

02



COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Board of County Commissioners

THROUGH: Stephen P. Lee, Deputy County Attorney *[Signature]*

FROM: Henry M. Brown, Assistant County Attorney Ext. 5736 *[Signature]*

CONCUR: Pam Hastings, Administrative Manager/Public Works Department *[Signature]*
 Kathleen Myer, Principal Engineer/Engineering Division *[Signature]*

DATE: December 14, 2004

SUBJECT: Settlement Authorization
 Lake Drive road improvement project
 Parcel Nos. 110 and 111; Willow Creek Church, P.C.A., Inc.
Seminole County v. Century National Bank, et al.
 Case No. 04-CA-2099-13-L

This Memorandum requests settlement authorization by the Board of County Commissioners (BCC) as to Parcel Nos. 110 and 111 on the Lake Drive Project. The parcels were originally separate due to the development (or lack thereof) on each, however, have been assembled in this analysis due to subsequent development activity. The recommended settlement is at the total sum of \$345,650.40 inclusive of all land value, improvement value, cost to cure, attorney's fee and cost reimbursements.

I PROPERTY

A. Location Data

Parcel Nos. 110 and 111 are located along the south side of Lake Drive about a half (1/2) mile west of Tuskawilla Road. A parcel sketch is attached as Exhibit A.

B. Street Address

The street address is 4725 East Lake Drive. A location map is attached as Exhibit B.

II AUTHORITY TO ACQUIRE

The BCC adopted Resolution No. 2002-R-70 on April 23, 2002, authorizing the acquisition of Parcel No. 110 and Resolution No. 2004-R-130 on July 13, 2004, authorizing the acquisition of Parcel No. 111. The Lake Drive road improvement project was found to be necessary and serving a public purpose and in the best interests of the citizens of Seminole County.

III ACQUISITIONS AND REMAINDER

The fee simple acquisition of Parcel Nos. 110 and 111 totaled 21,006 square feet from a total assembled parcel of 11.135 acres. The acquisition was from the frontage with a depth ranging from 88' to 1' across the frontage. The acquisition consumes a portion of the existing retention pond and takes property planned for the proposed improvements on the site.

IV DEVELOPMENT APPROVALS AND SPECIAL USE PROPERTIES

The acquisition presented two concerns not commonly presented in eminent domain cases. First, at the time of the County's initial appraisal, a portion of the property was improved with a church sanctuary and related fellowship hall and parking. A large portion of the property consisted of vacant land, excess as to the existing improvement but planned for future expansion of the church facilities.

Since the initial appraisal, the church has completed the design for its new sanctuary, fellowship hall, daycare, and preschool facilities. The St. Johns River Water Management District (SJRWMD) stormwater permits have been issued, wetland mitigation has been accomplished, and the site plans are in the final stages of the County's development review process.

In eminent domain proceedings, when development plans are no longer speculative, then the property must be considered as if the planned development was completed. In this case, the issuance of the SJRWMD permits and the advanced state of the County's review and approval process are arguably enough for the Court to rule that the plans are no longer speculative.

Second, the concept of special use property comes into play when dealing with church facilities. Special use properties are those properties that are not commonly bought and sold in the market place, such as church sanctuaries or cemeteries. When special use properties are impacted by eminent domain acquisitions, the market value standards are no longer controlling and have little application. Replacement property and cost to cure approaches become the focal point.

Here, the planned expansion of the property, based upon the existing two laned roadway maximized the entire 11.135 acres with church related improvements and parking as shown in the site plan attached as Exhibit C. This is the site plan presently before the Development Review Committee (DRC) for final approval.

As a result of the pending site plan approval and the special use nature of the property, market value appraisals are of limited value in the analysis. This proposed settlement centers on a cure analysis, the value of the cure and commitments to actually construct the cure.

V APPRAISED VALUES

The County's original appraisal report, a market value analysis, prepared by Clayton, Roper & Marshall, Inc., opined the value of the land taken to be \$1.30 per square foot. It did not consider the proposed improvements as there was considerable doubt that SJRWMD would permit the project. The updated appraisal did not adequately consider the impact of the project on the proposed improvements.

The owner's appraised value was performed by Calhoun, Dreggors, & Associates who opined the land value to be \$3.50 per square foot. This was a special use analysis.

VI NEGOTIATION

(a) Land Value - \$50,000.00. The Land value portion of the settlement is a negotiated split between the County value of \$34,900.00 and the owner's valuation of \$93,950.00, less a credit to the County for the land area that would have been dedicated in the DRC process (5,500± square feet).

(b) Improvement Value - \$35,000.00. The improvement value portion of the settlement is roughly a negotiated split between the County valuation of \$14,200.00 and the owner's valuation at \$48,150.00. The owner's value placed a much higher value on the trees within the landscaping.

