



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Peavy

Agenda

Regular Meeting

September 12, 2023 10:00 AM

Commission Conference Room 124

100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. **Project Review Committee Regular Meeting August 08, 2023 at 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2301-010 Millennium Park - Phase 1 & 2
Parcels G08-004, G08-005, G08-018, G08-039, G08-047, G08-087, G08A008,**

G08A009, & G08A100

The applicant is seeking approval from the Project Review Committee for a technical waiver that reduces the standard-sized parking length from 10x20 feet to 10x18 feet. The applicant is seeking approval from the Project Review Committee for the construction of recreational and infrastructure improvements to the existing Millennium Park on 96.73 acres, MOL. **Staff recommends approval of the technical waiver and site plan.**

2. SP 2302-005 Gingerich Construction Warehouse Expansion

Parcel G07-066

The applicant is seeking approval from the Project Review Committee for the construction of two new five thousand four hundred (5,400) square foot warehouses and associated infrastructure on 5.15 acres MOL. **Staff recommends approval.**

3. SP 2303-005 Evolve at Wildwood

Parcels D17-050, D17-058, D17-072, & D17-110

The applicant is seeking approval from the Project Review Committee for the construction of two hundred and forty-eight (248) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 16.69 acres MOL. **Staff recommends approval, contingent upon clearance of final comments.**

4. SP 2306-006 New Covenant UMC Driveway Improvements

Parcel G06L072

The applicant is seeking approval from the Project Review Committee to widen the existing driveway from 12 feet to 19 feet on 0.082 acres MOL. **Staff recommends approval.**

5. PLAT 2211-002 Business Park Partial Re-Plat

The applicant is seeking approval from the Project Review Committee for the replat of Lot 1 and parts of Lot 4, creating two (2) separate parcels totaling 1.6 acres, on 13.98 acres MOL. **Staff recommends approval, contingent upon the submission and approval of a minor site plan to bring parking requirements into compliance.**

VI. ADJOURNMENT

September 12, 2023 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 8, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy called the meeting to order at 10:10 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Peavy	Development Services Director	Present
Jason McHugh	City Manager	Present
Mark Odell	Utilities Director	Absent
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Chief of Police	Present
Alan Harb	Kimley-Horn & Assoc. Engineer	Present by Phone
Joshua Bills	City Attorney	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting June 13th, 2023 at 10:00 AM

The summary minutes from the June 13, 2023, meeting were approved. No other comments were offered or received.

RESULT:	Adopted
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2111-005 Leo at Wildwood

Development Services Director Melanie Peavy read aloud case number SP 2111-005 Leo at Wildwood, parcels D20-030, D20-117, and D20-118, formerly known as The Keys II. The applicant, Leo@Wildwood, LLC, is seeking a favorable recommendation from the Project Review Committee for the construction of 302 multi-family residential units, a 1,456 sq ft fitness center building, a 636 sq ft pool house with pool area, a 1,456 sq ft leasing building, a 585 sq ft maintenance building, and mini park areas on 39.490 acres, MOL. Staff recommended approval contingent on the resolution of the CR 117 Right-of-Way dedication agreement with Sumter County. Josh Bradley was present by phone to represent the project and to answer any questions. Peavy requested the status of the agreement. Joanne Rubio of Advenir Oakley Development was also present by phone to advise that the document was being reviewed by Sumter County. No other comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

2. SP 2302-001 Gresco North Lot

Development Services Director Melanie Peavy read aloud case number SP 2302-001 Gresco North Lot, parcel F12-022. The applicant, Wagner Construction Co. LLC, is seeking approval from the Project Review Committee for a mass grading on 32.15 acres MOL. The owner/applicant was not present at the meeting. No comments were offered or received.

RESULT:	Approved
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

3. SP 2303-014 TDSE Building

Development Services Director Melanie Peavy read aloud case number SP 2303-014 TDSE Building, parcel G30E009. The applicant, HT Land Co., LLC, is seeking a favorable recommendation from the Project Review Committee for the construction of an 8,400 sq ft industrial showroom building on 3.0 acres, MOL. Tyler Counts with Clymer Farner Barley was present to answer any questions. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

4. SP 2304-002 Self Storage Wildwood Modification

Development Services Director Melanie Peavy read aloud case number SP 2304-002 Self Storage Wildwood Modification, parcels D18-044 and D18-215. The applicants, K2M Properties, LLC, and Oxford Storage, LLLP, are seeking approval from the Project Review Committee for a revision to an approved site plan (SP 2204-006) modifying utility connections and removal of striping within the facility on 6.6027 acres, MOL. Preston Hayes was present by phone to answer any questions. There was one outstanding utility comment that City Attorney Joshua Bills would need to review. No comments were offered or received.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

5. SP 2304-005 Trailwinds Village - Shoppes III

Development Services Director Melanie Peavy read aloud case number SP 2304-005 Trailwinds Village - Shoppes III, parcel G04LCO-001. The applicant, Word Family, LLC, is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,719 sq ft retail building and a 5,000 sq ft restaurant building consisting of 187 seats on 2.36 acres, MOL. Jerry Hart of Barclay Group, the developer for the project, was present to address comments or questions. There were outstanding comments from Sumter County Fire requiring a modification to the drive aisle that was in the process of being addressed. The Utilities Department also had comments, but Hart advised the cleanout would be moved back to within the existing right of way to correct the issue. No other comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

6. PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan

Development Services Director Melanie Peavy read aloud case number PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan, parcel D33-045. The applicant, Resibuilt Homes LLC, is seeking a favorable recommendation from the Project Review Committee for the Wildwood Landing Phase 2 Subdivision consisting of 33 residential lots on 7.37 acres, MOL. Andrew Eiland, the engineer for the project, was present by phone to address any comments or questions. Assistant Utilities Director Jason Martin provided direction to the engineer regarding lift station easement requirements. No other comments were offered or received.

RESULT:	Recommends Approval
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MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

7. PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan

Development Services Director Melanie Peavy read aloud case number PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan, a portion of parcel D31-007. The applicant, KL Twisted Oaks, LLC, is seeking a favorable recommendation from the Project Review Committee for 248 multi-family residential lots within the Twisted Oaks Subdivision on 25.202 acres, MOL. John Curtis of Kolter Land was present on behalf of the applicant. City Manager Jason McHugh questioned where the recreation amenities would be located. No other comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

VI. ADJOURNMENT

The meeting was adjourned at 10:46 a.m.

RESULT:	Adjourned
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2301-010 Millennium Park - Phase 1 & 2

REQUESTED ACTION: Staff recommends approval of the technical waiver and site plan.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2301-010 Millennium Park - Phase 1 & 2
Applicant(s)	Jeremy Hockenbury
Owner(s)	City of Wildwood
Acreage	96.73 +/-
Property Location	The subject property is generally located on the southwest corner of Powell Rd and Huey Street.
Parcel(s)	G08-004, G08-005, G08-018, G08-039, G08-047, G08-087, G08A008, G08A009, & G08A100

The applicant is seeking approval from the Project Review Committee for a technical waiver that reduces the standard-sized parking length from 10x20 feet to 10x18 feet. The applicant is seeking approval from the Project Review Committee for the construction of recreational and infrastructure improvements to the existing Millennium Park.

SP 2301-010 meets the criteria set forth in the Land Development Regulations and Design District Standards with the approval of the technical waiver.



DATED: 09/05/2023

Amanda Bush

Planner II, Development Services



Project Review Committee Technical Standards Waiver Request

Project Name Millennium Park Phase 1 & 2

Project # SP 2301-010

1. Briefly describe your waiver request.

Parking reduction from 10'x20' to 10'x18'.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

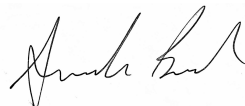
LDR6.6(D)(1)

3. Please provide the justification for your waiver request.

Per email correspondence. "Work and development of Phase 1 plans began prior to 2022 and the proposed parking lot dimensions were established at that time. A decision was made to combine Phases 1 and 2 from the overall park master plan into one submittal package so the site plan application was not submitted until this year (while Phase 2 improvements were incorporated into the set)."

Name (Print) Amanda Bush, DSD Planner

Date 3/17/2023

Signature 
Digitally signed by Amanda Bush
DN: cn=Amanda Bush, o=City of Wildwood,
ou=Development Services,
email=abush@wildwood-fl.gov, c=US
Reason: I am the author of this document
Date: 2023.03.17 11:45:33 -04'00'

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

Amanda Bush

From: Amanda Bush
Sent: Friday, March 17, 2023 10:51 AM
To: Fitzgerald, Tyler; Jeremy Hockenbury; Ayala, Leopoldo J. (P.E.)
Cc: Terri O'Neal; Amanda Salazar; Shaun Raja; Alan Harb; Laurel Schmidt; Mohammed Murad
Subject: RE: Millennium Park (Proj. #SP 2301-010)

Good morning,

Thank you for the previous explanation and the 2019 LDR reference. The city will grant a technical waiver for the parking sizes to allow the 10' width and 18' length. The technical waiver will be done on the development services end and included in the project file. I have cc'd the city's engineer on this deviation as they have also made a comment regarding the length.

Should you have any additional questions, please let me know.

All the Best,



Amanda Bush
Planner
City of Wildwood
100 N Main Street
Wildwood FL 34785
Ph: 352-330-1334
www.wildwood-fl.gov

From: Fitzgerald, Tyler <tfitzgerald@cphcorp.com>
Sent: Thursday, March 16, 2023 5:25 PM
To: Amanda Bush <abush@wildwood-fl.gov>
Cc: Terri O'Neal <toneal@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Ayala, Leopoldo J. (P.E.) <layala@cphcorp.com>; Amanda Salazar <asalazar@wildwood-fl.gov>
Subject: RE: Millennium Park (Proj. #SP 2301-010)

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Good afternoon Amanda,

The LDR section we were referencing in the original email was prior to the 2022 code update. Excerpts from the previous version of the code are attached for reference. The current code now specifies 10' x 20' parking dimensions. The parking dimension requirements were updated after the master planning and preliminary design for Millennium Park. We certainly understand the code was revised for a reason and all elements of the site plan should be in compliance with the most recent amendment to the LDR. However, our goal is also to deliver the City the most functional design for the Millennium Park improvements, including as much parking as can be accommodated. Complying with the code change

will result in a parking reduction with respect to the master plan. Is there any opportunity for City staff to grant a parking space length deviation?

If it is not possible, we will revise the plans as necessary to comply with the updated LDR.

Thank you and best regards,

Tyler Fitzgerald, E.I.

Project Manager

Office: 407-322-6841 (Ext. 1008)

Email: TFitzgerald@cphcorp.com



**Celebrating 40+ Years of
Collaboration and Innovation**

Website: www.cphcorp.com

From: Amanda Bush <abush@wildwood-fl.gov>

Sent: Thursday, March 16, 2023 4:07 PM

To: Fitzgerald, Tyler <tfitzgerald@cphcorp.com>

Cc: Terri O'Neal <toneal@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Ayala, Leopoldo J. (P.E.) <layala@cphcorp.com>; Amanda Salazar <asalazar@wildwood-fl.gov>

Subject: RE: Millennium Park (Proj. #SP 2301-010)

Good afternoon,

Apologies for the delay in response, but it seems I was not included in the original email.

Can you please provide where in the LDR parking dimensions 10' X 18' is stated?

I'm referencing the City of Wildwood LDR 6.6 (Page 6-22) section as shown below:

(D) Size of spaces (minimum size).

(1) Each off-street parking space shall at a minimum measure ten feet (10') in width by twenty feet (20') in length. Parking space size may be reduced to increase internal landscaping and provide parking for compact cars as stated in the Design District Standards. Parking spaces for the physically handicapped shall comply with the requirements of the Florida Building Code. Parallel parking spaces shall at a minimum measure eight feet (8') in width from the face of the curb by twenty-two feet (22') in length and may not be eligible for reduction in size.

(2) Pavement markings in parking lots shall be four inches (4") wide minimum.

All the Best,



Amanda Bush
Planner
City of Wildwood
100 N Main Street
Wildwood FL 34785
Ph: 352-330-1334
www.wildwood-fl.gov

From: Fitzgerald, Tyler <tfitzgerald@cphcorp.com>
Sent: Friday, March 3, 2023 1:31 PM
To: Terri O'Neal <toneal@wildwood-fl.gov>
Cc: Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Amanda Salazar <asalazar@wildwood-fl.gov>; Ayala, Leopoldo J. (P.E.) <layala@cphcorp.com>
Subject: Millennium Park (Proj. #SP 2301-010)

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Good afternoon Terri,

We are reaching out with a question regarding the Millennium Park Site Plan Development Services comments. We are specifically interested in discussing Development Services comment 11 which is included below for reference.

"LDR6.6(D)(1) Each off-street parking space shall at a minimum measure 10 feet in width and 20 feet in length."

The parking spaces currently proposed in the plans are 10' x 18'. This matches the required dimensions from the City of Wildwood LDR prior to the 2022 code update. Work and development of Phase 1 plans began prior to 2022 and the proposed parking lot dimensions were established at that time. A decision was made to combine Phases 1 and 2 from the overall park master plan into one submittal package so the site plan application was not submitted until this year (while Phase 2 improvements were incorporated into the set). Revising the parking space length to 20' will have a significant impact on the overall parking spaces provided to serve Millennium Park. Is there any opportunity for City staff to grant a deviation for the required parking space length?

Thank you,

Tyler Fitzgerald, E.I.

