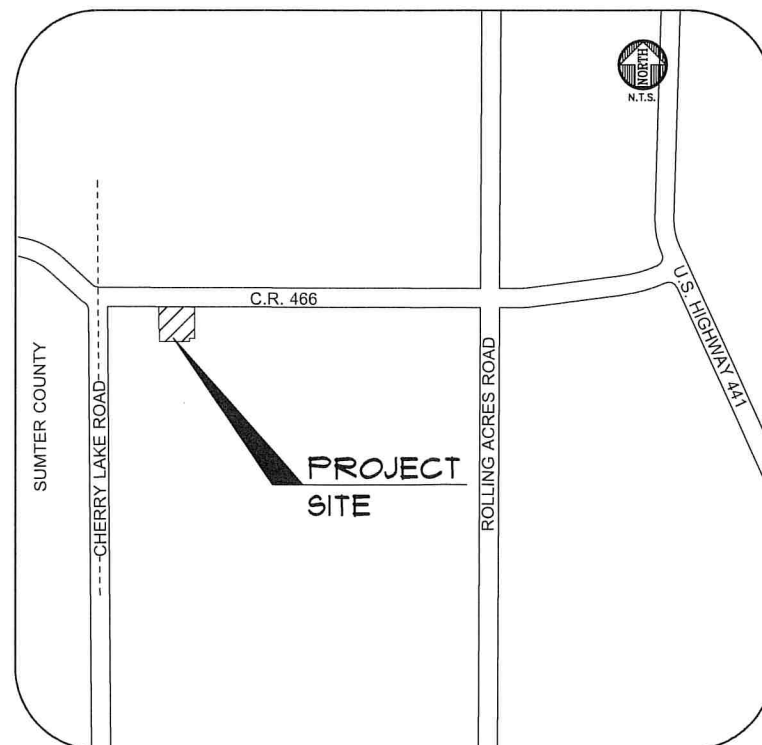
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(352) 331-1976
JOHN-MICHAEL.SIMPSON@NV5.COM



VICINITY MAP 1" = 1 MILE



LOCATION MAP

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT "C", HAMMOCK OAKS PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 83, PAGES 1 THROUGH 8 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 922.00 FEET; THENCE SOUTH 0°08'43" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 11.95; THENCE SOUTH 89°51'17" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 42.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, SOUTH 89°51'17" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 196.25 FEET; THENCE SOUTH 87°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 31.57 FEET; THENCE SOUTH 89°51'45" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 20.53 FEET; THENCE SOUTH 0°08'15" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2.93 FEET; THENCE SOUTH 89°51'17" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 26.29 FEET TO THE WEST RIGHT OF WAY LINE OF HAMMOCK OAKS BOULEVARD (HAVING A VARIABLE WIDTH PRIVATE RIGHT OF WAY, AS SHOWN ON THE PLAT OF SAID HAMMOCK OAKS PHASE 1A); THENCE SOUTH 00°43'42" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 240.40 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 10.02 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 233.12 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 96.14 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 4.94 FEET; THENCE NORTH 0°08'43" EAST, A DISTANCE OF 174.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.678 ACRES, MORE OR LESS.

GENERAL NOTES

1. DEVELOPMENT DATA:
PROPOSED DEVELOPMENT
TOTAL AREA= 72,876 S.F. 100.0% 1.67 ACRES
EX. IMPERVIOUS PAVEMENT= 2,011 S.F. 2.8%
PROPOSED IMPERVIOUS PAVEMENT= 30,928 S.F. 42.4%
TOTAL IMPERVIOUS AREA= 38,883 S.F. 53.4%
OPEN AREA= 33,993 S.F. 46.6%
DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±5,944 SF CREDIT UNION BUILDING WITH ASSOCIATED DRIVE-THROUGH LANES, PARKING, DRIVEWAYS, AND UTILITY INFRASTRUCTURE.
2. SITE ZONING: PLANNED UNIT DEVELOPMENT (PUD).
LAND USE:
MIXED DEVELOPMENT/ TRADITIONAL NEIGHBORHOOD
3. PARKING:
REQUIRED: 30 SPACES
PROVIDED: 33 REGULAR, 4 HANDICAP SPACES
4. UTILITIES:
WATER: - SITE WILL CONNECT TO AN EXISTING 12" WATER MAIN ON THE NORTH SIDE OF THE PROPERTY.
WASTEWATER: - WASTEWATER WILL CONNECT TO AN EXISTING SANITARY SEWER MANHOLE ON THE WEST SIDE OF THE PROPERTY.
ELECTRIC: - TBD
GAS: - N/A

LAND USE	ITE LU CODE	VARIABLE (1000 SF CFA)	DAILY			AM PEAK		PM PEAK		IN	OUT
			TOTAL	TOTAL	IN	OUT	TOTAL	IN	OUT		
DRIVE-IN BANK	912	5,944	595	58	34	24	122	61	61		

THE PROJECT TRAFFIC GENERATION IS CALCULATED FROM TRIP GENERATION RATES PUBLISHED IN THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION, AND INFORMATIONAL REPORT, 11TH EDITION.