(c) Cost to Cure - \$181,738.40. The owner's proposed walled pond cure is shown on the attached Exhibit D. The settlement requires the owner to re-submit the proposed cure to DRC and actually construct the cure as part of the church's reconstruction of the site. The settlement is made contingent upon DRC approving the walled pond cure and the Church actually building the cure. If the DRC does not approve the walled pond cure, then the owner may re-open the case. If the owner does not actually construct the walled pond cure, then the County may re-open the case. The contingencies are contained in the settlement to assure that the County is paying damages toward the actual implemented cure and not eminent domain hype or fictional cures, as is too frequently the case.

The development plan presently before the DRC is shown in Exhibit C with the frontage pond to be constructed using grassed slopes. The cure plan with the walled pond is shown on the attached Exhibit D. In both site plans, the same building and parking spaces are shown. The only difference is the pond on the frontage. The pond is on Exhibit C as a grass slope pond. Exhibit D depicts the walled pond as a cure.

The cost to cure proposed by the owners for non-pond cure items (\$24,800.00) and the difference between constructing the original grassed slope pond and the walled

pond using poured concrete (\$235,199.38) totaled \$259,999.38. In negotiation, the County proposed the use of an anchored wall system in place of poured concrete. This reduced the difference in the cure cost resulting in a walled pond construction cost of \$156,938.40. The resulting total cost to cure is \$181,738.40. The cure cost using the anchored wall system resulted in a reduction of \$78,260.98.

VII ATTORNEY FEES AND COSTS

Calculation of the attorney's fee is by statute (1/3 of the difference between the first written offer and final result) and amounts to \$62,894.00. The cost reimbursements total \$16,018.00 allocated: (1) Engineering costs \$12,000.00; (2) Appraisal Costs \$3,018.00; and, (3) construction estimate \$1,000.00.

VIII SUMMARY OF SETTLEMENT VALUES

The total settlement amount of \$345,650.40 is allocated as follows:

(a)	Land value less the credit for dedication (5,500± S.F.)	\$ 50,000.00
(b)	Improvements	\$ 35,000.00
(c)	Total Cost to Cure (Non-pond cure items and the increased cost for a walled pond)	\$181,738.40
(d)	Engineering costs	\$ 12,000.00
(e)	Appraisal costs	\$ 3,018.00
(f)	Construction estimate costs	\$ 1,000.00
(g)	Statutory attorney's fee	<u>\$ 62,894.00</u>
	TOTAL:	<u>\$345,650.40</u>

IX COST AVOIDANCE

By this settlement, the County avoids all additional costs associated with litigation.

X RECOMMENDATION

County staff recommends that the BCC approve this settlement in the total amount of \$345,650.40 with the two contingencies related to actual pond construction inclusive of land value, improvements, statutory attorney's fee and cost reimbursements. The settlement, if approved, will be implemented by entry of a stipulated final judgment including the terms described above.