Senior Project Engineer

Office: 407-322-6841 (Ext. 1008)

Email: TFitzgerald@cphcorp.com



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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	SP 2301-010 MILLENNIUM PARK PHASE 1&2 PARCELS G08-004, G08-005, G08-018, G08-039, G08-047, G08-087, G08A008, G08A009, G08A100	MAP 1B LOCATION MAP AUGUST 2023
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100 0 100 200

Graphic Scale in Feet

N

cph
www.cphcorp.com
**A Full Service
A & E Firm**
390 West 1st Street
Sanford, FL 32771
Tel: 407-322-8841
Plans Prepared By:
CPII, Inc.
State of Florida License:
Engineer No. 5215
Surveyor No. 187143
Architect No. AA20000026
Landscaper No. 12000008

No.	Date	Revision	PER CITY, COUNTY, & FORWARD COMMENTS
35223			

Designed: T. Fitzgerald
 Drawn: W. Elam
 Checked: L. Ayala
 Job No.: W12063
 Date: 01/20/23

OVERALL SITE PLAN

MILLENNIUM PARK - PHASE 1 & 2

WILDOOD, FLORIDA

THIS SHEET NOT VALID FOR
CONSTRUCTION WITHOUT
COMPLETE SET OF PLANS

Sheet No.
C0.3

c:\p1\2023\01\2063\Current_Plan_Sets\01\2063 - 000000_076 PLANS.dwg 1/16/2023 10:26:55 AM Herman, Benjamin

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2302-005 Gingerich Construction Warehouse Expansion

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2302-005 Gingerich Construction Warehouse expansion
Parcel Number:	G07-066
Acreage:	5.15 +/-
Property Location:	The subject property is generally located along E SR 44, approximately 0.1 miles east of the intersection of NE 25 th St and E SR 44.
Owner:	Gingerich Holdings LLC
Applicant:	Gingerich Holdings LLC

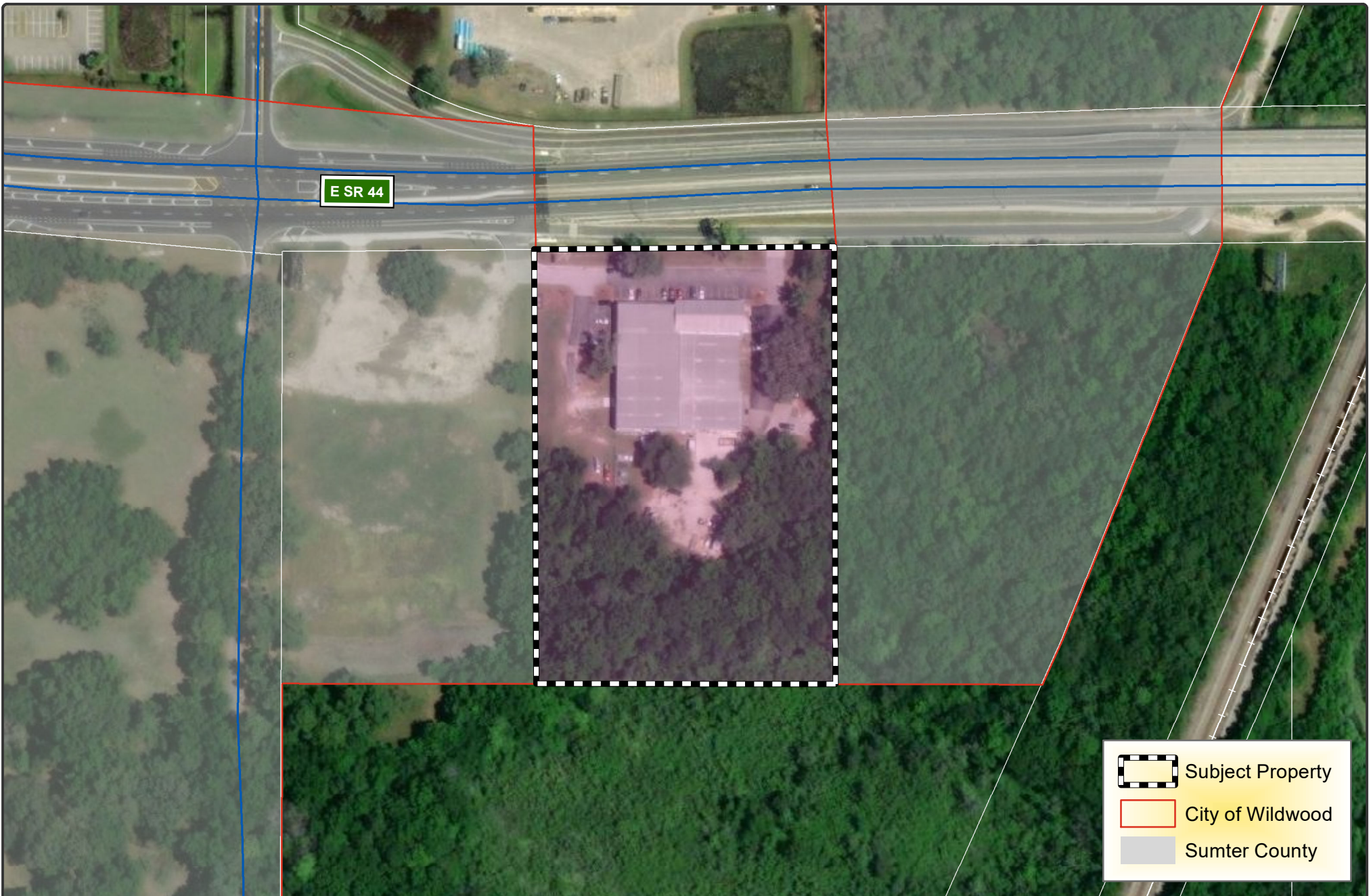
The applicant is seeking approval from the Project Review Committee for the construction of two new five thousand four hundred (5,400) square foot warehouses and associated infrastructure on 5.15 acres MOL.

SP 2302-005 meets the criteria set forth in the Land Development Regulations.

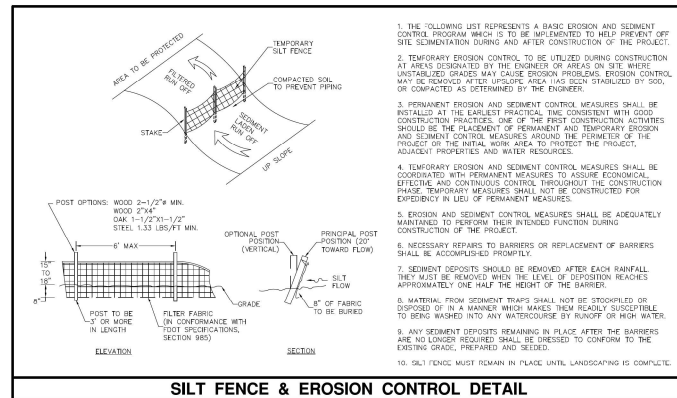
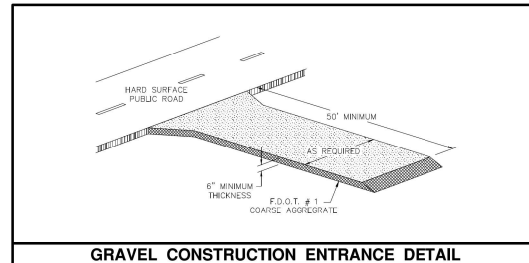
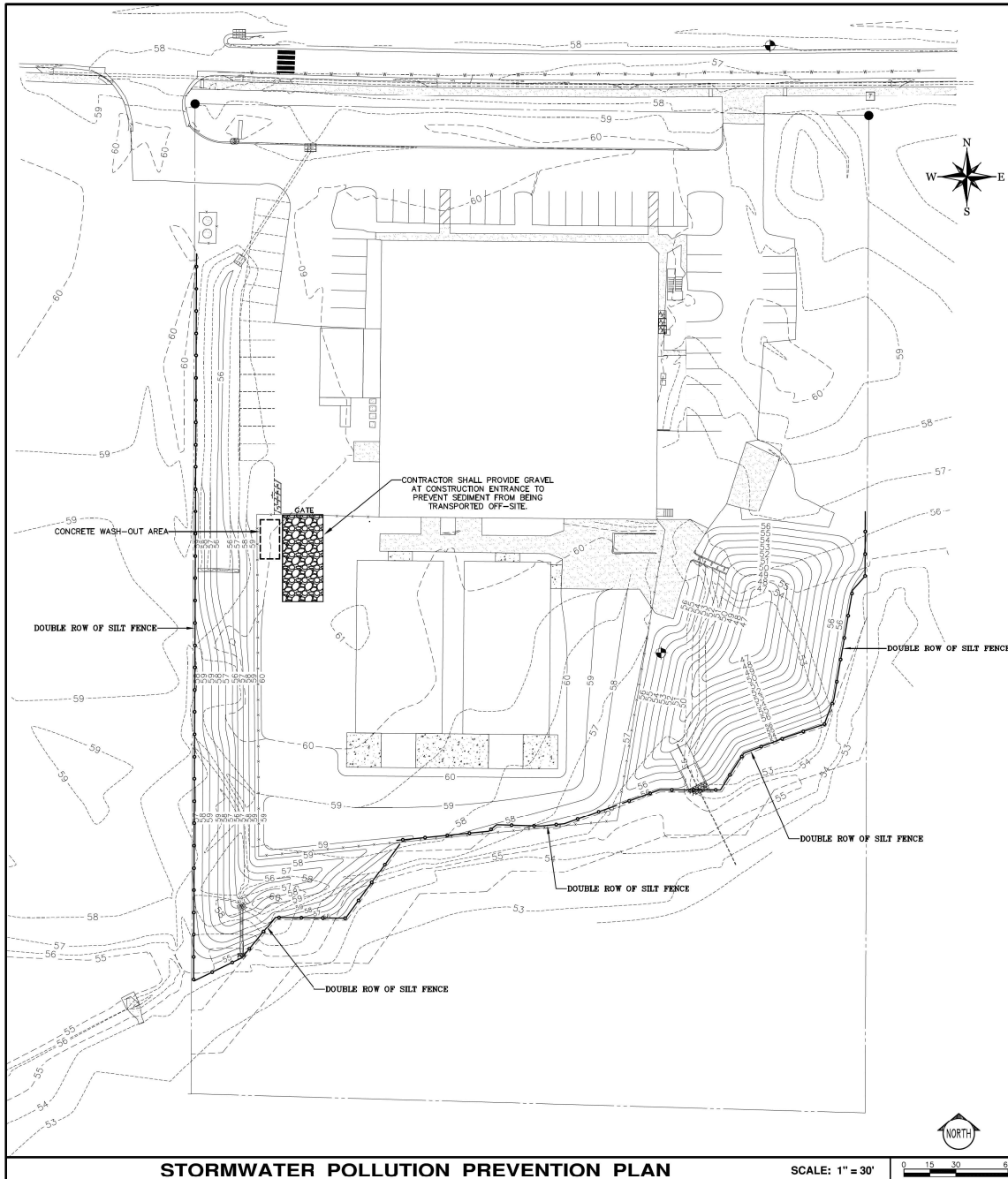
DATED: 08/29/2023



Shaun Raja
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 80 160	SP 2302-005 GINGERICH CONSTRUCTION WAREHOUSE EXPANSION PARCEL G07-066	MAP 1B LOCATION MAP AUGUST 2023
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NPDES Requirements

- Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 3 acres) construction activities or small (less than 3 acres and greater than 1 acre) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operations that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4, i.e. Towns, City or County), shall obtain coverage either under a Generic permit or an Individual permit.
- The Contractor shall obtain the NPDES permit during the permitting process.
- The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPPP). Contractor may obtain information pertaining to the NPDES program online at www.dep.state.fl.us/water/stormwater/npdes. The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be responsible for all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Form. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated penalties for not complying with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance related activities shall be included in the bid submitted by the Contractor.
- The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5" inches. The Contractor is responsible for the weekly inspections and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWPPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The SWPPP can contact the FDEP at (850) 245-7522 for additional information on qualified inspectors or additional information on the NPDES requirements.

NPDES REQUIREMENTS

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34448
PHONE: (352) 767-7448
FAX: (352) 767-7412
keith@riddle-n.com
C12 030500003

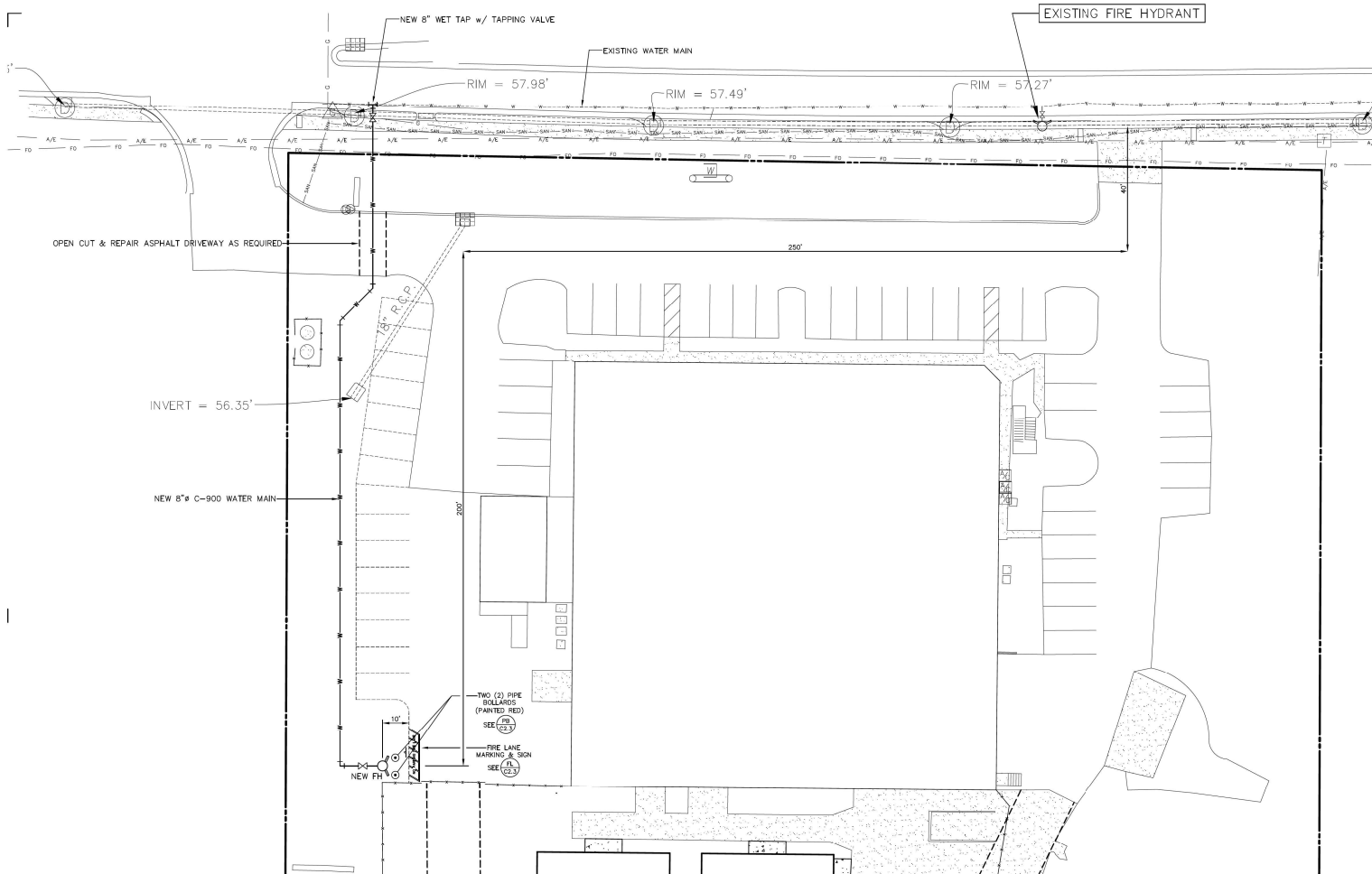
RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1988