6. PARCEL INFORMATION:
ALT KEY # 3527873
7. BUILDING AREA: 5,944 SF
BUILDING HEIGHT: 24' 0"
BUILDING STORIES: 1
8. PROPOSED USE:
THE ON-SITE BUILDING WILL BE A CREDIT UNION.
9. ESTIMATED NUMBER OF EMPLOYEES: 9
10. FLOOR AREA RATIO = 5,944SF/72,876SF = 0.08
11. TOWN OF LADY LAKE CONTACT INFORMATION:
TOWN OF LADY LAKE DEPARTMENT WATER AND SEWER UTILITIES
409 FENNEL BLVD
LADY LAKE, FLORIDA 32159
(352)-751-1525
EMAIL: CUSTOMER_SERVICE@LADYLAKE.ORG

NOTE: ALL ONSITE PARKING AS WELL AS ALL ONSITE UTILITIES UP TO THE END OF COUNTY MAINTENANCE AS DESCRIBED ON SHEET C3.10 WILL BE MAINTAINED BY FLORIDA CREDIT UNION.

12. FLOOD ZONE DESIGNATION:
FEMA ZONE X

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
I OF I	ALTA / NSPS LAND TITLE SURVEY
I OF I	EXISTING CONDITIONS EXHIBIT
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN
C0.22	STORMWATER POLLUTION PREVENTION DETAILS
C0.30	DEMOLITION PLAN
C1.10	DETAILED SITE PLAN
C1.20	ACCESSIBILITY PLAN AND DETAILS
C2.10	DETAILED DRAINAGE AND GRADING PLAN
C2.11 - C2.12	SUPPLEMENTAL SITE PROFILE
C2.30	CONSTRUCTION DETAILS
C2.31 - C2.32	UTILITY DETAILS
C3.10	DETAILED UTILITY PLAN
LS-1	LANDSCAPE NOTES, DETAILS, AND SITE PLAN
P-1 - P-4	PHOTOMETRIC PLANS
A-1, A-2, A-4, A-5	FLOOR PLANS & EXTERIOR ELEVATIONS



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N/A
VERTICAL SCALE
BASED ON 1" = 10' HORIZONTAL SCALE
IF NOT ONE INCH ON SCALE, ACCORDING TO SCALE

CONSTRUCTION NO. EXAMINATION

SUBMITTAL: 08/06/2025 - TOWN OF LADY LAKE, LAKE COUNTY AND SJRWMD
09/30/2025 - TOWN OF LADY LAKE AND SJRWMD
11/04/2025 - TOWN OF LADY LAKE

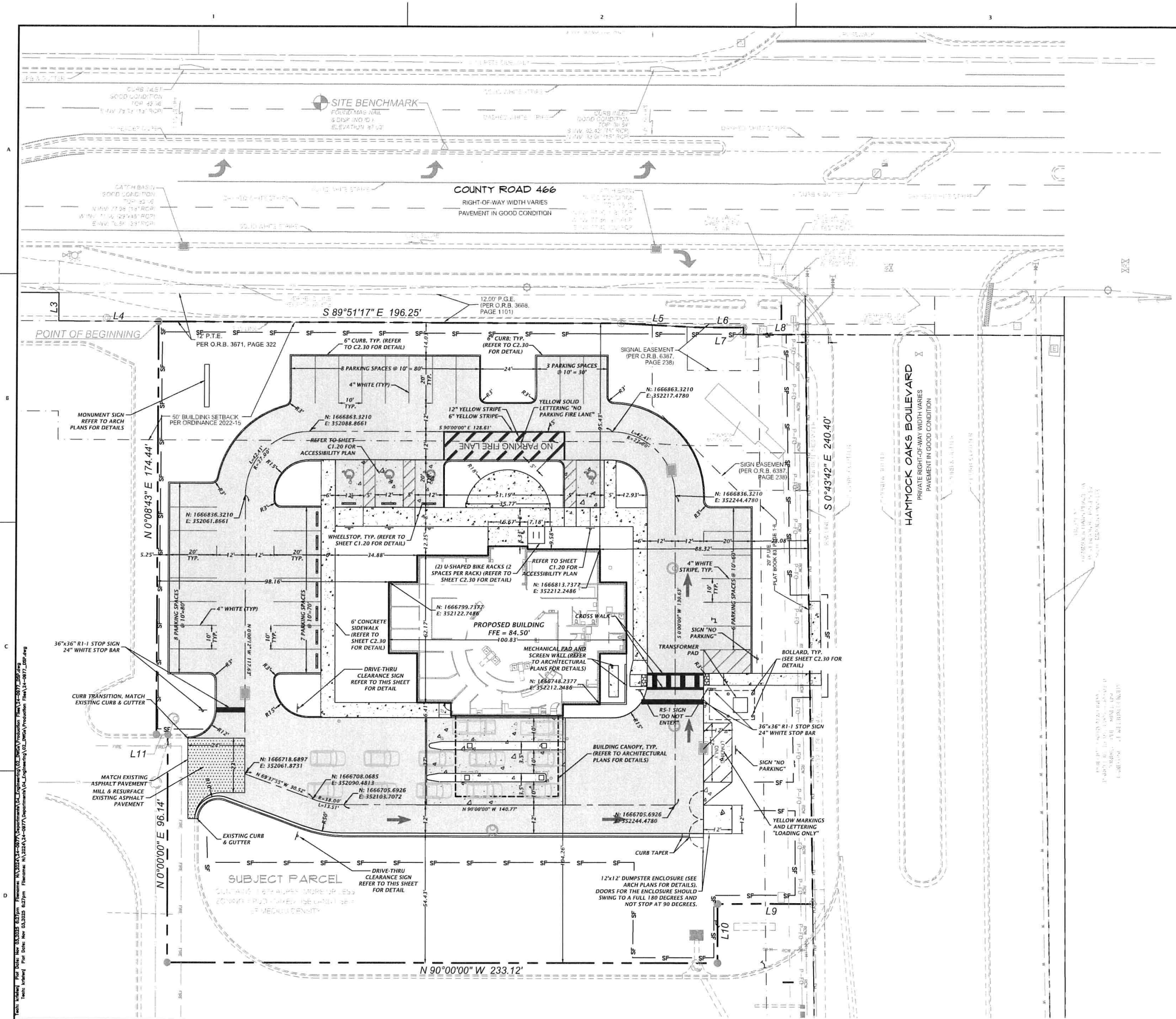
COURT: FLORIDA CREDIT UNION
PROJECT: FCU LADY LAKE
SHEET TITLE: COVER SHEET AND INDEX