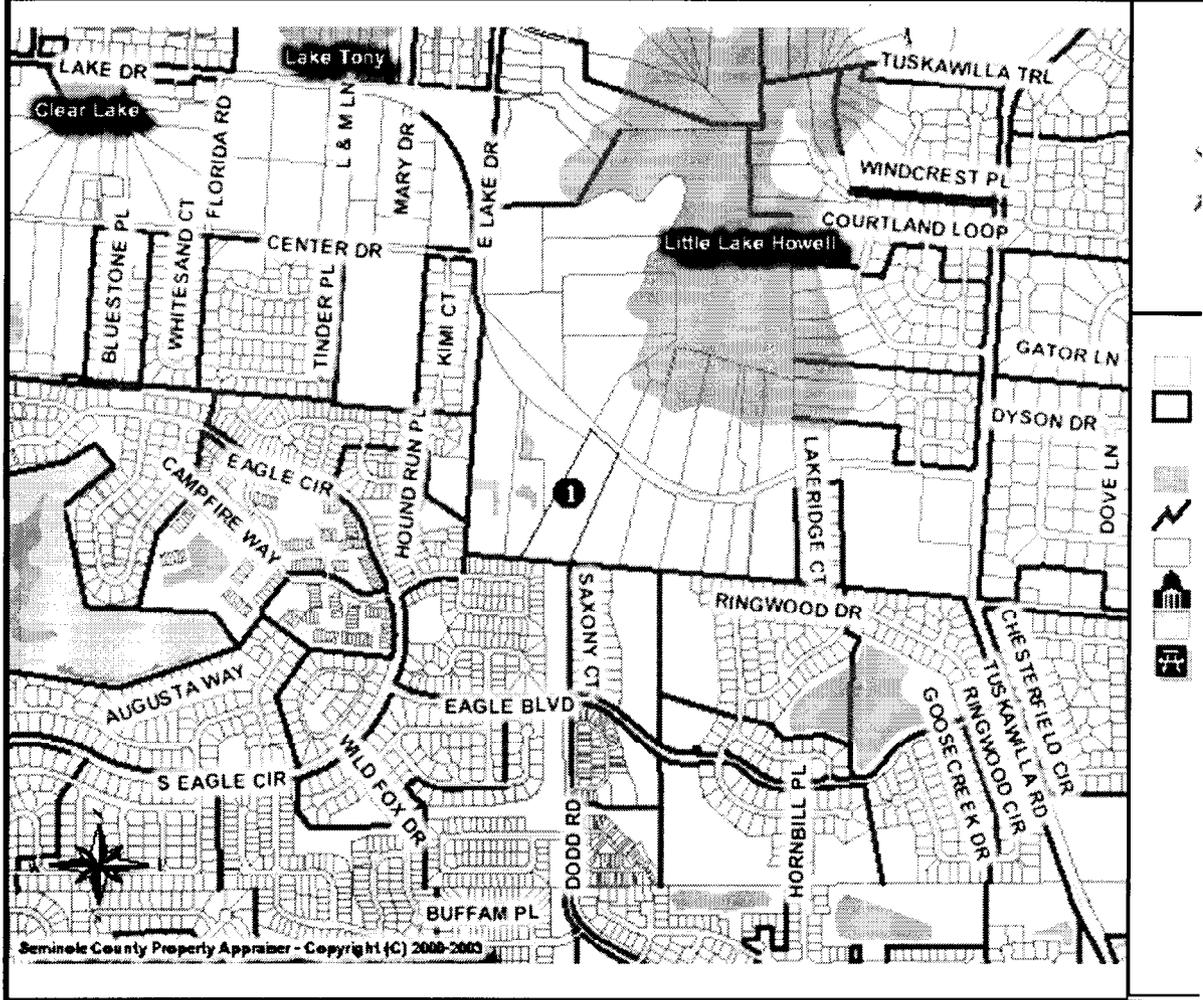
HMB/dre

Attachments:

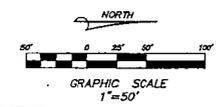
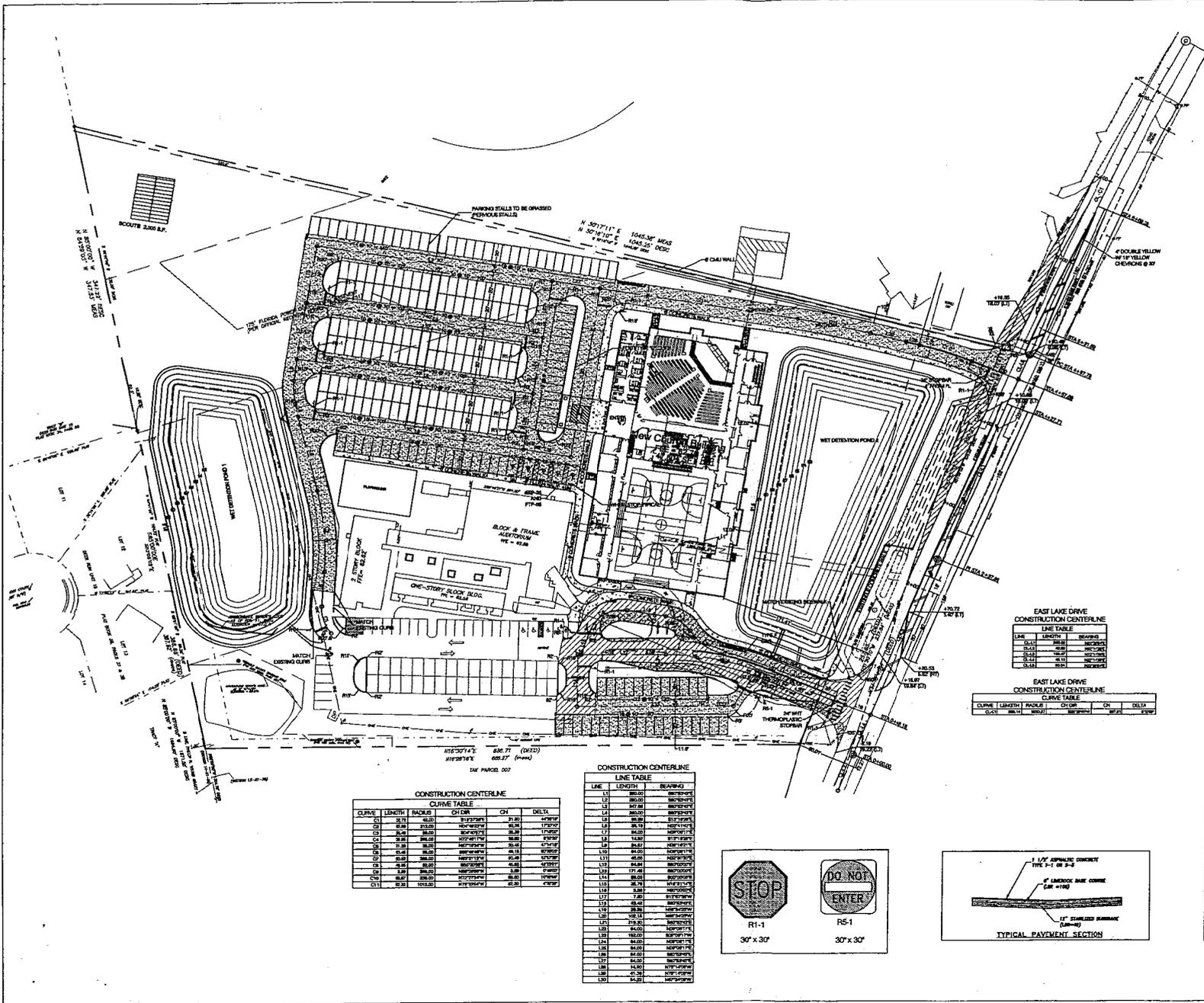
- Exhibit A - Sketch
- Exhibit B - Location map
- Exhibit C - Site plan
- Exhibit D - Cure plan