STORMWATER POLLUTION PREVENTION PLAN
GINGERICH CONSTRUCTION OFFICE EXPANSION
FLORIDA
WILDWOOD

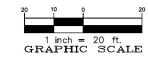
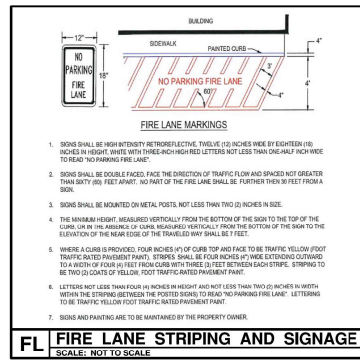
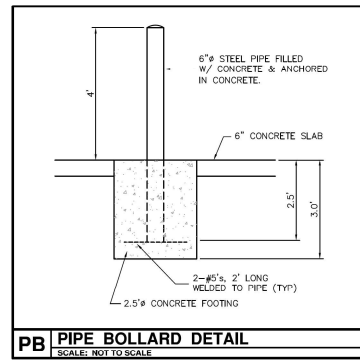
C1.2

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

DATE: 2/7/23
SCALE: 1"=30'
BY: 2/7/23
REVISION: 2/22/23



- LEGEND** UNLESS OTHERWISE NOTED
- CL = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - REG. = REGULAR PARKING SPACE COUNT
 - SCH. B-2 = CORRESPONDING SCHEDULE B-2 ITEM
 - 5/8" = FOUND 5/8" IRON ROD & CAP
 - 5/8" = SET 5/8" IRON ROD & CAP - LB 5091
 - 4" x 4" = FOUND 4" x 4" CONCRETE MONUMENT
 - 4" x 4" = SET 4" x 4" CONCRETE MONUMENT - LB 5091
 - 8" = FOUND 8" OCTAGONAL CONCRETE MONUMENT
 - 8" = SET 8" OCTAGONAL CONCRETE MONUMENT - LB 5091
 - 1" = FOUND 1" IRON PIPE
 - 1" = SET 1" IRON PIPE
 - 1" = FOUND RAILROAD SPIKE
 - 1" = SET RAILROAD SPIKE
 - PLAT = PLAT DIMENSION
 - DELU = DEED DIMENSION
 - CALC = CALCULATED DIMENSION
 - MANH. = DRAINAGE MANHOLE
 - STORM = STORM DRAINAGE GRATE
 - INLET = CURB INLET GRATE
 - YARD = YARD DRAIN
 - SANITARY = SANITARY MANHOLE
 - SANITARY = SANITARY CLEANOUT
 - GAS = GAS METER
 - GAS = GAS VALVE
 - GAS = GAS LINE MARKER
 - SEWER = SEWER VALVE
 - GREASE = GREASE MANHOLE
 - WOOD = WOOD POWER POLE
 - METAL = METAL LIGHT POLE
 - CONCRETE = CONCRETE POWER POLE
 - ELECTRIC = ELECTRIC TRANSFORMER
 - ELECTRIC = ELECTRIC BOX
 - ELECTRIC = ELECTRIC METER
 - GUY = GUY ANCHOR
 - SPOT/GROUND = SPOT/GROUND LIGHT
 - TELEPHONE = TELEPHONE VAULT
 - TELEPHONE = TELEPHONE BOX
 - TELEPHONE = TELEPHONE CABLE MARKER
 - TELEPHONE = TELEPHONE MANHOLE
 - CABLE = CABLE BOX
 - SATELLITE = SATELLITE DISH
 - FIBER = FIBER OPTIC CABLE MARKER
 - FIRE = FIRE HYDRANT
 - WATER = WATER VALVE
 - WATER = WATER METER
 - BACKFLOW = BACKFLOW PREVENTOR
 - IRRIGATION = IRRIGATION CONTROL VALVE
 - HOSE = HOSE BIBB
 - WELL = WELL
 - MONITORING = MONITORING WELL
 - FIRE = FIRE DEPARTMENT CONNECTION
 - AIR = AIR CONDITIONER PAD
 - METAL = METAL REFLECTOR POST
 - BOLLARD = BOLLARD
 - KEY = KEY PAD
 - MAILBOX = MAILBOX
 - SIGN = SIGN
 - TRAFFIC = TRAFFIC SIGNAL CONTROL BOX
 - CONCRETE = CONCRETE TRAFFIC SIGNAL BOX
 - TRAFFIC = TRAFFIC SIGNALIZATION MAST ARM
 - FLAG = FLAG POLE
 - P.V.C. = POLYVINYL CHLORIDE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE
 - H.D.P.E. = HIGH DENSITY POLYETHYLENE
 - A/E = AERIAL ELECTRIC
 - OVERHEAD = OVERHEAD TRAFFIC SIGNALIZATION
 - UNDERGROUND = UNDERGROUND TELEPHONE LINE
 - UNDERGROUND = UNDERGROUND FIBER OPTICS
 - UNDERGROUND = UNDERGROUND WATER LINE
 - UNDERGROUND = UNDERGROUND GAS LINE
 - UNDERGROUND = UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND = UNDERGROUND ELECTRIC
 - UNDERGROUND = UNDERGROUND FORCEMAIN
 - BROKEN = BROKEN LINE; NOT KNOWN TO SCALE
 - DENOTES = DENOTES CONCRETE



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE: (888) 332-7448
FAX: (352) 767-7412
keith@riddle-neuman.com
C.E. 00000003

RIDDLE - NEWMAN ENGINEERING, INC.
KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

DATE: 1/22/2019
PROJECT: GINGERICH CONSTRUCTION OFFICE EXPANSION
SHEET: C2.3

REV # 1
REV # 2
REV # 3
REV # 4

OWNER: GINGERICH CONSTRUCTION
DESIGNED BY: RIDDLE - NEWMAN ENGINEERING, INC.
CHECKED BY: K.E.R.
SCALE: 1"=20'
DATE: 2/7/23
PROJECT NO: 22102

UTILITY PLAN
GINGERICH CONSTRUCTION OFFICE EXPANSION
FLORIDA
WILDWOOD

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2303-005 Evolve at Wildwood

REQUESTED ACTION: Staff recommends approval, contingent upon clearance of final comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2303-005 Evolve at Wildwood
Parcel Number:	D17-050, D17-058, D17-072, & D17-110
Acreage:	16.69 +/-
Property Location:	The subject property is generally located along N US 301, approximately 0.25 miles south of the intersection of N US 301 and E C 466.
Owner:	MPW Oxford LLC & MCFT Oxford LLC
Applicant:	Evolve Companies LLC

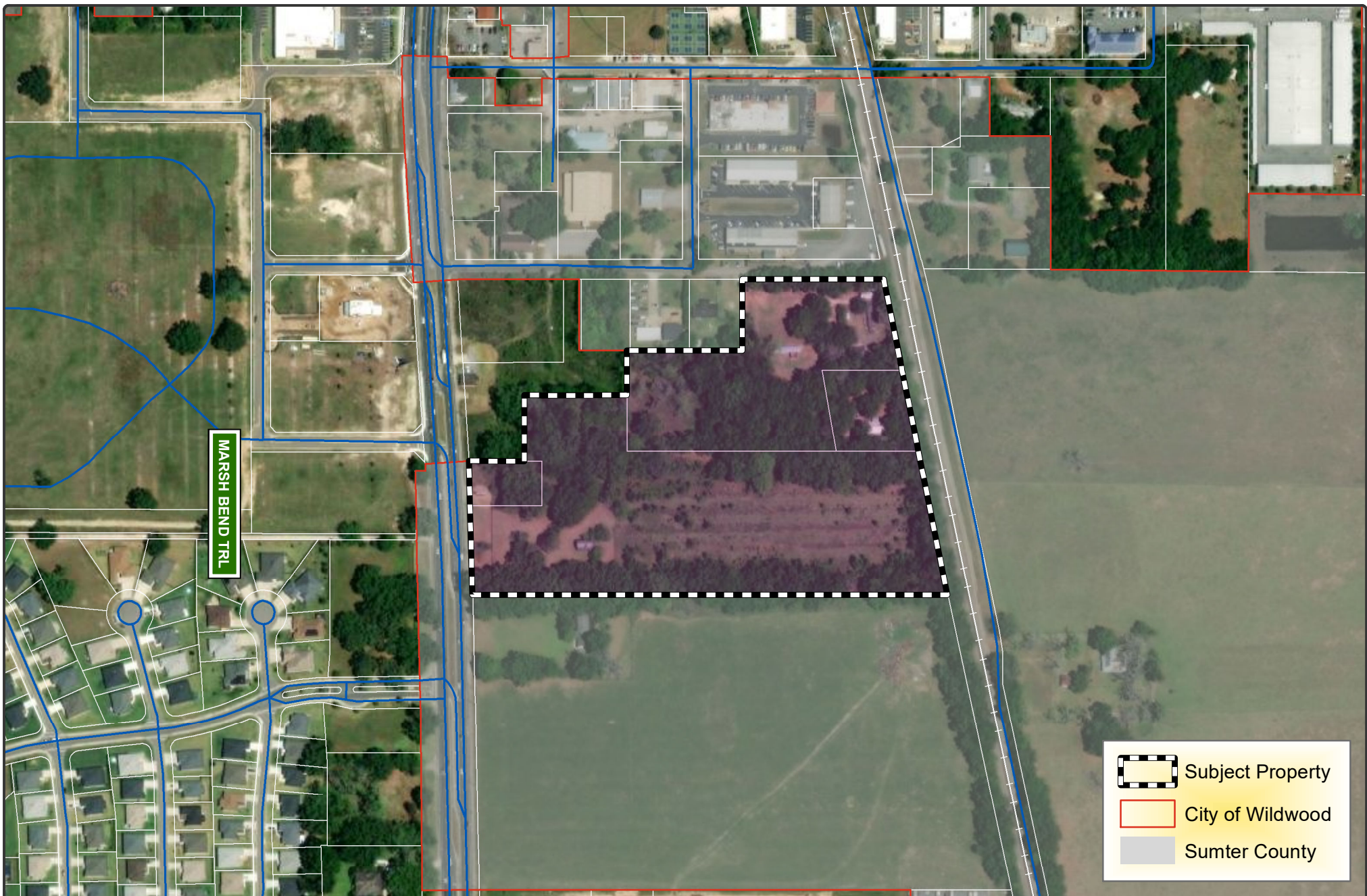
The applicant is seeking approval from the Project Review Committee for the construction of two hundred and forty-eight (248) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 16.69 acres MOL per the attached plans.

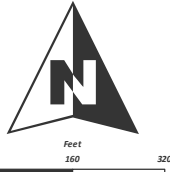
SP 2303-005 meets the criteria set forth in the Design District Standards and Land Development Regulations.

DATED: 09/01/2023

A handwritten signature in black ink, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2303-005 EVOLVE AT WILDWOOD PARCELS D17-050, D17-058, D17-072 & D17-110	MAP 1B LOCATION MAP AUGUST 2023
--	---	---	--	--

NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

CURVE TABLE				
CURVE #	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
CURVE-1	099°00'00"	200.00'	N45°17'55"E	282.34'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°42'05"E	55.86'
L3	N00°17'55"E	91.00'
L2	S89°42'05"E	25.00'

GENERAL NOTES:

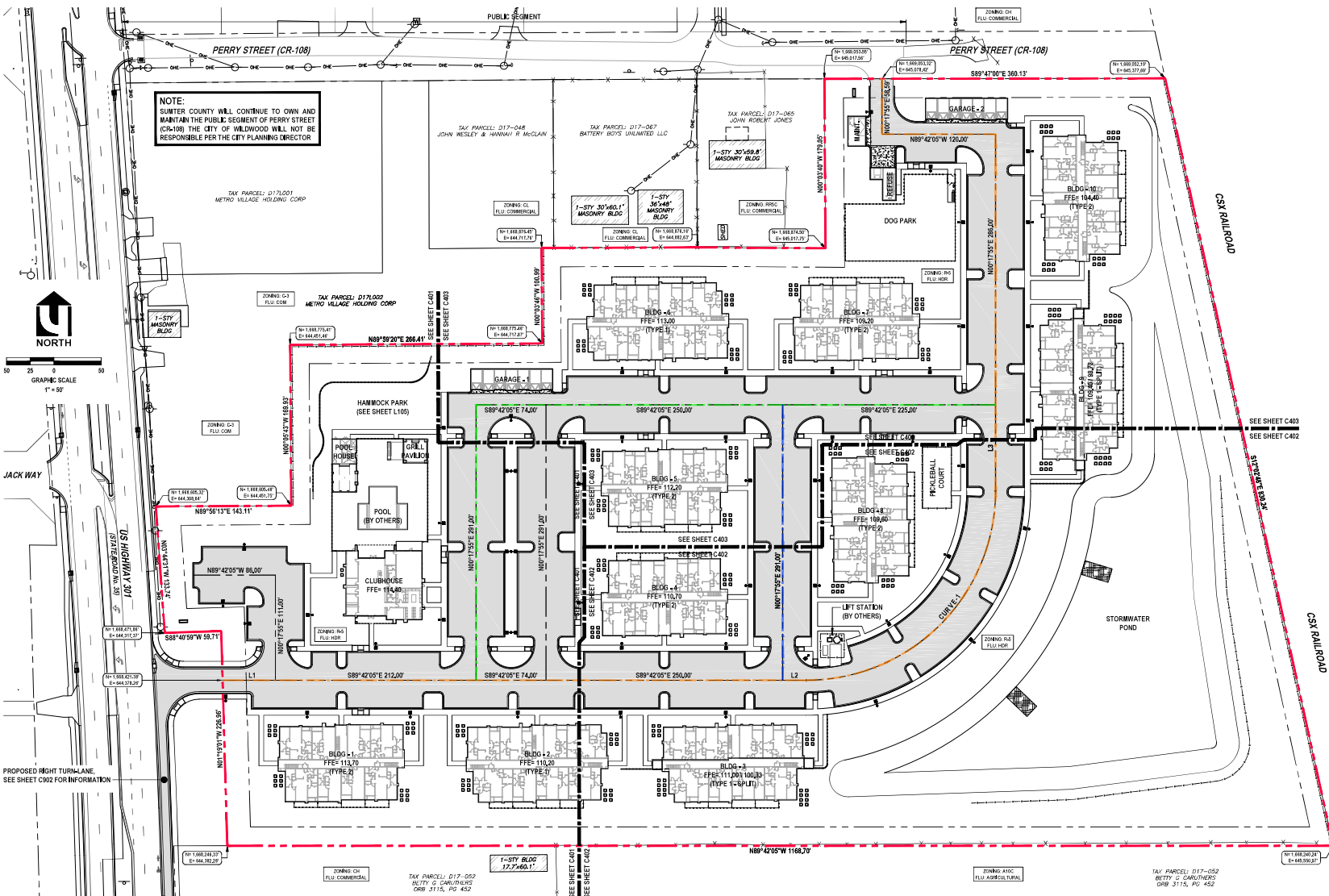
1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
2. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.