DESIGNER: K. McMillan
CHECKER: K. JACKSON
QUALITY CONTROL: T. HASTAY
PROJECT NO.: 24-0977

TRAVIS J. HASTAY
State of Florida, Professional Engineer, License No. 84295

This item has been electronically signed and sealed by Travis J. Hastay, P.E. on 11/03/2025 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 84295
SHEET NO. C0.00



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0° 24' 16" E	61.00'
L2	S 89° 51' 17" E	25.00'
L3	S 0° 08' 43" W	11.95'
L4	S 89° 51' 17" E	42.34'
L5	S 87° 00' 00" E	31.57'
L6	S 89° 51' 45" E	20.53'
L7	S 0° 08' 43" W	2.93'
L8	S 89° 51' 17" E	26.79'
L9	N 90° 00' 00" W	40.02'
L10	S 0° 00' 00" E	25.00'
L11	N 90° 00' 00" W	4.84'



DRIVE-THRU SIGN DETAIL

LEGEND:
REFER TO DETAILS SHEET C2.30.

	CONCRETE SIDEWALK
	MILL AND RESURFACE EXISTING ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT (TINTED BLACK)
	STANDARD DUTY ASPHALT

STRIPING NOTES	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW 855Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT WHITE TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

- NOTES:
- SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.
 - CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
 - ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHERE APPLICABLE.
 - STOP SIGN SUPPORT MUST BE 2"x2" SQUARE POST, 14 FT, 14 GAUGE, 4 LBS/FT.

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NIV5

1"=20'
VERIFY SCALE
BASED ON INCH ON
DRAWING SHEET
IF NOT ONE INCH ON
DRAWING SHEET
SCALE ACCORDINGLY

SUBMITTAL: 08/05/2025 - TOWN OF LADY LAKE, LAKE COUNTY AND SJRWMD
09/30/2025 - TOWN OF LADY LAKE AND SJRWMD
11/04/2025 - TOWN OF LADY LAKE

CLIENT: FLORIDA CREDIT UNION
PROJECT: FCU LADY LAKE
SHEET TITLE: DETAILED SITE PLAN

DESIGNED BY: K. McMillan
CHECKED BY: K. JACKSON
QUALITY CONTROL: T. HASTAY
PROJECT NO: 24-0977
TRAVIS J. HASTAY
Florida Professional Engineer, License No. 84295
This document is electronically signed and sealed by Travis J. Hastay, P.E. on 11/03/2025 using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FL PE No. 84295
SHEET NO: C1.10

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
TREES					
IAE	3	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	100 GAL, 15' HT, 5' SPR, 4" CAL	
INS	21	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 10' HT, 4' SPR, 2.5" CAL	
LIM	7	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	30 GAL, 10' HT, 4' SPR, 2.5" CAL	
MGD	9	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	100 GAL, 15' HT, 5' SPR, 4" CAL	
QVB	5	QUERCUS VIRGINIANA 'BOARDWALK'	BOARDWALK LIVE OAK	100 GAL, 15' HT, 5' SPR, 4" CAL	
UPE	12	ULMUS PARVIFLORA 'ALLEE'	ALLEE ELM	100 GAL, 15' HT, 5' SPR, 4" CAL	
PALM TREES					
SP	9	SABAL PALMETTO	CABBAGE PALM	HEIGHT VARIES, STAGOR 14',16',18". SEE PLAN	
SHRUBS					
ICN	196	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT CHINESE HOLLY	1 GAL, 9" HT, 4" SPR	
RS	127	RHOODODENDRON SIMSII 'FASHION'	FASHION AZALEA	3 GAL, 15" HT X 15" HT.	
GROUND COVERS					
DM	329	DIETES VEGETA	AFRICAN IRIS	1 GAL, FULL	24" o.c.
LV	1,360	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL, FULL	18" o.c.
SOD/SEED					
SOD		ZOYSIA JAPONICA 'EMPIRE'	EMPIRE ZOYSIA	WEED FREE AND SAND GROWN SOD	

ALL ASPHALT, LIMESTONE, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3". IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH PH 6.0 - 7.5.

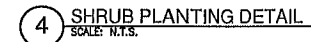
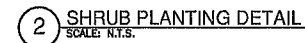
NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

ALL INVASIVE PLANT SPECIES TO BE REMOVED FROM SITE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED.