Rec	Parcel	Owner	Owner Addr	City	Stat
1	142130300007A0000	CHURCH WILLOW CREEK PCA INC	4725 E LAKE DR	WINTER SPRINGS	FL



Rec	Parcel	Owner	Owner Addr	City	Stat
1	14213030000800000	CHURCH WILLOW CREEK PCA INC	4725 E LAKE DR	WINTER SPRINGS	FL



- LEGEND:**
- EXISTING IMPROVEMENTS
 - PROPOSED IMPROVEMENTS
 - PROPERTY LINE
 - PROPOSED EASEMENTS
 - ▨ DENOTES OVERLAY OF EXISTING & NEW PAVEMENT
 - ▩ DENOTES NEW PAVEMENT

SITE DATA:
 ZONING: A-1, P-1
 LOT AREA: 104,250 SQ. FT.
 EXISTING USE: CHURCH
 PROPOSED USE: CHURCH
 BUILDING AREA: EXISTING: 32,548 SQ. FT. (INCL. EXISTING)
 PROPOSED: 26,548 SQ. FT. (INCL. EXISTING)
 OPEN SPACE: UNDEVELOPED: 71,702 SQ. FT. (INCL. EXISTING)
 EXISTING: 71,702 SQ. FT. (INCL. EXISTING)
 PROPOSED: 30,157 SQ. FT. (INCL. EXISTING)

FLOOR AREA RATIO:	MAXIMUM	PROPOSED
	0.75	0.75
MAX. BUILDING HEIGHT:	30'	30'
	(2-3 STORIES)	(2-3 STORIES)
STAIRS:	INCLUDED	PROPOSED
FRONT (DEPTH)	177' 0"	177' 0"
SIDE (WIDTH)	107' 0"	107' 0"
REAR (DEPTH)	107' 0"	107' 0"
IMPERVIOUS AREA:	1.00 AC (EXISTING)	1.00 AC (EXISTING)
EXIST:	1.00 AC (EXISTING)	1.00 AC (EXISTING)
PROPOSED:	1.00 AC (EXISTING)	1.00 AC (EXISTING)

- PARKING:**
- ALL STALLS 8'x20', HANDICAP 4'x12' MIN.
 - REQ. = 1 PER 8 SEATS IN MAIN AUDITORIUM 675 SEATS = 126 STALLS
 - PROVIDING 438 STALLS INCLUDING 8 H/L
 - ALL PARKING AREAS ARE 20' MIN FROM TWO WAY TRAFFIC

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL MEET SEMINOLE COUNTY STANDARDS
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY UPON ACCORDANCE OF ANY DIFFERENCE BETWEEN THE ACTUAL FIELD CONDITIONS AND THE PLANS BEFORE PROCEEDING WITH CONSTRUCTION.
 - THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND AS-BUILT SURVEY DATA AS SHOWN BY A FLORIDA REGISTERED SURVEYOR. EXISTING UTILITIES AND AS-BUILT SURVEY DATA SHALL INCLUDE EXISTING VERTICAL AND HORIZONTAL LOCATIONS TO ALL APPROVED UTILITIES INCLUDING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS TO THE OWNER AND REGULATORY AGENCIES AS REQUIRED.
 - CONTRACTOR IS TO OBTAIN ALL LETTERS OF CLEARANCE FROM REGULATORY AGENCIES HAVE BEEN OBTAINED PRIOR TO ANY UTILITIES BEING ACTIVELY EXCAVATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY & ALL REMEDIATION THAT RESULTS FROM ACTIVATION OF ANY UTILITIES PRIOR TO CLEARANCE FROM THE APPROPRIATE REGULATORY AGENCIES.
 - UNDERNOSS REFER TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 4" R/C R/S SHALL MEET ADA AND FLORIDA SPEC.
 - CURBS SHALL BE FOOT TYPE C UNLESS OTHERWISE NOTED.
 - MATERIALS CONTRACTOR WILL BE REQUIRED FOR ALL PAINT AND THERMOPLASTIC TO VERIFY SAID MATERIALS DO NOT CONTAIN LEAD.
 - ALL DISTURBED ROW SHALL BE SOCCED WITH BANK SOIL.
 - SEMINOLE COUNTY NEEDS 48 HOURS NOTICE PRIOR TO REPAIRING ROW. ROW NOT TO BE CUT-UP AND PRIOR TO ANY LAND CLEARANCE.
 - ALL STOPWAYS & OTHER TRAFFIC CONTROL DEVICES SHALL BE THERMOPLASTIC AND COMPLY WITH DOT INDEX 175AL.
 - ALL STOPPING WITHIN ROW AND STOPWAYS TO BE THERMOPLASTIC.
 - ALL STOPPING STRIPING SHALL BE 4" WHITE PAINT.
 - CONTRACTOR SHALL PROVIDE CLEAN MATCH SLICES ALONG THE FORWARD OF PROJECT AS REQUIRED TO CLEARANCE PAVERING.