STREET NAME LEGEND:

- TBD BY 911
- TBD BY 911
- TBD BY 911

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2023 AND APPROVED PRODUCTS LIST:

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
103-000	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	520-001	CURB AND GUTTER
425-010	STRUCTURE BOTTOMS TYPE J AND P	522-001	CONCRETE SIDEWALK
425-001	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	522-002	DETECTABLE WARNING AND SIDEWALK CURB RAMPS
425-021	CURB INLET TIPS, TYPES 5 AND 6	570-001	PERMANENT EROSION CONTROL
425-041	GUTTER INLET TYPE V	700-010	SKOLE COLUMN GROUND SIGNS
425-052	DETCH BOTTOM INLETS TYPES - C, D, E AND H	700-001	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS
430-001	MISCELLANEOUS DRAINAGE DETAILS	711-001	PAVEMENT MARKINGS



REVISIONS

DATE	DESCRIPTION
05/19/23	REV PER 411 CITY PRC
07/07/23	REV PER 615 CITY PRC
07/07/23	REV PER 725 CITY PRC
08/23/23	REV PER 810 CITY PRC
	& 029 FOOT



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OVERALL SITE GEOMETRY & LAYOUT PLAN
EVOLVE AT WILDWOOD
11465 N. US HIGHWAY NO. 301 (SR-35)
OXFORD, FLORIDA 34484

PROJECT No.	277188
DATE	MARCH 01, 2023
DESIGN BY	RWB
DRAWN BY	JMB
CHECKED BY	RWB
SCALE	1" = 50'

SHEET NUMBER:
C400

1. GOVERNING SPECIFICATIONS: CITY OF WILDLWOOD LAND DEVELOPMENT CODE, FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.

12. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.

13. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.

1. ALL MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF WILLOWDALE CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.
2. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (312) 684-4400 FOR INFORMATION ON ISSUANCE OF COUNTY PERMITS AND/OR OTHER REQUIREMENTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DRAWINGS. THE DRAWING SPECIFICATIONS SEPARATE TO THE BID DATE. NEITHER THE OWNER NOR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES BASED ON THE BID SPECIFICATIONS. IN LACK OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROTECT THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
5. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO CONTACT THE ENGINEER IMMEDIATELY TO THE DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NEEDED TO PROTECT THE OWNER AND THE QUALITY, OPERATIONAL AND ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
7. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VERBALLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.
8. LITTER CONTROL MEASURES TO PREVENT WIND-BLOWN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED IMMEDIATELY AT THE COMPLETION OF CONSTRUCTION ACTIVITIES AND BE INSPECTED BY THE ENGINEER FOR ITS APPROVAL.
9. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL START THE WORK AREA AT THE END OF EACH DAY'S WORK.
10. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IF THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHODS OF PROTECTION, ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE COUNTY OR ENGINEER AT THE CONTRACTOR'S EXPENSE.
11. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
12. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-2 OR A-3 AND ACCORDANCE WITH AASHTO M-44 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL, NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RESULTS OF THE TESTS TO THE RELATIONSHIP OF THE CONTRACTOR. ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT JOINT DISCREPANCIES, HOLLOW, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS ETC.
14. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT VENEUE LINE.
15. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT VENEUE LINE.
16. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
17. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBGRADE COMPACTION. PROVIDE FOR THREE SAMPLES. EACH SAMPLE LOCATED, TEST FOR PRODUCTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND METHODS COMPLY WITH THE SPECIFICATIONS. SERVED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR, ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THAT THE SECTION DOES NOT MEET THE SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.
18. IF ANY CLAY-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO 100 MODIFIED PROCTOR METHOD. REFER TO GEOTECHNICAL REPORT PREPARED BY NAME, INC. GEOTECHNICAL REPORT, PROJECT NO. 2258027 DATED JULY 1, 2022.
19. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY 98% FOR PAVED AREAS AND 96% FOR BUILDING PADES AND ALL OTHER AREAS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT FOR THE SITE AND BUILDING PREPARATIONS.
20. NO BURNING OF ANY ORGANIC OR CLAYEY MATERIALS ALLOWED WITHIN THE SITE BOUNDARY. THE CONTRACTOR SHALL EMPLOY A GEOTECHNICAL FIRM TO INSPECT AND MONITOR THE EARTHWORK AND MATERIALS TESTING.
21. THE CONTRACTOR SHALL ONLY UTILIZE A CITY OF WILLOWDALE CURB ROLL OFF DUMPSTER FROM ITS APPROVED LIST FOR CONSTRUCTION DEBRIS.
22. FOR TEST NAME, INC. GEOTECHNICAL REPORT, PROJECT NO. 2258027 DATED JULY 1, 2022 FOR RECOMMENDATIONS FOR SITE PREPARATION AND PAVEMENT SECTIONS AND GEOTECHNICAL ANALYSIS FOR STORMWATER BERM CONSTRUCTION DATED JUNE 30, 2023.
23. THE PAVED AREAS SHALL BE PROTECTED AND MAINTAINED DURING BY INPA OFFORD LLC AND MCFT OFFORD LLC.
24. THE CONTRACTOR OR SIGN VENDOR SHALL APPLY FOR A SEPARATE DEVELOPMENT SIGN PERMIT FROM THE CITY OF WILLOWDALE.

AC	APR CONDITIONING	FH	FIRE HYDRANT	No.	NUMBER
AC	ACRES	FL	FLORIDA	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ALTA	AMERICAN LAND TITLE ASSOCIATION	FM	FORCE MAIN		OFFICIAL RECORD BOOK
ADA	AMERICAN DISABILITY ACT	FDC	FEDERISIC CABLE	ORB	REFERS TO PLAT OF RECORD
AWG	AMERICAN WIRE WORKS ASSOCIATION	FPE	FEET PER DAY	(P)	REFERS TO PLAT OF RECORD
BUILD	BUILDING	FWS	FLUSH WITH SIDEWALK	PCC	POINT OF COMPOUND CURVE
BOHM	BOHM	GNSG	GLOBAL NAVIGATION SATELLITE SYSTEM	PCP	PERMANENT CONTROL POINT
(C)	CALCULATED			PGB	PAGES
CA	CENTRAL ANGLE	GW	GROUND WATER	PDC	POINT ON CURVE
CHORD	CHORD LENGTH	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PRC	POINT OF REVERSE CURVE
CHB	CHORD BEARING	ID	IDENTIFICATION <td>PRM</td> <td>PROFESSIONAL SURVEYOR MONUMENT</td>	PRM	PROFESSIONAL SURVEYOR MONUMENT
CHP	CORRUGATED METAL PIPE	INV	INVERT ELEVATION	PSI	POUNDS PER SQUARE INCH
CHP	CORRUGATED PLASTIC PIPE	IP	INTERIOR PERMEABILITY	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CONC	CONCRETE	KV	VERTICAL PERMEABILITY		
CR	COUNTY ROAD	KO	KNOCK OUT <td>PT</td> <td>POINT OF TANGENCY</td>	PT	POINT OF TANGENCY
CR	CORROSION RESISTANT REINFORCED DUCTILE IRON PIPE	L	LENGTH	R	RADIUS
FD	FUND	LC	LICENSED BUSINESS	RCP	REINFORCED CONCRETE PIPE
FD	FUND	LC	LICENSED CORPORATION <td>RLS</td> <td>RIGHT-OF-LAND SURVEYOR</td>	RLS	RIGHT-OF-LAND SURVEYOR
ED	EDGE OF PAVEMENT	LF	LINEAL FEET	RW	RIGHT-OF-WAY
ERCP	ELLIPTICAL REINFORCED CONCRETE	LL	LICENSED LIABILITY COMPANY <td>SF</td> <td>SQUARE FEET</td>	SF	SQUARE FEET
ESMT	EASEMENT	M	MEASURED <td>SHW</td> <td>SHOULDER OF HIGHWAY</td>	SHW	SHOULDER OF HIGHWAY
ESMT	EASEMENT	MB	MAP BOOK <td>SR</td> <td>STATE ROAD</td>	SR	STATE ROAD
FLA	FLORIDA ADMINISTRATIVE CODE	MES	METRE-DEEDED SECTION	STY	STREET
FJF	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MECH	MECHANICAL	TE <td>STATE PLANE</td>	STATE PLANE
FDR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	NH	NILES PER HOUR <td>SWFMD</td> <td>SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</td>	SWFMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	NPA	NOT APPLICABLE <td></td> <td></td>		
FDE	FRESH FLOODING	NC	NOT IN CONTRACT <td>TELECOM</td> <td>TELECOMMUNICATIONS</td>	TELECOM	TELECOMMUNICATIONS
FED	FEDERAL EMERGENCY MANAGEMENT AGENCY	NAD83	NORTH AMERICAN DATUM OF 1983 <td></td> <td>TOP OF PIPE</td>		TOP OF PIPE
FEMA	FLOOD INSURANCE RATE MAP	NAD88	NORTH AMERICAN DATUM OF 1988 <td>TYP</td> <td>TYPICAL</td>	TYP	TYPICAL
		NAD88	NORTH AMERICAN VERTICAL DATUM OF 1988 <td>US</td> <td>UNITED STATES</td>	US	UNITED STATES
		NGVD29	NATIONAL GEODESIC VERTICAL DATUM OF 1929 <td>USACE</td> <td>UNITED STATES ARMY CORPS OF ENGINEERS</td>	USACE	UNITED STATES ARMY CORPS OF ENGINEERS
				VCP	VERTICALLY CURVED

1. THE PARCEL HAS A FUTURE LAND USE OF THE PROPERTY IS "HIGH DENSITY RESIDENTIAL" (HDR), THE EXISTING ZONING IS "MULTI-FAMILY RESIDENTIAL" (R-6).
2. THE PARCEL IS MOSTLY UNDEVELOPED AND WOODED WITH SEVERAL VACANT DWELLINGS.
3. FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M. (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12119C0060, COMMUNITY: SUTTER COUNTY, DATE: SEPTEMBER 27, 2013, THE PROPERTY IS IN FLOOD ZONE "X".

4. DEVELOPMENT INFORMATION:																			
SITE COVERAGE	AREA (SF)	AREA (AC)	%	AREA (SF)	AREA (AC)	%	AREA (SF)	AREA (AC)	%										
BUILDINGS	118,511	2,721	16.3	118,511	2,721	16.3	118,511	2,721	16.3										
PAVEMENT PARKING & DRIVES	147,413	3,384	20.3	147,413	3,384	20.3	147,413	3,384	20.3										
CONCRETE APRONS, WALKS & CURB	67,636	1,553	9.3	67,636	1,553	9.3	67,636	1,553	9.3										
STORMWATER POND	92,106	2,114	12.6	92,106	2,114	12.6	92,106	2,114	12.6										
OPEN SPACE	301,753	6,927	41.5	301,753	6,927	41.5	301,753	6,927	41.5										
TOTAL PROPERTY AREA	727,419	16,702	100.0	727,419	16,702	100.0	727,419	16,702	100.0										
DENSITY = 248 DWELLING UNITS / (16,702 ACRES) AC = 1435 DU/AC	333,560	7,657	45.9	333,560	7,657	45.9	333,560	7,657	45.9										
5. THE STORMWATER POND WILL RECEIVE THE STORMWATER RUNOFF AS PERMITTED BY SWINNO PERMIT. THE MAXIMUM PERMITTED IMPERVIOUS AREA IS 50% AREAS (40%). REFER TO THE SWINNO PERMIT.																			
6. PARKING TABULATION																			
REQUIRED					PROVIDED														
OFFICE/LANES - 3 SPACES PER 1,000 SF (5.875 SF / 1,000 SF x 3) = 18 SPACES					• 398 STANDARD SPACES														
MULTI-FAMILY - 1.5 SPACES PER UNIT (248 UNITS x 1.5) = 372 SPACES					• 14 GARAGE SPACES														
TOTAL REQUIRED PARKING = 386 SPACES					• 9 ADA SPACES														
					TOTAL PARKING = 421 SPACES														
7. BUILDING SETBACKS																			
REQUIRED					PROVIDED														
BUILDING		BUFFER		BUILDING	BUFFER														
FRONT (US-301)		25 FEET			25 FEET														
SIDE (NORTH)		20 FEET			20 FEET														
SIDE (SOUTH)		20 FEET			20 FEET														
REAR (SC RAILROAD)		20 FEET		20 FEET															
8. BUILDING HEIGHT MAXIMUM = 50 FEET																			
PROPOSED BUILDINGS CONSIST OF (8) 54BTY APARTMENT BLDGS, (2) 344BTY SPLIT APARTMENT BLDGS, (2) 14TY GARAGE BLDGS, (1) 14TY CLUBHOUSE, (1) 14TY MAINTENANCE BLDG AND (1) 14TY POOL HOUSE AND EQUIPMENT FACILITY.																			
9. THE POTABLE WATER AND STORMWATER UTILITIES WILL BE PROVIDED BY THE CITY OF MILWAUKEE. THE INTERIOR WATER MAIN WILL BE PRIVATELY OWNED AND MAINTAINED. THE INTERIOR WASTEWATER MAIN AND LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED. ALL EXTERIOR PAVED SURFACES, CURBS AND SIDEWALKS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER POND, DRAINAGE STRUCTURES AND PIPING WILL BE PRIVATELY OWNED AND MAINTAINED.																			
10. RECLAIM WATER IS NOT AVAILABLE. IRRIGATION WILL BE PROVIDED BY PRIVATE WELL.																			
11. EXISTING SITE INFORMATION PER ALTA LAND TITLE SURVEY PERFORMED BY UPHAM INC., PROJECT NO. 220218 OF PARCELS D114558, D11116, D114559 & D11472, DATED JUNE 28, 2023.																			
12. SOLID WASTE AND RECYCLABLE MATERIAL WILL BE CONTAINED WITHIN SOLID WASTE COMPACTOR ON SITE AND COLLECTED BY WASTE MANAGEMENT, INC.																			