ALL DISTURBED AND UNPAVED AREAS, INCLUDING THE ADJACENT RIGHT OF WAY, TO BE GRASSED WITH SOD FREE OF NOXIOUS WEEDS AND TROPICAL SODA APPLE OR SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST.

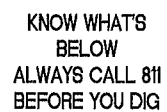


TOTAL VEHICULAR USE AREA.....	24,345 SF
REQUIRED LANDSCAPE AREA (10% OF VUA).....	2,435 SF
PROVIDED LANDSCAPE AREA.....	3,800 SF

SITE AREA.....	1.88 ACRES
HAMMOCK OAK SIGN EASEMENT.....	0.08 ACRES
NET SITE AREA.....	1.60 ACRES
REQUIRED TREES (DBH).....	256 INCHES
PRESERVED TREES (DBH).....	0 INCHES
PROPOSED TREES (DBH).....	258 INCHES

NEW TREES TO BE ADDED

TOTAL PERIMETER.....	1,091 LF
PERIMETER (WITHOUT ROADS AND HAMMOCK OAKS SIGN).....	900 LF
REQUIRED LANDSCAPE (TYPE A BUFFER)	
CANOPY TREES (2 PER 100 LF).....	18 TREES
UNDERSTORY TREES (3 PER 100 LF).....	27 TREES
CONTINUOUS ROW OF SHRUBS	
PROVIDED LANDSCAPE	
CANOPY TREES (2 PER 100 LF).....	19 TREES
UNDERSTORY TREES (3 PER 100 LF).....	28 TREES
CONTINUOUS ROW OF SHRUBS	



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5
V
N

SCALE	N/A	VEEY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING	1"
		IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	

CONSTRUCTION/BID REVISIONS:	
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REMITTALS:
08-06-2025 SUBMITTAL FOR THE TOWN OF LADY LAKE
09-26-2025 SUBMITTAL FOR THE TOWN OF LADY LAKE
10-30-2025 SUBMITTAL FOR THE TOWN OF LADY LAKE

FLORIDA CREDIT UNION
FCU LADY LAKE
LANDSCAPE DETAILS

CLIENT:	PROJECT:	SHEET TITLE:
---------	----------	--------------

TECHNICIAN	
CZ	
DESIGNER	
JMS	
QUALITY CONTROL	
JMS	
PROJECT NUMBER	24-0977

RED LANDSCAPE ART
MICHAEL SIMPSON

REGISTRATION
STATE OF FLORIDA
INVESTIGATION

Digitally signed by
John Richard Simpson
Date: 2025.10.30
10:58:58.0400

LS-1

D. Sleeving: All irrigation lines placed under pavement shall be sleeved as shown on plans. Install at depth as indicated in details on plans.

E. Installation or Modification of Plastic Pipe

1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Whenever embedded into plans, install main and lateral lines with a minimum cover of eighteen (18") inches below finished grade.
3. Install pipe and wires under sidewalks or parking areas in specified sleeves a minimum of eighteen (18") inches below finished grade or as shown on plans.
4. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
5. Cut pipe close to trench. Remove all cut ends prior to installation to unobstructed flow will result.
6. Make solvent weld joints in the following manner:
 - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
 - b. Apply one coat of fitting solvent to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
 - c. Apply solvent to fitting in similar manner.
 - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
 - e. Apply one coat of fitting solvent to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
 - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
7. Wipe all solvent appearing on outer shoulder of fitting.
8. Do not use an excessive amount of solvent. Excess solvent may form an obstruction to form on the inside of pipe.
9. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
10. Tape threaded connection with teflon tape.
11. Install concrete thrust blocks wherever change of direction occurs at PVC main pressure lines, unless otherwise detailed on Drawings.

F. Valve Wires

1. Tape control wire to bottom of main line every 18" (07' test).
 2. Use 3M-3BT waterproof wire connectors at splices and isolate all splices within valve boxes.
 3. Each control wire may serve one control valve.
 4. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as an extra wire. These wires shall be of a different color than the primary control wire.
- G. Control Valves:**
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
 2. Install top of valve a minimum of 18" from finished grade.
 3. Locate all valves in planting beds or mulched areas with a minimum offset of 3'-0" from back of curb or edge of pavement.
 4. Provide valve number identification tags to all valves as shown in details.
 5. Install red and white isolation valves as per details before all groups of remote control valves.

H. Van der Boeg

- H. Valve Boxes:**
1. All valves, including solenoid, gate, isolation, air relief, flush, and control, as well as surge protectors and filters shall be located within specified valve box.
 2. Install no more than one valve per valve box.
 3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for operation. Set cover of valve to be even with grade.
 4. Install valve boxes over nine (9") inches of gravel for drainage. Gravel to be cleaned, sized 1/4" - 3/8" maximum. Gravel to sit over weed-barrier fabric.
 5. Do not bury valve within gravel. Valve to sit on top of gravel bed.
 6. Label all valve box covers with the corresponding controller zone number. Numbering size shall be 1" in height.