PAVEMENT DESIGN:
 1" ASPHALT CONCRETE TYPE 3-1 OR 3-2 (MIN STABILITY OF 1.00)
 4" LAMINAR BASE COURSE (USE OF STANDARD PROCTOR - ASTM D-1557)
 12" STABILIZED SANDWICH (LHM-10 TYPE-6 OR TYPE-7)
 - SEE GEOTECH REPORT FOR COMPACTED SANDWICH L.A. TEST PERFORMANCE.

NOTES:
 ALL DRAWINGS BASED UPON AS-BUILT SURVEY BY ACCURANT SURVEYS OF ORLANDO, INC. DATED 1/25/03.
 PROPERTY APPROVED ID NUMBER: _____
 APPROVED FOR CONSTRUCTION: _____
 APPROVED: _____
 SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
 DATE: _____

EAST LAKE DRIVE CONSTRUCTION CENTERLINE LINE TABLE

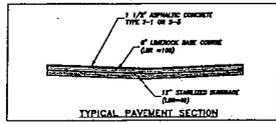
LINE	LENGTH	BEARING
CL1	100.00	N00°00'00"E
CL2	100.00	N00°00'00"E
CL3	100.00	N00°00'00"E
CL4	100.00	N00°00'00"E
CL5	100.00	N00°00'00"E
CL6	100.00	N00°00'00"E
CL7	100.00	N00°00'00"E
CL8	100.00	N00°00'00"E
CL9	100.00	N00°00'00"E
CL10	100.00	N00°00'00"E
CL11	100.00	N00°00'00"E
CL12	100.00	N00°00'00"E
CL13	100.00	N00°00'00"E
CL14	100.00	N00°00'00"E
CL15	100.00	N00°00'00"E
CL16	100.00	N00°00'00"E
CL17	100.00	N00°00'00"E
CL18	100.00	N00°00'00"E
CL19	100.00	N00°00'00"E
CL20	100.00	N00°00'00"E
CL21	100.00	N00°00'00"E
CL22	100.00	N00°00'00"E
CL23	100.00	N00°00'00"E
CL24	100.00	N00°00'00"E
CL25	100.00	N00°00'00"E
CL26	100.00	N00°00'00"E
CL27	100.00	N00°00'00"E
CL28	100.00	N00°00'00"E
CL29	100.00	N00°00'00"E
CL30	100.00	N00°00'00"E
CL31	100.00	N00°00'00"E
CL32	100.00	N00°00'00"E
CL33	100.00	N00°00'00"E
CL34	100.00	N00°00'00"E
CL35	100.00	N00°00'00"E
CL36	100.00	N00°00'00"E
CL37	100.00	N00°00'00"E
CL38	100.00	N00°00'00"E
CL39	100.00	N00°00'00"E
CL40	100.00	N00°00'00"E
CL41	100.00	N00°00'00"E
CL42	100.00	N00°00'00"E
CL43	100.00	N00°00'00"E
CL44	100.00	N00°00'00"E
CL45	100.00	N00°00'00"E
CL46	100.00	N00°00'00"E
CL47	100.00	N00°00'00"E
CL48	100.00	N00°00'00"E
CL49	100.00	N00°00'00"E
CL50	100.00	N00°00'00"E