PARCEL 1:
BEING A PORTION OF LOTS 3 AND 4, PLAT OF OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN NORTH 45°45'00"E ALONG THE WEST 1/4 CORNER OF SAID SECTION 17, FOR A DISTANCE OF 413.53 FEET, THENCE DEPARTING SAID SOUTH LINE, N00°03'46"W FOR A DISTANCE OF 524.2 FEET TO AN UNMARKED "X" CONCRETE MONUMENT AND THE POINT OF BEGINNING, THENCE CONTINUE N00°03'46"W FOR A DISTANCE OF 261.0 FEET TO THE SOUTHWEST CORNER OF LOT 3, THENCE ALONG SAID SOUTH LINE, S89°35'35"E FOR A DISTANCE OF 164.67 FEET, THENCE DEPARTING SAID SOUTH LINE, S17°02'45"E FOR A DISTANCE OF 116.70 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF LOT 3, THENCE ALONG THE RIGHT-OF-WAY LINE OF PERRY STREET (NO WIDTH SHOWN ON PLAT OF OXFORD, THENCE ALONG SAID SOUTH LINE, S89°47'00"E FOR A DISTANCE OF 360.13 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF THE CSX RAILROAD (FORMERLY SEABOARD AIRLINE RAILROAD, THENCE ALONG SAID SOUTH LINE, N89°46'47"W FOR A DISTANCE OF 375.35 FEET TO THE SOUTHWEST CORNER OF LOT 4, THENCE ALONG SAID SOUTH LINE, N89°46'47"W FOR A DISTANCE OF 375.35 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND A PORTION OF LOT 5, PLAT OF OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN NORTH 45°45'00"E ALONG THE WEST 1/4 CORNER OF SAID SECTION 17, FOR A DISTANCE OF 413.53 FEET, THENCE DEPARTING SAID SOUTH LINE, N00°03'46"W FOR A DISTANCE OF 524.2 FEET TO AN UNMARKED "X" CONCRETE MONUMENT AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WEST 1/4 CORNER OF LOT 4, THENCE ALONG SAID SOUTH LINE, N89°46'47"E FOR A DISTANCE OF 375.35 FEET TO THE WESTERN LINE OF THE CSX RAILROAD (FORMERLY SEABOARD AIRLINE RAILROAD, THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE, S17°02'45"E FOR A DISTANCE OF 116.70 FEET, THENCE DEPARTING SAID WESTERN RIGHT-OF-WAY LINE, N89°47'00"W FOR A DISTANCE OF 116.70 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF LOT 3, THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE, S89°35'35"E FOR A DISTANCE OF 164.67 FEET TO THE EASTERN CORNER OF LOT 3, THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE, N89°46'47"W FOR A DISTANCE OF 360.13 FEET TO THE EAST LINE OF LOT 5 OF SAID PLAT OF OXFORD, THENCE ALONG SAID EAST LINE, N89°46'47"E FOR A DISTANCE OF 164.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

BEING A PORTION OF LOT 2, OXFORD CENTER REPLAT, ACCORDING TO THE FOLLOWER RECORDED IN PLAT BOOK 1, PAGE 1A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWESTERN CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE FOR US, HIGHWAY NO. 301, ALSO KNOWN AS STATE ROAD NO. 351, A RIGHT-OF-WAY THAT VARIES IN WIDTH, THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE, N00°43'01"W FOR A DISTANCE OF 144.5 FEET TO THE EASTERN CORNER OF SAID LOT 2, THENCE ALONG SAID EASTERN LINE, S00°04'54"E FOR A DISTANCE OF 5.70 FEET TO THE MOST SOUTHEASTLY CORNER FOR SAID LOT 2 (MARKED BY AN UNMARKED CONCRETE MONUMENT), THENCE ALONG THE SOUTH LINE OF LOT 2, S89°38'13"W FOR A DISTANCE OF 144.11 FEET (AS MEASURED) TO THE POINT OF BEGINNING.

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

- | | | | |
|--|--|--|---|
| | EXISTING CABLE TO PEDESTAL | | FOUND IRON ROD AND CAP (AS NOTED) |
| | EXISTING CAP OR PLUG | | FOUND CONCRETE MONUMENT (AS NOTED) |
| | EXISTING CLEAN OUT | | EXISTING EASEMENT |
| | EXISTING CONDUIT RISER MARKER | | EXISTING OVERHEAD ELECTRIC CABLE |
| | EXISTING ELECTRIC METER | | EXISTING UNDERGROUND ELECTRIC CONDUCTIBLE CABLE |
| | EXISTING ELEVATION (SOFT) | | EXISTING UNDERGROUND FIBER OPTIC CABLE |
| | EXISTING ELEVATION (HARD) | | EXISTING FORCE MAIN (INDICATES SIZE) |
| | EXISTING FIRE HYDRANT | | EXISTING GAS MAIN (INDICATES SIZE) |
| | PROPOSED FIRE HYDRANT | | EXISTING RECLAIM WATER MAIN (INDICATES SIZE) |
| | EXISTING FLOW DIRECTION | | EXISTING SANITARY SEWER (INDICATES SIZE) |
| | PROPOSED FLOW DIRECTION | | EXISTING WATER MAIN (INDICATES SIZE) |
| | EXISTING GAS METER | | EXISTING UNDERGROUND TELEPHONE CABLE |
| | EXISTING GAS VALVE | | EXISTING UNDERGROUND TELEVISION CABLE |
| | EXISTING GUY WIRE & ANCHOR PIN | | EXISTING OVERHEAD TRAFFIC SIGNAL CABLE |
| | EXISTING MAIL BOX | | PROPOSED SANITARY SEWER (INDICATES SIZE) |
| | EXISTING MANHOLE (UNKNOWN) | | PROPOSED WATER MAIN (INDICATES SIZE) |
| | PROPOSED MANHOLE | | EXISTING SWALE OR CENTER OF DITCH |
| | EXISTING SANITARY SEWER CLEANOUT | | PROPOSED SWALE OR CENTER OF DITCH |
| | EXISTING SANITARY SEWER MANHOLE | | EXISTING TOP OF DITCH BANK |
| | EXISTING ROAD SIGNS AND POSTS | | EXISTING BOTTOM OF DITCH BANK |
| | PROPOSED SIGN AND POST | | EXISTING WOOD FENCE |
| | EXISTING TEE | | EXISTING WIRE OR CHAIN LINK FENCE |
| | EXISTING UTILITY POLE | | PROPOSED WIRE OR CHAIN LINK FENCE |
| | EXISTING VALVE/IRRIGATION | | PROPOSED SEDIMENT FENCE |
| | EXISTING VALVE WATER | | PROPOSED VTS-BARRIER |
| | EXISTING WATER VALVE | | EXISTING CONTOUR |
| | EXISTING WATER METER | | PROPOSED CONTOUR (SOFT) |
| | EXISTING STORM SEWER WITH INLET | | PROPOSED CONTOUR (HARD) |
| | PROPOSED STORM SEWER WITH INLET | | |
| | PROPOSED SITE LIGHT POLES AND FIXTURES | | |
| | PROPOSED BACTERIOLOGICAL TEST POINT | | |

* THE ENGINEER WILL NOTIFY THE USFWS OFFICE 30 DAYS PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the entire Indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snakes due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, and the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause the snake to be harmed, the activities must halt until such time that a representative of the USFWS returns the rail (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, and the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0554
South Florida Field Office – (772) 562-3909

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals

often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SMALLER SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and **WILL BITE** if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4–11 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission.

Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include

a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an

August 13, 2013

REVISIONS	
DATE	DESCRIPTION
05/15/23	REV PER 411 CITY PRC

	& 4/07 SWFWMD
	& 3/20 FDOT
07/07/23	REV PER 6/15 CITY PRC
	& 6/12 SWFWMD
07/31/23	REV PER 7/25 CITY PRC
08/25/23	REV PER 8/18 CITY PRC

	& 6/29 FDOT



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ROGER ULSTRICUA, PE
ON THE DATE ADJACENT TO THE SEAL.
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SEALED AND THE SIGNATURE MUST BE
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AM
LANDSCAPE ARCHITECTS
P.C. • Florida 32
4 • uphaming.c
LC # 0000

CH
RING-SURVEYING-LA
• Ormond Bea
Fax: 386.673.6555

UP CIVIL ENGINEERING
1111 North Avenue
386.672.9515 • FAX
03612

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WOOD
(SR-35)

**DEVELOPMENT
TATION**

**TE DEVELOP
FORMA T**

PROJECT No:	221000
DATE:	MARCH 03, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS

SHEET NUMBER:
C100

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2306-006 New Covenant UMC Driveway Improvements

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

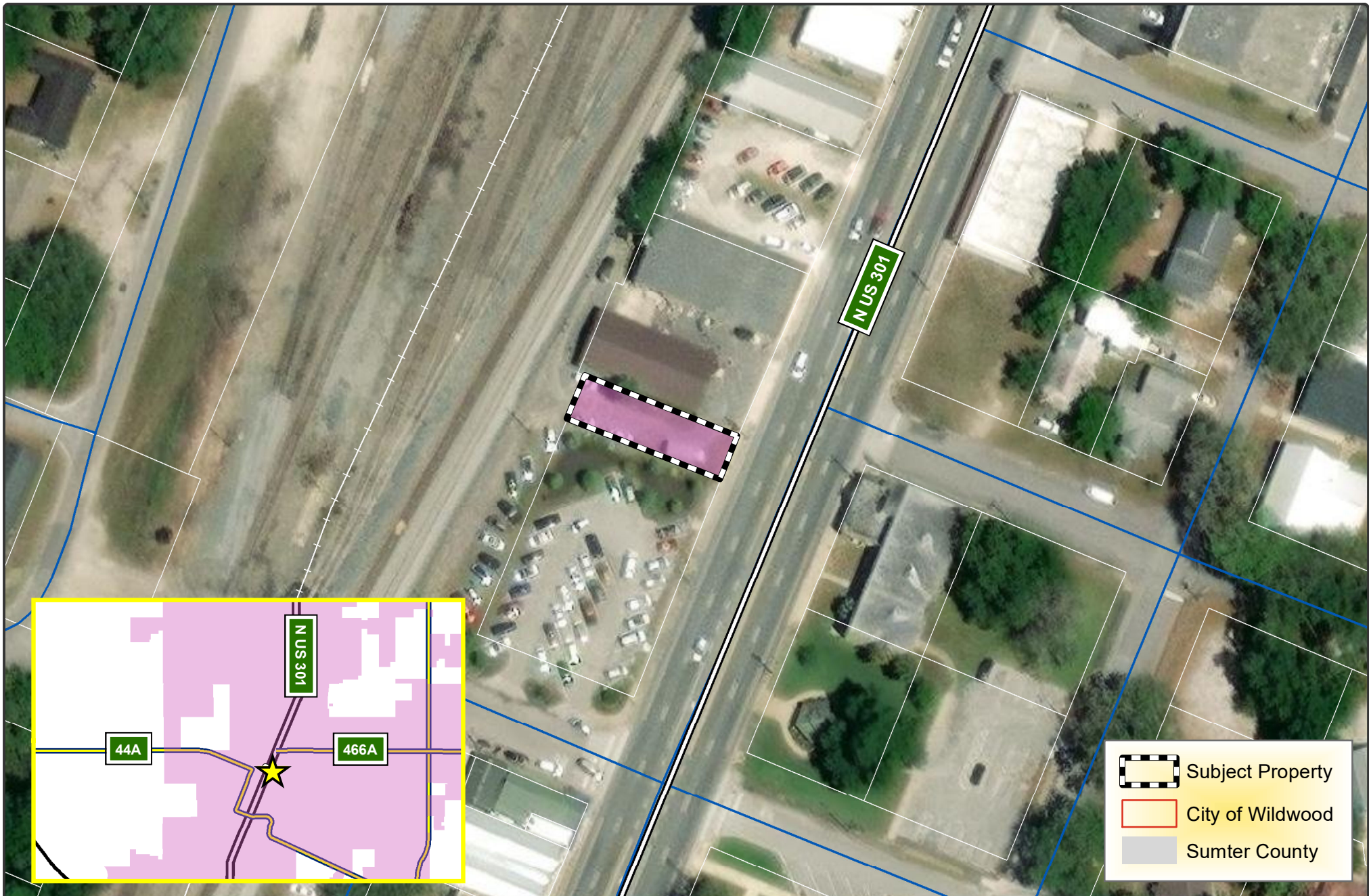
Case No.	SP 2306-006 New Covenant UMC Driveway Improvements
Parcel Number:	G06L072
Acreage:	0.082 +/-
Property Location:	The subject property is generally located west along N US 301 and approximately 0.38 miles north of CR 44A.
Owner:	New Covenant United Methodist Church Inc.
Applicant:	Patricia Throckmorton

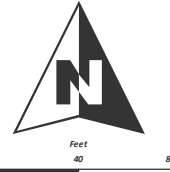
The applicant is seeking approval from the Project Review Committee to widen the existing driveway from 12 feet to 19 feet per the attached site plan.

SP 2306-006 meets the criteria set forth in the Land Development Regulations and Design District Standards.