I. Sprinkler H

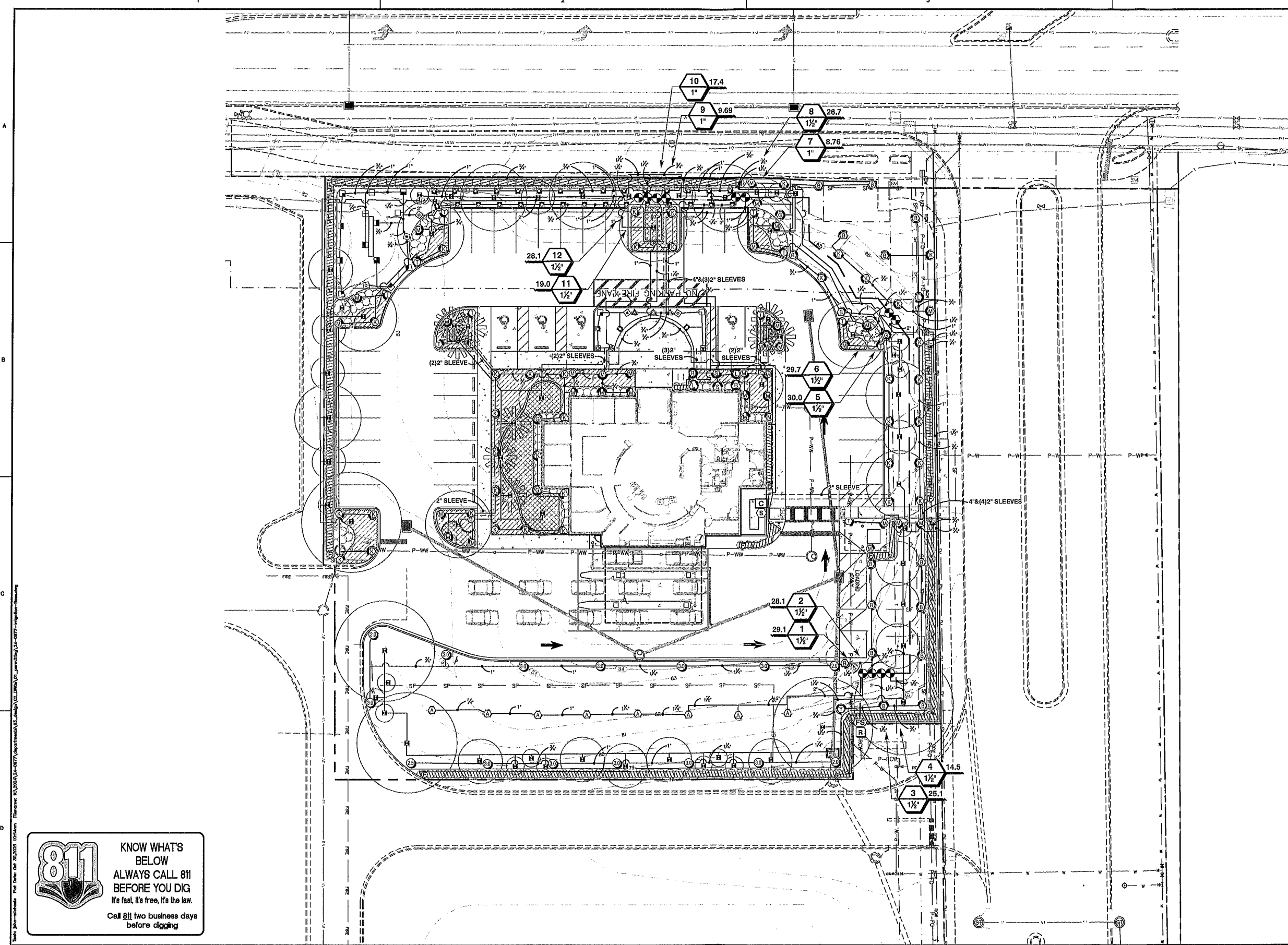
1. **Spriker Heads:**
 - a. Verify installation of sprinker heads, open control valves and use full head of water to flush out system.
 - b. Head spacings shown on plan are maximums. Do not exceed spacings shown on plan. Spacing may be adjusted to accommodate changes in terrain, avoid obstructions, or respond to changes in planting layout as they are modified as the project progresses. The maximum spacing shown in plans. Unless otherwise indicated in plans, provide 100% irrigation coverage.
 - c. Locate no sprinker head closer than two (2') inches from building foundation.
 - d. Verify head installation is correct. The head should be installed 1/2" to 1" below top of walking strip, walk or curb and have a minimum of four (4") inch clearance between head and moving strip, walk or curb.
 - e. Place rain bubble(s) at outer edge of road(s) and/or edge of planted area.
 - f. Set sprinker heads perpendicular to finished grade.
 - g. Set low sprinker heads adjacent to existing walls, curbs, and other edge of planting areas to grade.
2. **Walking or Low Irrigation Lines:** If any low irrigation lines are used, they are under utility improvements, and/or other objects are an obstruction to the irrigation application system, the component and piping shall be relocated as necessary to obtain proper coverage without damaging the obstruction. Notify the Owner's Representative to discuss any changes that may be an obstruction and to gain approval on an alternative design and/or head placement.

