



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

February 13, 2024 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. 286.0105 - 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 December 12, 2023, at 10:00 AM.**

2. **Project Review Committee Regular Meeting January 09, 2024, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. SP 2305-002 Premier Psychological Services

Parcel G07D085

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,000 SF professional office building with associated infrastructure on 0.63 acres, MOL. **Staff recommends approval.**

2. SP 2305-007 Convenience Store with Gas (Wawa)

Parcels G07-076, G07-078, and G07-250

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking space, landscaping buffers, and associated utilities and drainage infrastructure improvements on 3.82 MOL, as per the attached plans. **Staff recommends approval contingent upon the resolution of outstanding comment.**

3. SP 2305-013 SmarterSpace Storage at Twisted Oaks

Portion of Parcel D31-007

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a Self Storage Facility consisting of a two-story 114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, Landscaping Buffers, and associated infrastructure improvements on 2.27 acres MOL, as per the attached plans. **Staff recommends approval with associated Technical Waivers for Parking and Northern Landscaping Buffer and contingent upon resolution of outstanding comment.**

4. SP 2306-007 Trailwinds Village - The Wilds Phase 3

G04LRI-002

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units, 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on 21.02 acres MOL, as per the attached plans. **Staff recommends approval.**

5. SP 2308-005 House of Hope

D29B006

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Faith-based Recovery Facility consisting of a 5,408-square-foot Lodge/Dormitory Building, a 3,171-square-foot Administration Building, and a 2,700-square-foot Warehouse Building, providing four parking

spaces including one (1) Florida ADA Accessible Parking Spaces, landscaping buffer, wet retention pond area, associated utilities and drainage infrastructure improvements on 5.66 acres MOL, as per the attached plans. **Staff recommends approval contingent upon resolution of the outstanding comments.**

6. **SP 2311-004 Home Depot Minor Modification**
Parcel G05X001

The applicant is seeking approval from the Project Review Committee for a modification to the approved Home Depot site plan, SP 2210-002, updating curb lines, parking, open space, tie-in grades, rim elevations, grading, sanitary sewer structures, and repositioning of light poles and a fire hydrant on 19.53 acres, MOL. **Staff recommends approval.**

7. **PLAT 2207-002 New Horizon Plaza Improvement Plan**
Parcels G18-009 & G18-039

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a subdivision consisting of 8 commercial lots on 14.28 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding comments.**

8. **PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan**
D08-016, D08-018, D08-040, D09-016, D09-016, D09-046 & D09N071

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) Volleyball Court, One (1) Tennis/Multi-use Court, Two (2) Pickleball Courts, Restroom Facilities, seven parking spaces including one (1) ADA Florida Accessible Parking Space, retention pond areas, landscaping buffers and associated utilities and grading infrastructure on 28.75 acres MOL, as per the attached plans. **Staff recommends approval contingent upon the resolution of one outstanding comment from Utilities.**

9. **PLAT 2305-004 Tillman Villas Improvement Plan**
Parcel C36-005

The applicant is seeking a foavorable recommendation from the Project Review Committee for the construction of the construction of 160 single-family attached lots with associated infrastructure on 20.21 acres, MOL. This project will be sharing amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which includes a playground, two dog parks, and a recreation area. **Staff recommends approval.**

VI. **ADJOURNMENT**

February 13, 2024 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 12, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Mark Odell	Capital Projects Coordinator	Absent
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Alan Harb	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Absent
Wendy Then	Development Services Assistant Director	Present
Amanda Bondi	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting November 14, 2023 at 10:00 AM.

The summary minutes from the November 14, 2023, meeting were approved. No comments were offered or received. Vote 4-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2205-006 Chesterfield Villages Plaza Phase 2

Development Services Director Strickland read aloud case number SP 2205-006 Chesterfield Villages Plaza Phase 2, located on a portion of G17A009A. The applicant, Alpesh Patel, sought approval from the Project Review Committee for a technical waiver to the Design District Standards Chapter 1, Section G(3) regarding the minimum landscape material within the northern landscape buffer. The applicant also sought a favorable recommendation for the construction of a 15,054 SF retail building with associated infrastructure. No comments were offered or received. Vote 4-0.

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

2. SP 2208-006 Woodspring Suites Wildwood

Development Services Director Strickland read aloud case number SP 2208-006 Woodspring Suites Wildwood, parcel D17-060. The applicant, DI Development of Florida, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 51,945 SF hotel consisting of 122 guest rooms and associated infrastructure. Development Services had a conversation with the Engineer of Record, Christopher Germana, regarding the conditions of CR 106 as stated within the Transportation Impact Analysis (TIA). The City requested that the Developer mill and overlay portions of CR 106 due to the increase in daily trips that the project will contribute to this roadway. No comments were offered or received. Vote 4-0.