08/31/2023
Anarquis Frias
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 40 80	SP 2306-006 NEW COVENANT UMC DRIVEWAY IMPROVEMENTS PARCEL G06L072	MAP 1B LOCATION MAP AUGUST 2023
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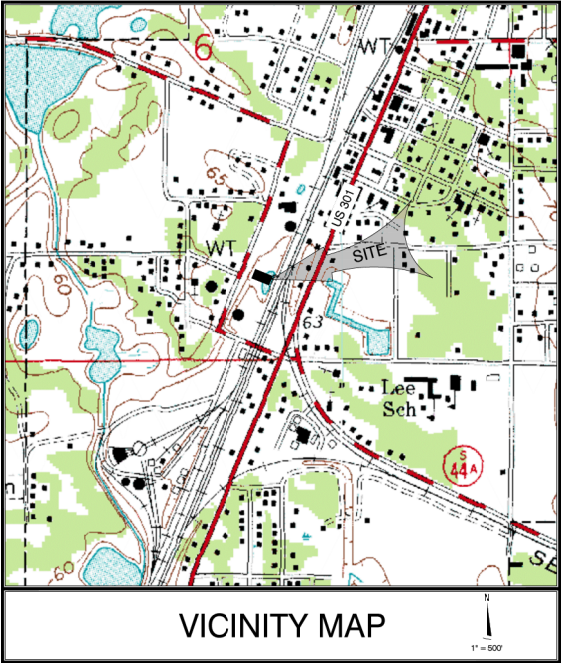
MINOR SITE PLAN FOR NCUMC DRIVEWAY IMPROVEMENT

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD			
SWFWMD			
FDEP NPDES			
FDEP WATER			
FDEP SEWER			

DATE	REVISIONS	BY
7/27/23	DIRECTIONAL NOTATION	PV

LEGAL DESCRIPTION

LOT 1, BLOCK 11, MASONS EXTENSION OF DENHAM SURVEY OF WILDWOOD, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.



SECTION 06; TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	EXISTING CONDITIONS
04	SITE, GRADING, & DRAINAGE

- NOTES:
- THE APPLICANT (NEW COVENANT UNITED METHODIST CHURCH, INC) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION.
 - CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.
 - ALL CONSTRUCTION SHALL BE BUILT TO THE CITY OF WILDWOOD REQUIREMENTS AND SPECIFICATIONS.
 - THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS.
 - THE DRIVEWAY WIDENING SHOWN ON THESE PLANS DOES NOT REQUIRE AN ENVIRONMENTAL RESOURCE PERMIT (ERP) PER 62-330.02(8) & (C), F.A.C.
 - ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE ESTABLISHED BY GPS BASE/ROVER RTK METHODS. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS CLYMER FARNER BARLEY CONTROL POINT # 1019, SAID POINT BEING A 5/8" IRON ROD & CAP STAMPED "FARNER" AND HAVING AN ELEVATION OF 59.472 FEET.

Woodrow L. Clymer
Digitally signed by Woodrow L. Clymer
Date: 2023.07.27 10:26:00 -04'00'

POWER:
DUKE ENERGY
4306 EAST OR 462
WILDWOOD, FL 34785
PHONE: (352) 436-4893

TELEPHONE / CABLE
CENTURYLINK - OCALA
3202 SE BROADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 268-2295

GAS
TECO PEOPLES GAS - OCALA
702 N FRANKLIN ST
PO BOX 2562
TAMPA, FLORIDA 33601-2562
PHONE: (352) 622-0111 / (877) 832-6747

WATER:
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346

SEWER:
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1349

SOLID WASTE COLLECTION:
CITY OF WILDWOOD APPROVED
FRANCHISE

OWNER/APPLICANT
NEW COVENANT UNITED METHODIST CHURCH, INC
3470 WOODBRIDGE DR
THE VILLAGES, FL 32162
PATRICIA THROCKMORTON, PRESIDENT
(352) 461-9405

ENGINEER
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
WOODROW LEE CLYMER, JR., PE
FL LIC. NO. 69780
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
DAVID R. SHAW, PSM
FL REG. NO. 7119
(352) 748-3126

Lee Clymer, State of Florida, Professional Engineer,
License No. 69780. This item has been electronically
signed and sealed by Lee Clymer on the date
indicated here using a SHA authentication code.
Printed copies of this document are not considered
signed and sealed and the SHA authentication code
must be verified on any electronic copies.



1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.
2. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY CLYMER FARMER BAILEY, INC. (CFB) AND THE OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
 - COUNTY / CITY / LOCAL JURISDICTION SITE PLAN PERMIT
 - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) (WATER USE FOR CONSTRUCTION DEWATERING)
 - A.C.O.E. DREDGE AND FILL
 - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
 - F.D.E.P. WATER DISTRIBUTION
 - F.D.E.P. SANITARY SEWER COLLECTION AND TRANSMISSION
 - LOCAL RIGHT OF WAY USE
 - LOCAL UNDERGROUND UTILITIES
 - F.D.E.P. N.P.D.S. STORMWATER (CONTRACTOR TO OBTAIN NPDES PERMIT AND PROVIDE MONITORING COMPLIANCE
 - F.D.O.T. DRAINAGE VEHICULAR UTILITY CONNECTION
 - LOCAL ARBOR OR TREE REMOVAL

- PAVING, GRADING & DRAINAGE NOTES:

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INsofar as they APPLY TO THE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER. THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE PROJECT ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURFACE MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILLING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY OF THE EXISTING ONSITE WATERWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURE SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUM AND SHALL NOT EXEMPT THE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH F.D.E.P. A NOTICE OF INTENT TO USE OF SPECIAL PERMITS FOR TOXIC SUBSTANCES AND FOR NON-TOXIC ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT BEFORE INITIATING CONSTRUCTION AND PERFORM ANY REQUIRED INSPECTIONS DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE AREAS. CONTRACTOR MUST OBTAIN PROJECT ENGINEERS APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.
6. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CFB. CFB RELIES ON REFERENCED GEOTECHNICAL REPORTS IN PREPARATION OF THESE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO CFB OWNER. CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.
7. ELEVATIONS OF GRADED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOIL OR SEECED SURFACE).
8. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS ACCORDINGLY.
9. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
11. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO CFB OWNER IMMEDIATELY UPON DISCOVERY.
12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. IN THE EVENT OF ANY DISCREPANCY, CFB SHALL BE IN WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY AND/OR SITE UNDERPAVINGS AS NEEDED. CFB SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STATE AND PROTECT CONSERVATION AREA LIMITS. DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
15. NO WATER VAPOR, KICKS, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY EXISTING UTILITIES SHALL BE REMOVED OR DAMAGED DURING CONSTRUCTION. IF ANY TYPE OF CFB, ADVISE PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALKS AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA STANDARDS.
18. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOIL SHALL BE REPLACED FROM CURB OR EDGE OF ROAD TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDANS, WHERE SUCH TREATMENT DOES OCCUR. IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNERS LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL FENCE ALL UNSUITABLE SLOES IN CONSTRUCTION AREAS AND AREAS TO BE FENCED, PER GEOTECHNICAL RECOMMENDATIONS.
21. CFB RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN IN ACCORDANCE WITH A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
22. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY TO FINAL DESIGN GRADE.
23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, PARALLEL END SECTION AND STRUCTURES THROUGHOUT THE PROJECT UNTIL THE FOND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
24. CONTRACTOR/BIDDER/SUBS OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
25. OVER EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY CFB OWNER. GEOTECHNICAL ENGINEER SHOULD UNAUTHORIZED OVER EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESEDOED AND/OR RESEDED AS REQUIRED BY OWNER AND DIRECTED BY GEOTECHNICAL ENGINEER AT CONTRACTORS' EXPENSE TO OWNERS SPECIFICATIONS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO INSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIGN CRITERIA. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PREPARATION OF AN ENGINEER OF RECORD FOR REVIEW AND APPROVAL, PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.

1. STORM DRAIN SHALL BE FOOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER F.D.O.T. STANDARD 430.
2. ALL STORM STRUCTURES SHALL CONFORM TO F.D.O.T. STANDARD INDEX/DRAWINGS. GRATES SHALL BE CAST IN PLACE UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL BE 4 FT. DIAMETER.
4. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
5. H.D.P.E. PIPE (WHERE SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED H.2.P.E. CONTRACTOR.
6. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY PROJECT ENGINEER.
7. CONTRACTING WITH MATERIALS AND EQUIPMENT OF PRICES MAY BE REVIEWED BY THE PROJECT ENGINEER.
8. PAYING MATERIALS SHALL CONFORM WITH F.D.O.T. STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (A.D.S.), OR APPROVED ALIKE.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE 6 V.C. PER A.S.T.M. D3034 S.D. 36.35 WITH ELASTOMERIC JOINTS, NON-REVERTED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECTS GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE OF ROADWAY FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX 450. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSTRUCTED TO THE INCIDENTALS TO THE PAVEMENT STRUCTURES.
13. SOIL TEST RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATE MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.

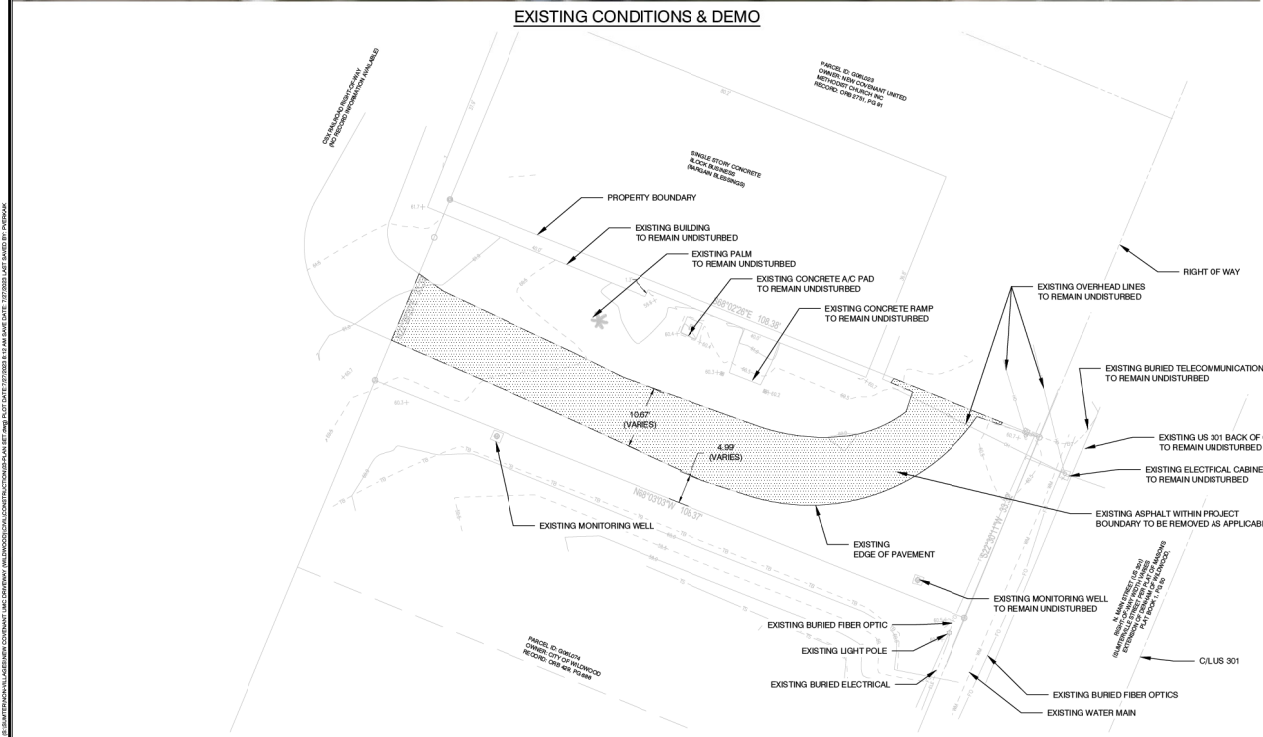
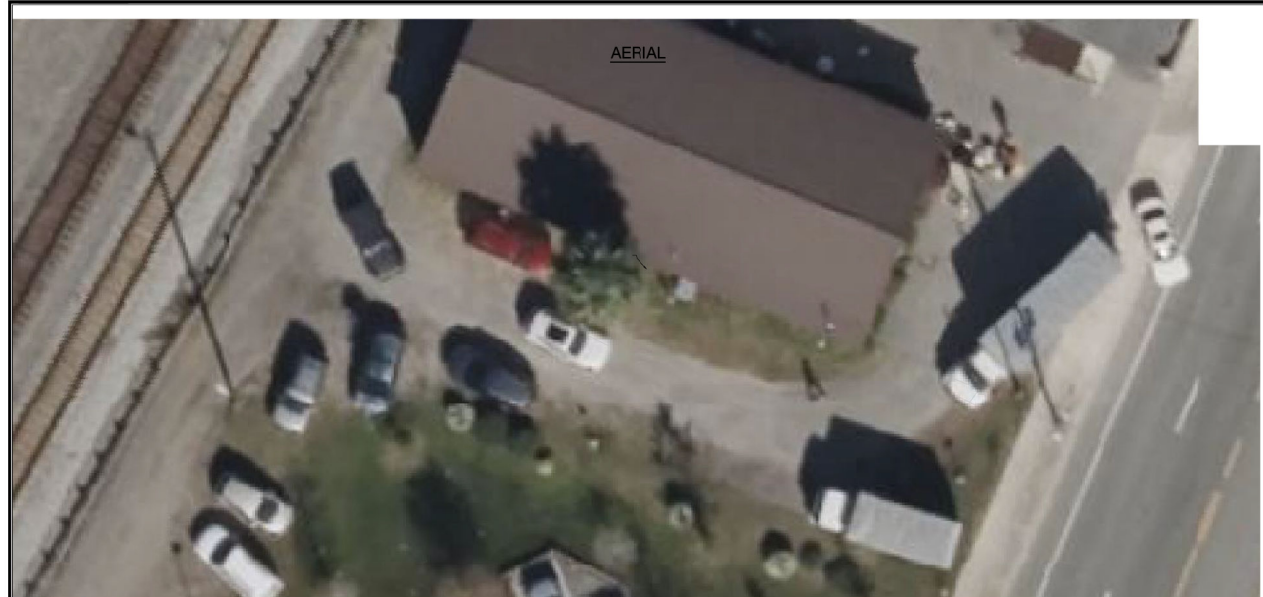
1. REGULATORY SIGNS (STOP ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
2. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3. ALL CURBING SHOWN ON PLAN IS TRENCH CURB UNLESS NOTED OTHERWISE.
4. ALL TRAFFIC FLOW ARROWS, STOP BARS AND SITE MARKING SHALL BE WHITE SLIP RESISTANT PAINT PER FOOT SPECIFICATIONS.
5. SITE LIGHTING TO BE PROVIDED BY POLE AND BUILDING MOUNTED LIGHTING FIXTURES.
6. FINISH FLOOR (ELEVATION E/F) SHALL BE ADJUSTED BASED ON THE CURRENT SURVEY DATA OR SITE IMPROVEMENTS CONSTRUCTED/COMPLETED AT TIME OF THE SURVEY REQUEST. THE SITE AND BUILDING CONTRACTORS SHALL COORDINATE WITH SITE ENGINEER TO CONFIRM THE FINAL F/E WILL COMPLY WITH THE MINIMUM IMPROVEMENTS REQUIRED. THE CONTRACTOR TO REMOVE/REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR ENGINEER.
7. ALL HANDICAP ACCESSIBLE/PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCEPTABILITY LIMITS (2.00% FOR CERTIFICATE OF OCCUPANCY) IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE/REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR ENGINEER.
8. THE F/D CONNECTION TO IE A 4" STORM FIVE FOOTER CONNECTION WHEN REQUIRED.
9. YARD DRAINAGE INLETS ARE SUBJECT TO BE MOVED AT LANDSCAPE ARCHITECT DIRECTIONS.
10. REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPTER OR DUMPTERS. ENCLOSURE TO BE CONSTRUCTED PER ARCHITECTS PLAN.