CONSTRUCTION CENTERLINE CURVE TABLE

LINE	LENGTH	BEARING
L1	100.00	N00°00'00"E
L2	100.00	N00°00'00"E
L3	100.00	N00°00'00"E
L4	100.00	N00°00'00"E
L5	100.00	N00°00'00"E
L6	100.00	N00°00'00"E
L7	100.00	N00°00'00"E
L8	100.00	N00°00'00"E
L9	100.00	N00°00'00"E
L10	100.00	N00°00'00"E
L11	100.00	N00°00'00"E
L12	100.00	N00°00'00"E
L13	100.00	N00°00'00"E
L14	100.00	N00°00'00"E
L15	100.00	N00°00'00"E
L16	100.00	N00°00'00"E
L17	100.00	N00°00'00"E
L18	100.00	N00°00'00"E
L19	100.00	N00°00'00"E
L20	100.00	N00°00'00"E
L21	100.00	N00°00'00"E
L22	100.00	N00°00'00"E
L23	100.00	N00°00'00"E
L24	100.00	N00°00'00"E
L25	100.00	N00°00'00"E
L26	100.00	N00°00'00"E
L27	100.00	N00°00'00"E
L28	100.00	N00°00'00"E
L29	100.00	N00°00'00"E
L30	100.00	N00°00'00"E
L31	100.00	N00°00'00"E
L32	100.00	N00°00'00"E
L33	100.00	N00°00'00"E
L34	100.00	N00°00'00"E
L35	100.00	N00°00'00"E
L36	100.00	N00°00'00"E
L37	100.00	N00°00'00"E
L38	100.00	N00°00'00"E
L39	100.00	N00°00'00"E
L40	100.00	N00°00'00"E
L41	100.00	N00°00'00"E
L42	100.00	N00°00'00"E
L43	100.00	N00°00'00"E
L44	100.00	N00°00'00"E
L45	100.00	N00°00'00"E
L46	100.00	N00°00'00"E
L47	100.00	N00°00'00"E
L48	100.00	N00°00'00"E
L49	100.00	N00°00'00"E
L50	100.00	N00°00'00"E

CONSTRUCTION CENTERLINE CURVE TABLE

CURVE	LENGTH	BACKSIGHT	CH CHORD	CH	DELTA
C1	100.00	100.00	100.00	100.00	90°00'00"
C2	100.00	100.00	100.00	100.00	90°00'00"
C3	100.00	100.00	100.00	100.00	90°00'00"
C4	100.00	100.00	100.00	100.00	90°00'00"
C5	100.00	100.00	100.00	100.00	90°00'00"
C6	100.00	100.00	100.00	100.00	90°00'00"
C7	100.00	100.00	100.00	100.00	90°00'00"
C8	100.00	100.00	100.00	100.00	90°00'00"
C9	100.00	100.00	100.00	100.00	90°00'00"
C10	100.00	100.00	100.00	100.00	90°00'00"
C11	100.00	100.00	100.00	100.00	90°00'00"
C12	100.00	100.00	100.00	100.00	90°00'00"
C13	100.00	100.00	100.00	100.00	90°00'00"
C14	100.00	100.00	100.00	100.00	90°00'00"
C15	100.00	100.00	100.00	100.00	90°00'00"
C16	100.00	100.00	100.00	100.00	90°00'00"
C17	100.00	100.00	100.00	100.00	90°00'00"
C18	100.00	100.00	100.00	100.00	90°00'00"
C19	100.00	100.00	100.00	100.00	90°00'00"
C20	100.00	100.00	100.00	100.00	90°00'00"
C21	100.00	100.00	100.00	100.00	90°00'00"
C22	100.00	100.00	100.00	100.00	90°00'00"
C23	100.00	100.00	100.00	100.00	90°00'00"
C24	100.00	100.00	100.00	100.00	90°00'00"
C25	100.00	100.00	100.00	100.00	90°00'00"
C26	100.00	100.00	100.00	100.00	90°00'00"
C27	100.00	100.00	100.00	100.00	90°00'00"
C28	100.00	100.00	100.00	100.00	90°00'00"
C29	100.00	100.00	100.00	100.00	90°00'00"
C30	100.00	100.00	100.00	100.00	90°00'00"
C31	100.00	100.00	100.00	100.00	90°00'00"
C32	100.00	100.00	100.00	100.00	90°00'00"
C33	100.00	100.00	100.00	100.00	90°00'00"
C34	100.00	100.00	100.00	100.00	90°00'00"
C35	100.00	100.00	100.00	100.00	90°00'00"
C36	100.00	100.00	100.00	100.00	90°00'00"
C37	100.00	100.00	100.00	100.00	90°00'00"
C38	100.00	100.00	100.00	100.00	90°00'00"
C39	100.00	100.00	100.00	100.00	90°00'00"
C40	100.00	100.00	100.00	100.00	90°00'00"
C41	100.00	100.00	100.00	100.00	90°00'00"
C42	100.00	100.00	100.00	100.00	90°00'00"
C43	100.00	100.00	100.00	100.00	90°00'00"
C44	100.00	100.00	100.00	100.00	90°00'00"
C45	100.00	100.00	100.00	100.00	90°00'00"
C46	100.00	100.00	100.00	100.00	90°00'00"
C47	100.00	100.00	100.00	100.00	90°00'00"
C48	100.00	100.00	100.00	100.00	90°00'00"
C49	100.00	100.00	100.00	100.00	90°00'00"
C50	100.00	100.00	100.00	100.00	90°00'00"