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

3. SP 2307-010 A-1 Block and Ready Mix Plant

Development Services Director Strickland read aloud case number SP 2307-010 A-1 Block and Ready Mix Plant, parcel D32-172. The applicant, Adam Freeman, Manager for RMC Wildwood, LLC, sought a favorable recommendation from the Project Review Committee for the development of a concrete batch plant consisting of a 21,875-square-foot metal building, a 1,200-square-foot office building, outdoor block storage area, block and concrete plant aggregate storage bin areas, truck washout pits, 22 parking spaces including two Florida ADA accessible parking spaces, and associated infrastructure on 7.506 acres MOL. No comments were offered or received. Vote 4-0.

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

4. SP 2308-007 Gabriel Medical Office

Development Services Director Strickland read aloud case number SP 2308-007 Gabriel Medical Office, parcel G16M002. The applicant, Brownwood Plaza, LLC, sought a favorable recommendation from the Project Review Committee for the construction of 5,067 SF medical office building with associated infrastructure. Keith Riddle of Riddle Newman Engineering was present on behalf of the project. The committee made a first motion to approve the project, but removed it from the record and entered a second corrected motion to approve contingent on resolution of the outstanding utility comments. No further comments were offered or received. Vote 4-0.

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

5. SP 2310-007 Wildwood Main Street Parking Garage

Development Services Director Strickland recused herself for the item as she was the applicant for the project. City Manager McHugh read aloud case number SP 2310-007 Wildwood Main Street Parking Garage, parcel G06L074. The applicant, Melanie Strickland for the City of Wildwood, sought a favorable recommendation from the Project Review Committee for the construction of a four-story parking garage building providing a total of 126 parking spaces, including five Florida ADA accessible parking spaces and four electrical vehicle charging stations, landscaping, stormwater vault, site lighting and associated infrastructure on .412 acres MOL. No comments were offered or received. Vote 3-0.

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

6. PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat

Development Services Director Strickland read aloud case number PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat, parcel G04LCO-008. The applicant, Kaye M Jameson of Clymer Farner Barley, LLC, sought a favorable recommendation from the Project Review Committee for the replat of Parcel CO-8 of Trailwinds Village Replat One (PLAT 1809-005), creating two lots, Lot 1 being 1.30 acres and Lot 2 being .64 acres MOL, on the proposed Trailwinds Outparcel Subdivision Final Plat, containing a total of 1.94 acres MOL. Kaye Jameson was present on behalf of the project. No comments were offered or received. Vote 4-0.

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

VI. ADJOURNMENT

The meeting was adjourned at 10:13 a.m.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 9, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Mark Odell	Capital Projects Coordinator	Absent
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Alan Harb	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Development Services Assistant Director	Present
Amanda Bondi	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

None.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2209-002 Dignity Memorial Life Celebration Center - Barn Event Venue

Development Services Director Strickland read aloud case number SP 2209-002 Dignity Memorial Life Celebration Center - Barn Event Venue, parcels G05-154 and G05-182. The applicant, SCI Funeral Services of Florida, LLC, sought approval from the Project Review Committee for a technical waiver to the Design District Standards, Chapter 1 Section (G)(3) regarding the minimum landscape material within the western landscape buffer due to existing trees within the buffer area. The applicant also sought a favorable recommendation for the

existing 1,120 SF barn event venue with pavement and an added 5-foot sidewalk to the existing 7,844 SF funeral home. Jason Hurley of Springstead Engineering was present on behalf of the project. No comments were offered or received. Vote 4-0.

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

2. SP 2210-003 Cleveland Health Center

Development Services Director Strickland read aloud case number SP 2210-003 Cleveland Health Center, parcel G16M005. The applicant, Dr. Florian Gegaj, MD, sought a favorable recommendation from the Project Review Committee for the construction of a 4,500 SF medical office with associated infrastructure. Assistant Utilities Director Jason Martin was present and advised that the outstanding utility comments had been cleared. Dr. Gegaj was present by phone on behalf of the project. No further comments were offered or received. Vote 4-0.

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

3. SP 2305-012 Dentist Office - Oxford Professional Park (VIP Dentistry)

Development Services Director Strickland read aloud case number SP 2305-012 Dentist Office - Oxford Professional Park (VIP Dentistry), parcel D08D005. The applicant, Susanne Stancil, PLA with Michael Pape & Associates, P.A., sought a favorable recommendation by the Project Review Committee for the construction of a one-story 4,038-square-foot medical/dental building on .20 acres MOL, at the existing Oxford Medical Park. Susanne Stancil was present on behalf of the project. No comments were offered or received. Vote 4-0.