[illegible]

GENERAL NOTES

SAVE DATE	6/12/2023
DRAWN BY	PKV
CHECKED BY	WLC
PROJECT #	E01023.0148
FILE NAME	02 GENERAL NOTES

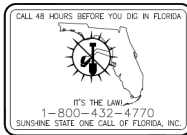
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DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCOMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY OWNER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
9. EXISTING SITE FEATURES LOCATED WITHIN THE AREA OF DEMOLITION IDENTIFIED TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. FEATURES AFFECTED BY GRADING SHALL BE ADJUSTED TO MEET DESIGN GRADES.
10. SEE SHEET 04, GRADING & DRAINAGE PLAN, FOR EROSION PREVENTION.
11. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF ABUTTING ROADS SHALL BE BACK FILLED IN ACCORDANCE WITH FDOT STANDARDS OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL. AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL ENSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH FDOT STANDARDS FOR WORK BEING PERFORMED. ACCESS TO ADJACENT PROPERTIES TO BE MAINTAINED DURING CONSTRUCTION.
13. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CONSTRUCTION OF IMPROVEMENTS WITHIN THE ROAD RIGHT-OF-WAY TO MINIMIZE TRAFFIC DISRUPTION.
14. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. ALL EXISTING UTILITY CONNECTIONS TO BE DISCONNECTED AND REMOVED TO SERVICE POINT OR METER UNLESS NOTED TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION. SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION, AND SHALL REPAIR SAID DAMAGES AT HIS/HERS EXPENSE.
15. EXISTING SURVEY MONUMENTATION SHALL NOT BE DISTURBED; ANY DISTURBED OR REMOVED MONUMENTATION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
16. CLEAR AND GRUB ALL DISTURBED AREAS PRIOR TO CONSTRUCTION.

EXISTING ASPHALT TO BE REMOVED



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NEW COVENANT UNITED METHODIST CHURCH
DRIVEWAY IMPROVEMENTS
EXISTING CONDITIONS

DATE: 7/27/2023
DRAWN BY: PNC
CHECKED BY: YSLC
PROJECT #: 6015023.01-08
FILE NAME: 08PLAN-002

SHEET NUMBER 03

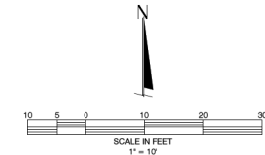
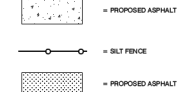
Grading & Drainage Plan

PROPERTY BOUNDARY

142' LF OF SILT FENCE
(SEE DETAIL THIS SHEET)

DRIVEWAY DIRECTION
(FOR ILLUSTRATION PURPOSES ONLY)

1.	PROJECT AREA = 0.06 AC. (311.14 SQ. FT.)	
2.	ZONING: PEU	
3.	LANDUSE: PFI	
4.	PARCEL ID: 066.072	
5.	BUILDING TYPE: N/A	
6.	PARKING DATA: REQUIRED PARKING: N/A PROPOSED PARKING SPACES REQUIRED: N/A	
7.	ENGINEER/SURVEYOR: CLYMER FANNIN, BARRY, INC. 4680 NE 4TH RD WILDFORD, FL 34705 (952) 740-1230	
8.	PERMITTING AGENCIES: "CITY OF WILDFORD" - SWFWMD	
9.	SECTION OR "TOWNSHIP" - NORTH, RANGE 23 EAST AREAS FOR TOTAL SITE BASED ON FOOTPRINT: N/A	
	PROPOSED BUILDINGS	= 101
	PROPOSED SIDEWALKS	= 656
	PROPOSED ASPHALT	= 656
	EXISTING BUILDINGS	= 227
	EXISTING ASPHALT	= 114
	TOTAL IMPERVIOUS AREA	= 368
	OPEN AREA	= 105
	PROJECT AREA	= 361

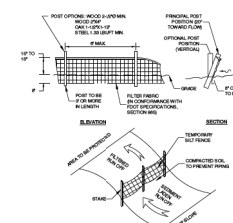
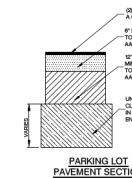
[illegible]

- SOD TO BE USED IN NON-PAVED AREAS WHERE SLOPE IS 5:1 TO 10:1.
- STAKED SOD TO BE USED IN AREAS STEEPER THAN 5:1.

[illegible]

LINE TABLE		
LINE	LENGTH	BEARING
L125	5.78'	S20°05'09"
L126	2.54'	N71°19'44"
L127	8.95'	S20°05'09"
L129	4.00'	N71°19'44"
L132	5.86'	N68°01'07"
L136	12.26'	S20°05'09"
L138	5.46'	N71°19'44"
L141	13.45'	N68°01'07"

PARCEL CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEING	CHORD
C107	7.69	40.50	104°19'11"	3.82	N52°19'51"E	7.69
C108	6.38	25.00	148°09'57"	8.22	S52°05'05"E	6.38
C110	3.87	2.50	88°30'50"	0.47	S64°22'42"W	3.87
C112	1.83	7.00	15°48'00"	2.94	N71°13'48"W	1.83
C113	6.69	2.50	151°50'23"	9.97	N11°12'42"E	6.69
C114	3.87	2.50	88°30'50"	3.44	S64°22'42"W	3.87
C115	6.57	2.50	66°28'49"	2.74	S74°25'52"E	6.57
C116	6.51	2.50	71°47'25"	1.81	S76°06'10"W	6.51
C117	6.51	2.50	149°12'50"	9.08	N08°30'18"E	6.51
C118	20.12	30.00	129°33'33"	10.29	N02°45'55"E	20.12
C119	9.07	3.50	148°7'02"	12.39	S4°00'22"E	9.07
C120	3.87	2.50	88°30'50"	3.44	S64°22'42"W	3.87
C121	5.43	4.00	77°50'29"	2.23	S69°40'04"W	5.43
C122	3.54	2.50	81°09'02"	2.14	S71°24'22"E	3.54
C123	6.50	2.50	158°14'58"	13.01	N11°00'21"E	6.50
C124	26.90	37.50	41°00'55"	14.06	N04°20'49"E	26.90
C125	11.88	4.50	150°57'18"	17.37	S59°23'00"E	11.88



NOT TO SCALE

[illegible]

NEW COVENANT UNITED METHODIST CHURCH
DRIVEWAY IMPROVEMENTS

SITE, GRADING, & DRAINAGE

SAVE DATE	7/27/2023
DRAWN BY	PKV
CHECKED BY	WLC
PROJECT #	E01023.0148
FILE NAME	SS-PLAN SET

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SHEET NUMBER 04

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2211-002 Business Park Partial Re-Plat

REQUESTED ACTION: Staff recommends approval, contingent upon the submission and approval of a minor site plan to bring parking requirements into compliance.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	PLAT 2211-002 Business Park 44 Partial Re-Plat
Parcel Number:	G17A002 and G17A003
Acreage:	13.98 +/-
Property Location:	The subject property is generally located along E SR 44, approximately 0.1 miles west of the intersection of E SR 44 and Powell Rd/Signature Dr.
Owner:	SPRH Wildwood Holdings LLC
Applicant:	SPRH Wildwood Holdings LLC

The applicant is seeking approval from the Project Review Committee for the replat of Lot 1 and parts of Lot 4, creating two (2) separate parcels totaling 1.6 acres, on 13.98 acres MOL.

SP 2211-002 does not meet the criteria set forth in the Land Development Regulations.

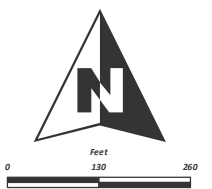
DATED: 09/01/2023

A handwritten signature in black ink, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner II, Development Services



**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



PLAT 2211-002
BUSINESS PARK PARTIAL REPLAT
PARCELS G17A002 & G17A003

MAP 1B
LOCATION
MAP
SEPTEMBER
2023

BUSINESS PARK 44 PARTIAL REPLAT

SECTIONS 8 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY,
FLORIDA, AND A REPLAT OF LOTS 2, 3, 4 AND 5, BUSINESS PARK 44, AS RECORDED IN PLAT
BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

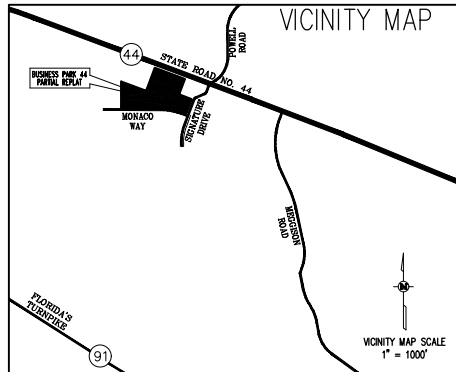
LEGAL DESCRIPTION

LOTS 2, 3, 4 AND 5, BUSINESS PARK 44, ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6,
PAGES 48, 48A AND 48B, PUBLIC RECORDS OF
SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT LOTS 4A AND 4B, BUSINESS PARK
44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A,
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID
PARCEL BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT
4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19,
PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER
COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES
BEING ALONG THE BOUNDARY LINE OF SAID BUSINESS
PARK 44 LOT 4 REPLAT: RUN S20°30'02"W, 277.92
FEET; THENCE S69°26'05"E, 231.29 FEET TO THE MOST
EASTERLY CORNER OF AFORESAID LOT 5; THE
FOLLOWING NINE (9) COURSES BEING ALONG THOSE
LINES AS SHOWN ON AFORESAID BUSINESS PARK 44;
RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID
LOT 5 S20°36'35"W, 237.43 FEET TO A POINT ON THE
ARC OF A NON-TANGENT CURVE CONCAVE
NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET
AND A CHORD BEARING AND DISTANCE OF S65°36'16"W,
35.30 FEET TO WHICH A RADIAL LINE BEARS
S69°18'06"E; THENCE CONTINUE ALONG SAID EASTERLY
BOUNDARY LINE RUN SOUTHWESTERLY ALONG THE ARC
OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
89°48'46", AN ARC DISTANCE OF 38.19 FEET TO THE
SOUTHERLY BOUNDARY LINE OF SAID LOT 5; THENCE
ALONG SAID SOUTHERLY BOUNDARY LINE AND A
NON-TANGENT LINE RUN N69°34'42"W, 56.75 FEET TO
A POINT ON THE ARC OF A NON-TANGENT CURVE
CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,030.00
FEET AND A CHORD BEARING AND DISTANCE OF
N70°39'11"W, 365.62 FEET TO WHICH A RADIAL LINE
BEARS N20°34'13"E; THENCE CONTINUE ALONG SAID
SOUTHERLY BOUNDARY LINE AND THE SOUTHERLY
BOUNDARY LINE OF AFORESAID LOT 3 RUN WESTERLY
ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 20°26'47", AN ARC DISTANCE OF 367.56
FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY
LINE, THE SOUTHERLY BOUNDARY LINE OF AFORESAID
LOT 2 AND A NON-TANGENT LINE RUN N89°45'26"W,
672.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT
2; THENCE ALONG THE WEST LINE OF SAID LOT 2 RUN
N00°03'53"W, 448.34 FEET TO THE NORTHWEST CORNER
OF SAID LOT 2; THENCE ALONG THE NORTH BOUNDARY
LINE OF SAID LOT 2 RUN S69°24'00"E, 454.74 FEET TO
THE NORTHEAST CORNER OF SAID LOT 2 AND ALSO
BEING THE WESTERLY BOUNDARY LINE OF AFORESAID
LOT 3; THENCE ALONG SAID WESTERLY BOUNDARY LINE
RUN N20°37'24"E, 419.88 FEET TO THE MOST
NORTHERLY CORNER OF SAID LOT 3; THENCE ALONG
THE NORTHERLY BOUNDARY LINE OF SAID LOT 3 AND
THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 4
RUN S69°23'05"E, 543.62 FEET TO THE POINT OF
BEGINNING.

CONTAINING 12.53 ACRES, MORE OR LESS.



3 LOTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS
THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN
AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE
PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE
NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- 1.) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE
OF STATE ROAD NO. 44, AS BEING S69°23'05"E, AN ASSUMED
MERIDIAN.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH
EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF
AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE
EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A
PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE
DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE
EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC,
TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH
THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE
FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN
DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE
YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE
EXPIRATION OF THE BOND OR SURETY.
- 6.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN
SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES.
- 7.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY
SEPARATE DOCUMENT.
- 8.) THIS PROPERTY IS SUBJECT TO DECLARATION OF ACCESS,
UTILITY AND DRAINAGE EASEMENTS AS RECORDED IN OFFICIAL
RECORDS BOOK 4055 PAGE 275, AND SUBJECT TO DECLARATION OF
RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS
AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 4077,
PAGE 245, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT
REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY,
FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS
DAY OF _____, 20____.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION
OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS
APPROVED BY THE COMMISSION FOR RECORD ON THIS DAY OF
20____.