J. Micro-Irriga

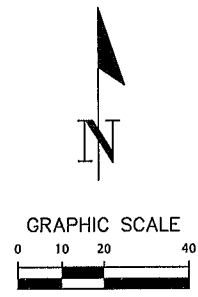
3. **Major Irrigation Tubs:**
- a. Place tubes with direct-aerial emitters on ground. Do not bury tubes. Do not set tubes on top of mulch. Secure tubing by the manufacturer's specifications.
 - b. Ensure tubes are covered with mulch and are not visible.
- FIELD QUALITY CONTROL**
- A. Flushing and Testing:**
- 1. Test mainlines at a pressure of 100 psi for two hours. Mainline pressure shall maintain a pressure between 85 and 100 psi for the entire period of the test. The mainline shall be repaired and retested as necessary to complete the pressure test.
 - 2. Notify Landscape Architect 24 hours prior to test. Do not backfill lines until approved by Landscape Architect.
 - 3. Pressure testing may be conducted in segments separated by isolation valves if so desired.
 - 4. All pressure testing shall be conducted and approved prior to the installation of any plant material.
 - 5. Prior to placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.
- B. Operational Test:**
- 1. Upon completion of the entire system test, test each zone to visually check for uniform distribution.
 - 2. Distribution shall be checked within any one area and over the entire zone. Test the entire system to determine the complete and uniform operation of the equipment. Testing shall be witnessed by Landscape Architect and the Owner's Representative. Notify the Landscape Architect and the Owner's Representative a minimum of 48 hours prior to test.

**KNOW WHAT'S
BELOW
ALWAYS CALL 811
BEFORE YOU DIG**
It's fast, it's free, it's the law.
Call **811** two business days
before digging

[illegible]



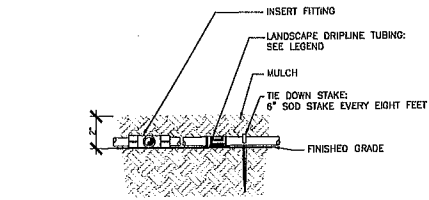
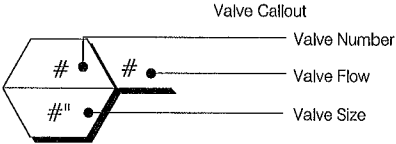
811
KNOW WHAT'S
BELOW
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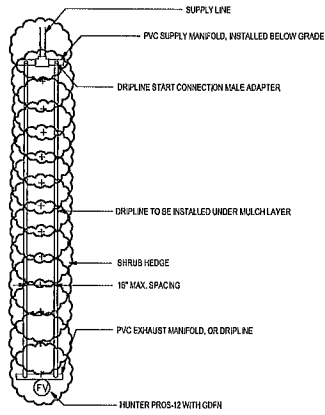
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NV5	
1"=20' NEVER SCALE BASED ON ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY	
CONSTRUCTION/REVISIONS	
SUBMITTALS 08-14-2025 SUBMITTAL FOR THE TOWN OF LADY LAKE 09-26-2025 SUBMITTAL FOR THE TOWN OF LADY LAKE 10-30-2025 SUBMITTAL FOR THE TOWN OF LADY LAKE	
CLIENT FLORIDA CREDIT UNION	PROJECT FCU LADY LAKE
DESIGNER JMS	SHEET TITLE IRRIGATION PLAN
PROJECT NUMBER 24-0977	
SHEET NO.: IR-2	

NUMBER	MODEL	TYPE	PRECIP	GPM
1	Hunter	Turf Rotary	0.42 in/h	29.1
2	Hunter	Turf Rotary	0.42 in/h	28.1
3	Hunter	Turf Rotary	0.42 in/h	25.1
4	Hunter	Bubbler	1.7 in/h	14.5
5	Hunter	Area for Dripline	1.26 in/h	30.0
6	Hunter	Turf Rotary	0.42 in/h	29.7
7	Hunter	Shrub Rotary	0.42 in/h	8.8
8	Hunter	Turf Spray	1.7 in/h	26.7
9	Hunter	Turf Spray	1.7 in/h	9.7
10	Hunter	Shrub Rotary	0.42 in/h	17.4
11	Hunter	Bubbler	1.7 in/h	19.0
12	Hunter	Turf Spray	1.7 in/h	28.1

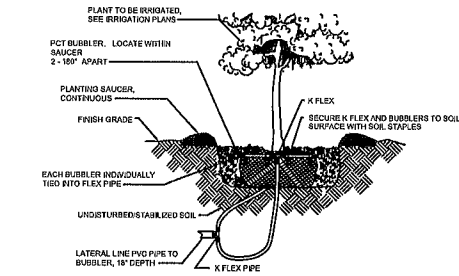
AVERAGE GALLONS PER DAY: 1,624



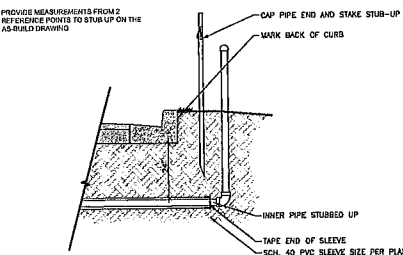
1 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.



2 DRIPLINE LAYOUT
SCALE: N.T.S.

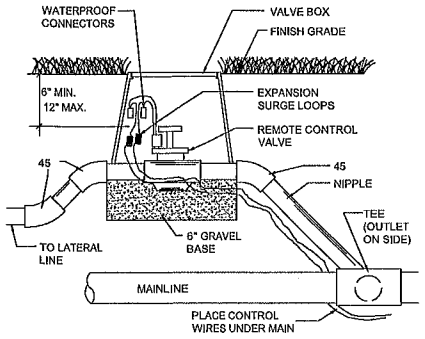


3 BUBBLER APPLICATION
SCALE: N.T.S.

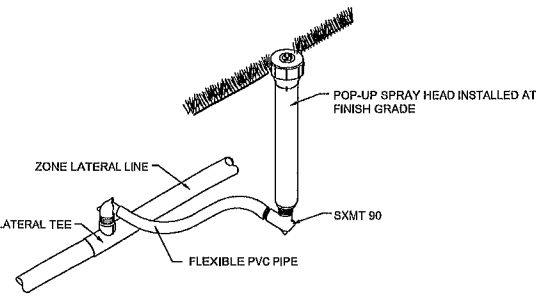


4 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

MARK ALL VALVE BOXES WITH THE ZONE NUMBER AS DIRECTED BY THE LANDSCAPE ARCHITECT.