SITE PLAN

DESIGNED BY: **WILKIN E. SMITH, P.E.**

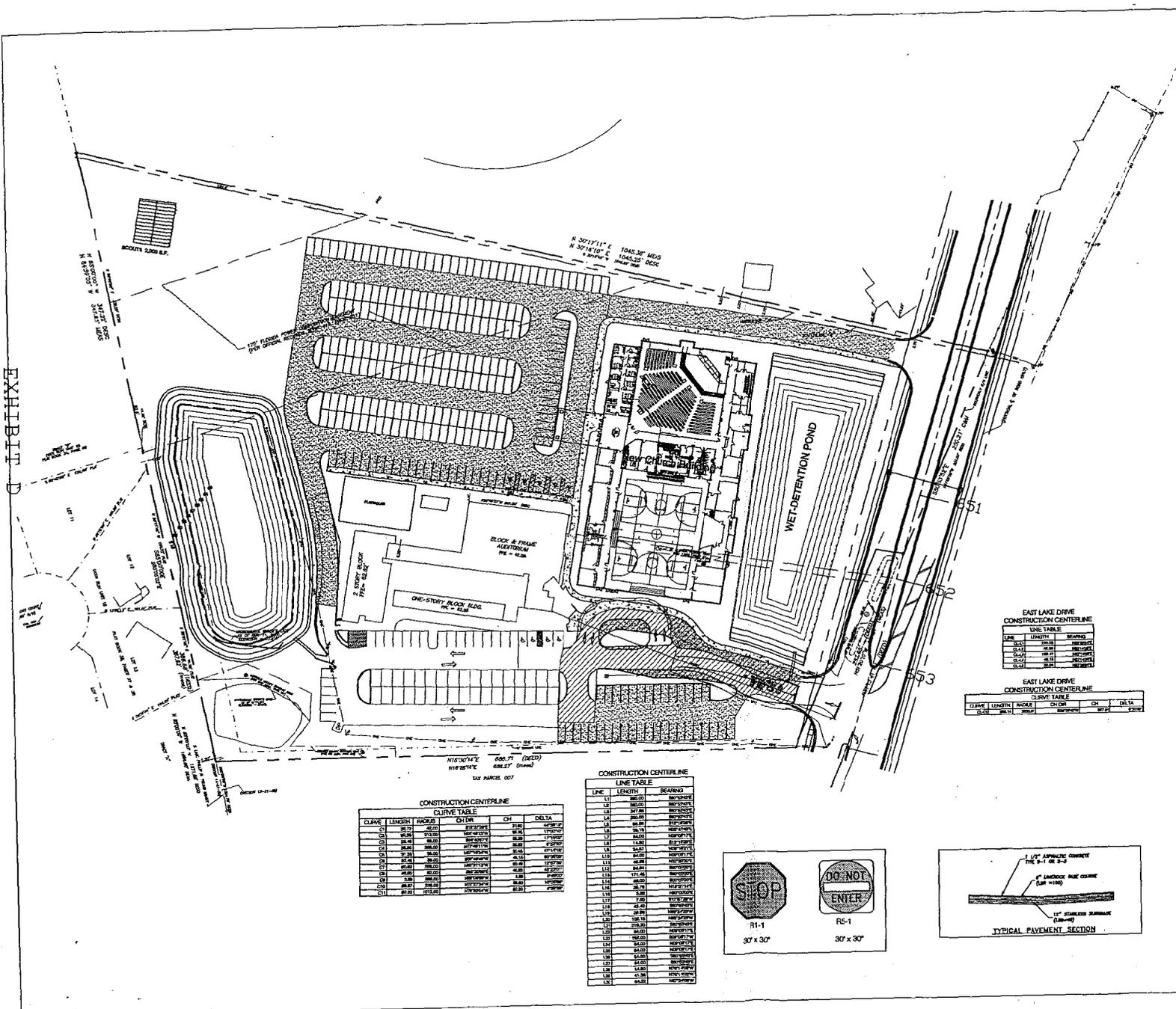
PREPARED BY: **TIPTON ASSOCIATES INCORPORATED**
 760 MACQUIRE BOULEVARD
 ORLANDO, FLORIDA, 32803
 P. FH. (407) 894-2066
 F. FAX. (407) 898-9949

PROJECT: **3-509.1**

DATE: **6/30/04**

SHEET: **5 OF 12**

EXHIBIT D



NORTH

GRAPHIC SCALE
1"=50'

LEGEND:

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- PROPERTY LINE
- PROPOSED EASEMENTS
- /// DENOTES OVERLAY OF EXISTING & NEW PAVEMENT
- DENOTES NEW PAVEMENT

SITE DATA:

ZONING: A-1, RT-1
 LOT AREA: 1045.38 AC
 EXISTING USE: CHURCH
 PROPOSED USE: CHURCH
 BUILDING AREA: 23,548 SF (INCL. EXISTING)
 OPEN SPACE: 10,212 SF (INCL. EXISTING)
 EXISTING RELIEF OF THE LAND
 PROPOSED SLOPE: 0.5% (INCL. EXISTING)