SUSAN PATTERSON
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY
FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND
APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS
DAY OF _____, 20____.

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

PLAT BOOK _____ PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SPRH
WILDWOOD HOLDINGS, LLC (THE OWNER) AND NATION'S BEST REALTY
HOLDINGS, LLC, SUCCESSOR BY MERGER TO SPARR BUILDING AND FARM
SUPPLY REALTY, LLC, (THE OWNER) HAS CAUSED TO BE MADE THIS PLAT,
BUSINESS PARK 44 PARTIAL REPLAT, A SUBDIVISION OF LAND HEREIN
DESCRIBED FOR RECORD. FEE INTEREST IN LOTS 1, 2 AND 3, AS SHOWN
HEREON, ARE HEREBY RESERVED BY THE OWNERS.

(AS TO LOTS 2 AND 3)
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE
SEAL OF THE COMPANY THIS DAY OF _____, 2023.

WITNESSES:
SIGNATURE
PRINT NAME

SPRH WILDWOOD HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SIGNATURE
PRINT NAME

BY:
PAUL L. HOWARD
MANAGER

(AS TO LOT 1)
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE
SEAL OF THE COMPANY THIS DAY OF _____, 2023.

WITNESSES:
SIGNATURE
PRINT NAME

NATION'S BEST REALTY HOLDINGS, LLC,
SUCCESSOR BY MERGER TO
SPARR BUILDING AND FARM SUPPLY
REALTY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE
PRINT NAME

BY: SIGNATURE
PRINT NAME
TITLE

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY
MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS
DAY OF _____, 20____, BY PAUL L. HOWARD, AS MANAGER OF
SPRH WILDWOOD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ON BEHALF OF THE COMPANY ☐ WHO IS PERSONALLY KNOWN TO ME OR
☐ WHO HAS PRODUCED A CURRENT _____ (STATE) DRIVER'S
LICENSE AS IDENTIFICATION.

SEAL
SIGNATURE:
PRINT NAME:
NOTARY PUBLIC, STATE OF _____
COMMISSION NUMBER: _____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY
MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS
DAY OF _____, 20____, BY _____ AS _____ OF
NATION'S BEST REALTY HOLDINGS, LLC, SUCCESSOR BY MERGER TO
SPARR BUILDING AND FARM SUPPLY REALTY, LLC, A DELAWARE LIMITED
LIABILITY COMPANY, ON BEHALF OF THE COMPANY ☐ WHO IS
PERSONALLY KNOWN TO ME OR ☐ WHO HAS PRODUCED A CURRENT
(STATE) DRIVER'S LICENSE AS IDENTIFICATION.

SEAL
SIGNATURE:
PRINT NAME:
NOTARY PUBLIC, STATE OF _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF BUSINESS PARK 44 PARTIAL
REPLAT, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND
THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE
PLACED ON THE DAY OF _____, 20____. I FURTHER
CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER
177, FLORIDA STATUTES.

CLYMER PARKER BARLEY SURVEYING, LLC
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34786
LICENSED BUSINESS NO. 8498

KAYE M. JAMESON
REGISTRATION NO. 5912

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT
IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES AND WAS FILED FOR RECORD ON
20____ AT _____ FILE NUMBER _____
PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

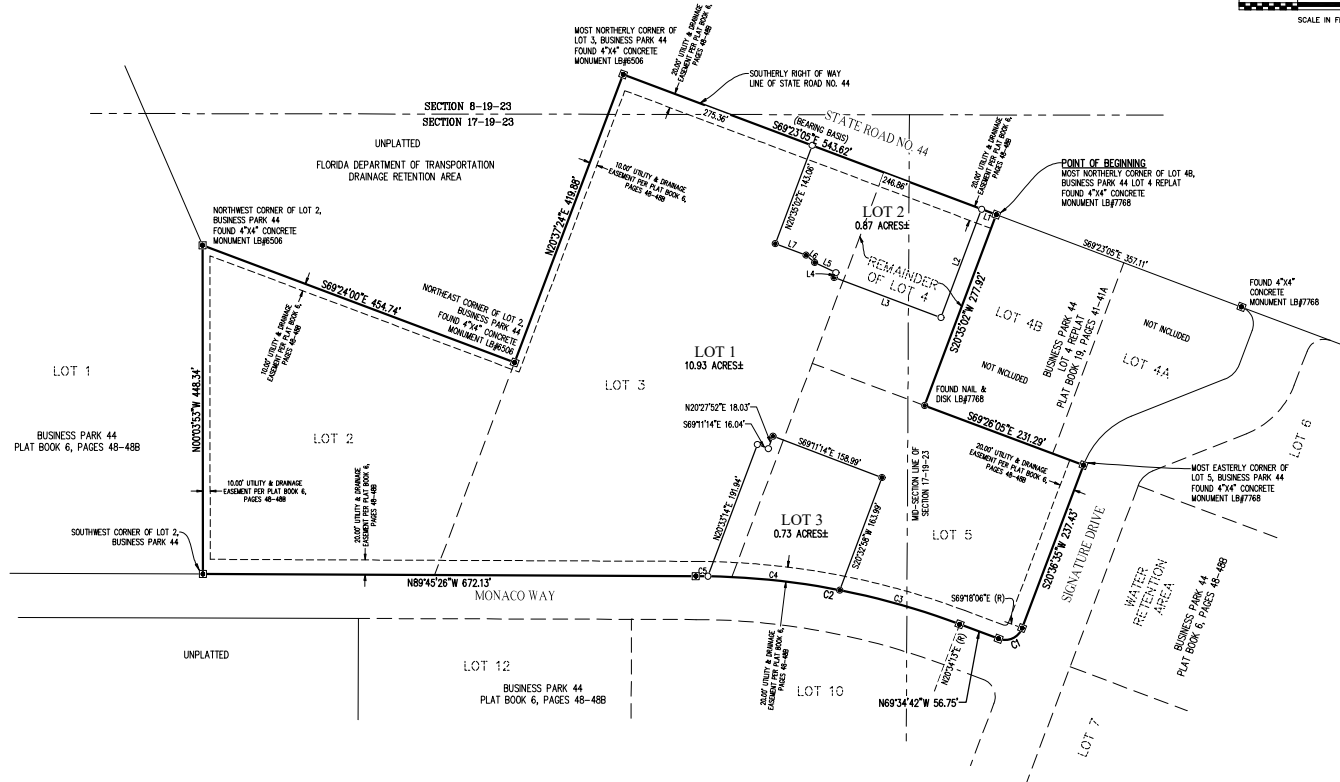
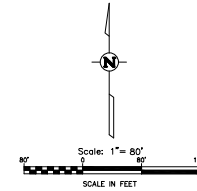
SIGNATURE
DEPUTY CLERK

BUSINESS PARK 44 PARTIAL REPLAT

SHEET 2 OF 2

PLAT BOOK _____
PAGE _____

SECTIONS 8 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND A REPLAT OF LOTS 2, 3, 4 AND 5, BUSINESS PARK 44, AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.



LEGEND

- INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (L) (H) (P) (M) OR FOUND (AS NOTED)
- INDICATES SET 5/8" IRON AND DISK LB #4709 OR FOUND (AS NOTED)
- INDICATES SET 5/8" IRON AND CAP LB #4709 OR FOUND (AS NOTED)
- C# INDICATES CURVE NUMBER IN CURVE TABLE
- L# INDICATES LINE NUMBER IN LINE TABLE
- BNG# INDICATES BEARING
- D# INDICATES IDENTIFICATION
- PSM# INDICATES LICENSED BUSINESS
- INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- NO# INDICATES NUMBER
- PC# INDICATES POINT OF CURVATURE
- PT# INDICATES POINT OF TANGENCY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	39.19'	25.00'	89°40'46"	S89°36'16"W	35.30'
C2	367.56'	1030.00'	20°28'47"	N79°39'31"W	365.62'
C3	170.08'	1030.00'	9°27'41"	N47°09'36"W	169.89'
C4	180.99'	1030.00'	10°04'04"	N83°55'30"W	180.75'
C5	16.49'	1030.00'	0°50'03"	N89°25'03"W	16.49'

LINE TABLE

LINE	LENGTH	BEARING
L1	21.40'	N69°23'05"W
L2	157.92'	S20°35'02"W
L3	155.65'	N69°24'30"W
L4	7.05'	N20°35'02"E
L5	31.97'	N64°26'07"W
L6	15.41'	N49°51'54"W
L7	44.83'	N69°24'30"W

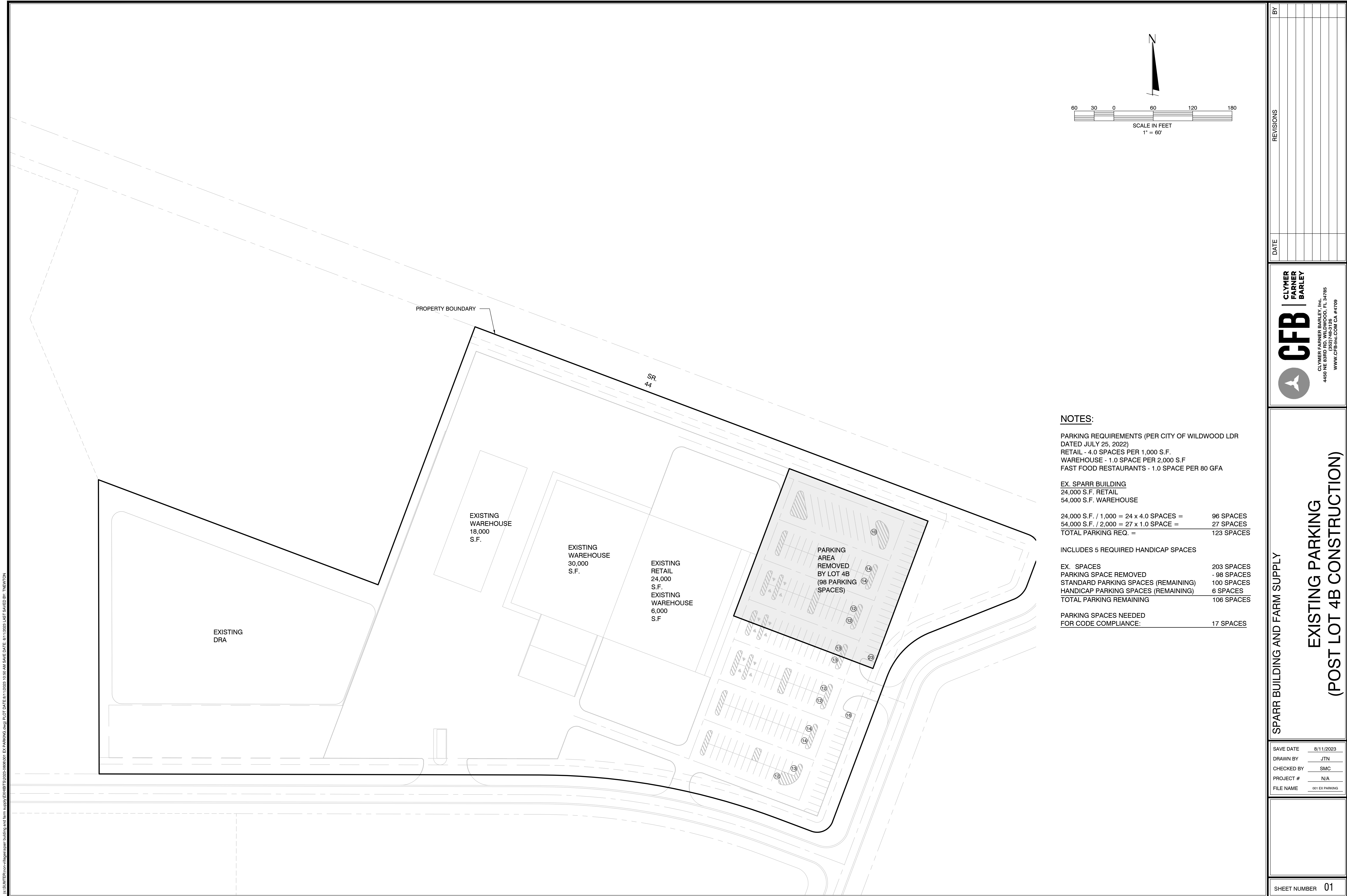
PREPARED BY:



CFB CLYMER
FARNER
BARLEY
SURVEYING

4450 NE 53RD ROAD • WILDWOOD, FL 34785
(904) 678-1888

c:\s\water\mon\allages\sparr building and farm supply\EXHIBITS\2023\0606001 EX PARKING.dwg PLOT DATE: 8/11/2023 10:52 AM SAVE DATE: 8/11/2023 10:52 AM LAST SAVED BY: NEWTON



NOTES:

PARKING REQUIREMENTS (PER CITY OF WILDWOOD LDR DATED JULY 25, 2022)
RETAIL - 4.0 SPACES PER 1,000 S.F.
WAREHOUSE - 1.0 SPACE PER 2,000 S.F
FAST FOOD RESTAURANTS - 1.0 SPACE PER 80 GFA

EX. SPARR BUILDING
24,000 S.F. RETAIL
54,000 S.F. WAREHOUSE

24,000 S.F. / 1,000 = 24 x 4.0 SPACES =	96 SPACES
54,000 S.F. / 2,000 = 27 x 1.0 SPACE =	27 SPACES
TOTAL PARKING REQ. =	123 SPACES

INCLUDES 5 REQUIRED HANDICAP SPACES

EX. SPACES	203 SPACES
PARKING SPACE REMOVED	- 98 SPACES
STANDARD PARKING SPACES (REMAINING)	100 SPACES
HANDICAP PARKING SPACES (REMAINING)	6 SPACES
TOTAL PARKING REMAINING	106 SPACES

PARKING SPACES NEEDED FOR CODE COMPLIANCE: 17 SPACES

CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILLOWOOD, FL 34785
WWW.CFB-INC.COM CA #4709

CFB

DATE

REVISIONS

BY

SPARR BUILDING AND FARM SUPPLY

EXISTING PARKING
(POST LOT 4B CONSTRUCTION)

SAVE DATE

8/11/2023

DRAWN BY

JTN

CHECKED BY

SMC

PROJECT #

N/A

FILE NAME

001 EX PARKING

SHEET NUMBER

01