5 VALVE DETAIL
SCALE: N.T.S.



6 HEAD LAYOUT
SCALE: N.T.S.



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SCALE: N/A
SHEET SCALE: 1\"/>

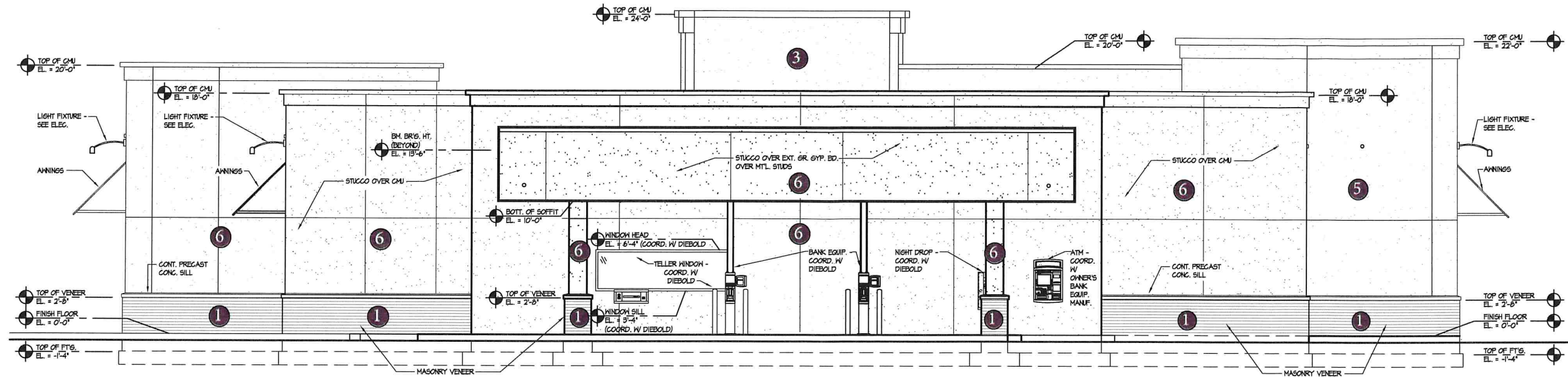
DATE: 08-02-2023
SUBMITTAL FOR THE TOWN OF LADY LAKE: 08-02-2023
SUBMITTAL FOR THE TOWN OF LADY LAKE: 09-26-2023
SUBMITTAL FOR THE TOWN OF LADY LAKE: 10-30-2023

CLIENT: FLORIDA CREDIT UNION
PROJECT: FCU LADY LAKE
SHEET TITLE: IRRIGATION DETAILS
PROJECT NUMBER: 24-0977

DESIGNED BY: CJ
CHECKED BY: JMS
IN CHARGE: JMS
PROJECT MANAGER: JMS

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA

SHEET NO: 1
IR-3



1 Cultured Stone
Color: Grand Mesa,
Country Ledge stone



2 Exterior Metal Wall
Panels in Really
Teal



3 Painted in SW 7554
Steamed Milk



4 Painted in SW 6489
Really Teal



5 Painted in SW 7523
Burnished Brandy



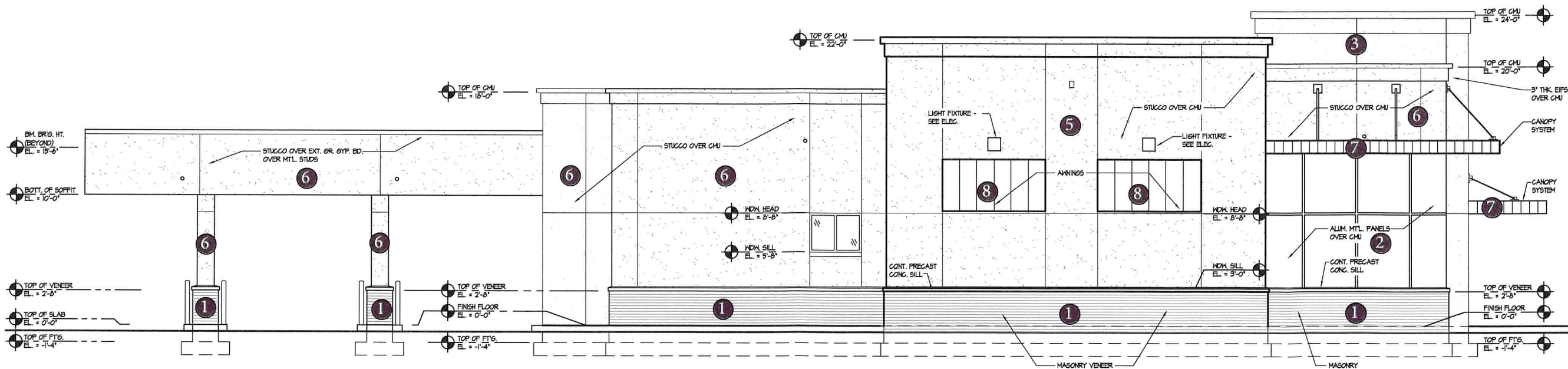
6 Painted in SW 0036
Buckram Binding



7 Copper Metal
Canopy



8 Black Metal
Awning



EAST ELEVATION
1/4" = 1'-0"