FLOOR AREA RATIO	MAXIMUM	PROPOSED
MAX BUILDING HEIGHT	35'	35'

SETBACKS	EXISTING	PROPOSED
FRONT (COUNTY)	10'	10'
REAR (COUNTY)	10'	10'
LEFT (COUNTY)	10'	10'
RIGHT (COUNTY)	10'	10'

IMPROVEMENT AREA

EXIST: 1.56 AC (COUNTY)
 PROPOSED: 4.36 AC (COUNTY)

PARKING:

- ALL STALLS 8'x12', HANDICAP ARE 12'x12'
- RES = 1 PER 3 SEATS IN MAIN AUDITORIUM 870 SEATS - 130 STALLS
- PARKING USE SHALL BE AS FOLLOWS:
- ALL PARKING AREAS ARE 20' WIDE FOR TWO WAY TRAFFIC

GENERAL NOTES:

- ALL CONSTRUCTION SHALL MEET SEBRING COUNTY STANDARDS.
- THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. SURVEY SHALL INCLUDE VERIFIED WORK AND ACCURATE LOCATIONS TO ALL IMPROVEMENTS INCLUDING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES AS REQUIRED.
- CONTRACTOR IS TO MAINTAIN ALL UTILITIES OF CLEARANCE FROM REGULATORY AGENCIES HAVE BEEN ISSUED PRIOR TO ANY UTILITIES BEING ACTIVATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PENALTIES THAT RESULT FROM ACTIVATION OF ANY UTILITIES PRIOR TO CLEARANCE FROM THE APPROPRIATE REGULATORY AGENCIES.
- CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES AS REQUIRED.
- ALL IMPROVEMENTS SHALL MEET A.G.A. AND FLORIDA STATE.
- CURBS SHALL BE FOOT TYPE & CURB UNLESS OTHERWISE NOTED.
- MATERIALS CERTIFICATION WILL BE REQUIRED FOR ALL PAINT AND MEMBRANES TO MEET A.G.A. STANDARDS SO NOT TO CAUSE DAMAGE.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.
- SEBRING COUNTY NEEDS 60 HOURS NOTICE PRIOR TO REPAIRING WORK WITHIN 800'-0" WET AND PRIOR TO ANY LANE CLOSURES.
- ALL STOPWAYS & OTHER TRAFFIC CONTROL DEVICES SHALL BE PHOTOGRAPHIC AND COMPLY WITH SECTION 12.04.
- ALL STOPPING WITHIN ROW AND STOPWAYS TO BE PHOTOGRAPHIC.
- ALL STOPPING WITHIN ROW SHALL BE 4" WHITE PAINT.
- CONTRACTOR SHALL PROVIDE CLEAN MATCH SLOPES ALONG THE PERIMETER OF PROJECT AS REQUIRED TO ELIMINATE POHOLES.

PAVEMENT DESIGN:

1" ASPHALT CONCRETE TYPE B-1 OR B-2 (MIN STABILITY OF 1500 BAJ)
 1" SANDSTONE BASE COURSE (TYPE B STABILIZED PRODUCTION ASTM D-1557)
 1" STABILIZED SANDSTONE (TYPE B OR TYPE C)
 SEE SECTION REPORT FOR COMPACTED SANDSTONE IN SITE PREPARATION

NOTE:
 ALL DIMENSIONS BASED UPON AS-BUILT SURVEY BY ACCOUNT SURVEYS OF DELAWARE, INC. DATED 8/25/03

PROPERTY NUMBER IS: 1045.38 AC
 APPROVED FOR CONSTRUCTION

THIS PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE SEBRING COUNTY LAND DEPARTMENT AND ALL OTHER AGENCIES OF THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES AS REQUIRED.

DATE: 6/30/04

DESIGNED BY: W.K.W.
 DRAWN BY: W.K.W.
 WILLIAM C. WITTE, P.E.

PREPARED BY:
TIPTON ASSOCIATES INCORPORATED
 300 W. GULF BLVD., SUITE 200
 WINTER SPRINGS, FL 32789
 (407) 899-8211
 (407) 899-8214 (FAX)
 (407) 899-9940 (FAX)

PREPARED FOR:
WILLOW CREEK CHURCH, PCA
 4725 EAST LAKE DRIVE
 WINTER SPRINGS, FL 32789
 (407) 899-8211
 (407) 899-8214 (FAX)

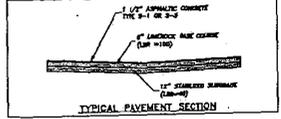
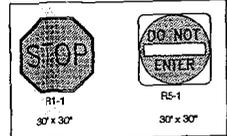
DESIGNED BY:
 W.K.W.
 DRAWN BY:
 W.K.W.
 WILLIAM C. WITTE, P.E.

DATE:
 6/30/04

PROJECT:
 3-509.1

DATE:
 6/30/04

SHEET:
 5 OF 12



SITE PLAN