FLORIDA CREDIT UNION
NEW BRANCH BUILDING
LADY LAKE, FLORIDA

#	Date	Note

EXTERIOR ELEVATIONS
MATERIALS AND COLORS
1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

DATE
10/8/2025

2508

A-5A

#	Date	Note

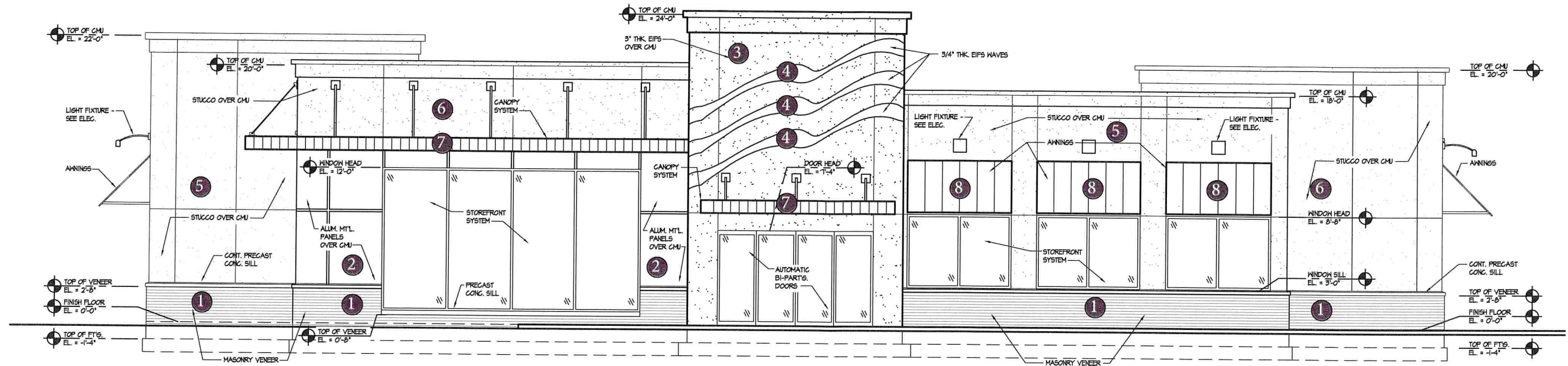
EXTERIOR ELEVATIONS
MATERIALS AND COLORS

CONSTRUCTION DOCUMENTS

DATE
10/8/2025

2508

A-4A



1. Cultured Stone
Color: Grand Mesa,
Country Ledge stone



2. Exterior Metal Wall
Panel in Blue



3. Painted in SW 7554
Steamed Milk



4. Painted in SW 6489
Really Teal



5. Painted in SW 7523
Burnished Brandy



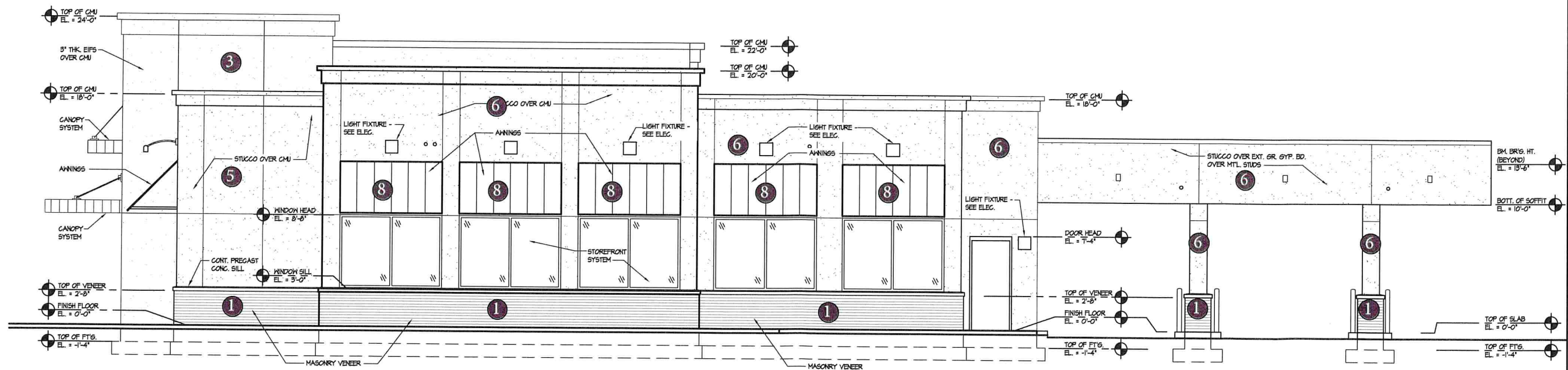
6. Painted in SW 0036
Buckram Binding



7. Copper Metal
Canopy



8. Black Metal
Awning



WEST ELEVATION
1/4" = 1'-0"