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

4. SP 2306-001 Commercial Parcel Mass Grading

Development Services Director Strickland read aloud case number SP 2306-001 Commercial Parcel Mass Grading, parcels G08-017, G08-071, G08-C001, G08-C002, G08-C004, and G08-C007. The applicant, Tony Benge of Benge Development Corporation, sought a favorable recommendation from the Project Review Committee for the mass grading plans for a commercial parcel primarily to demolish five (5) existing structures on site, demo fence, and perform other limited earthwork activities on 8.47 acres MOL. Dan Hayes of Burkett Engineering was present on behalf of the project. No comments were offered or received. Vote 4-0.

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

5. SP 2307-001 Hotel Site @ Lot 12 Modification - Turkey Run

Development Services Director Strickland read aloud case number SP 2307-001 Hotel Site at Lot 12 Modification - Turkey Run, parcel G05V012. The applicant, Sunshine Fund Villages, LLC, sought approval from the Project Review Committee for a modification to an already approved project, SP 2201-010, Hotel Site at Lot 12, within the Turkey Run subdivision, to include project phasing and reduce the phase 1 building footprint and number of rooms from 54,034 SF with 124 rooms to 50,160 SF with 122 rooms. City Manager McHugh questioned the reason for the reduction in rooms. Strickland stated that the applicant reduced the size of the building, so it wouldn't require improvements to Inspiration Drive. McHugh expressed his desire for Inspiration Drive to be completed by the applicant. No further comments were offered or received. Vote 4-0.

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

6. SP 2310-008 Preston Place Business Park (Phase 3) Minor Site Plan

Development Services Director Strickland read aloud case number SP 2310-008 Preston Place Business Park (Phase 3) Minor Site Plan, parcel D17-135. The applicant, Preston Hage of Warm Springs Commercial LLC, sought a favorable recommendation from the Project Review Committee for the expansion of the Preston Place existing site to add eight 10,800-square-foot buildings, totaling 86,400 square feet of new business park area to include retail, office, and warehouse space, featuring an additional 168 parking spaces, including eight Florida ADA parking spaces, two new dumpsters, and associated drive aisle improvements on 7.471 acres MOL. The applicant also requested a Technical Waiver be granted from the Design District Standards, Chapter 1, Section (G)(4) to eliminate the requirement for interior landscape islands in the new parking area of the proposed business park expansion. The applicant cited that landscaping islands would restrict the flow and maneuverability while accessing each overhead door. Additionally, since the parking areas would be blocked from right of way visibility, aesthetic enhancement to the surrounding properties would be negligible. Preston Hage was present on behalf of the project, and clarified that the project would have an additional 42 spaces, for a total of 210 parking spaces. No further comments were offered or received. Vote 4-0.

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

7. SP 2310-011 Trailwinds Village Target Minor Site Plan

Development Services Director Strickland read aloud case number SP 2310-011 Trailwinds Village Target Minor Site Plan, parcels G04LOF-002 and G04LOF-001. The applicant, Logan B. Peters, Professional Engineer with JBPro, sought a favorable recommendation from the Project Review Committee for minor modification to the existing approved plans accounting for adjustments to drainage and sewer utilities for Sheets C3.0, C3.2, C3.3 and C4.0 in response to plans received from the structural design team showing conflict with proposed building columns. No comments were offered or received. Vote 4-0.

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

8. PLAT 2306-004 Wildwood Landing Final Plat

Development Services Director Strickland read aloud case number PLAT 2306-004 Wildwood Landing Final Plat, parcels D33-014 and D33-045. The applicants, Wildwood Landing (FL) Owner IV, LLC and Wildwood Landing II (FL) Owner IV, LLC, sought a favorable recommendation from the Project Review Committee for the Wildwood Landing Final Plat, a subdivision consisting of 101 single-family lots with two amenities and associated infrastructure. Strickland advised that since staff reviewed the plan, further modifications had been received, and City Attorney Bills had comments that needed to be cleared. Bills stated that adjustments had been made to the dedication and joinder and consent, as well as issues with the signature blocks that needed to be resolved. Further, he advised that he would need additional information on some offsite easement issues, and would work with the applicant to correct them. City Manager McHugh questioned where the two amenities were on the site plan. Andrew Ives, the engineer of record, was present by phone and stated it was on the eastern portion of the phase 1 site. Planner Bondi advised the plans showed a community garden and a dog park. No further comments were offered or received. Vote 4-0.

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

9. PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat

Development Services Director Strickland read aloud case number PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat, parcels D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, D31-036, and D31-039. The applicant, James P. Harvey of the Kolter Group, sought a favorable recommendation from the Project Review Committee for the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure. John Curtis and Stephanie Vaughn of the Kolter Group were present on behalf of the project. No comments were offered or received. Vote 4-0.

RESULT:	Approved
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer

AYES:	Development Services Director Strickland , City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer
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VI. ADJOURNMENT

The meeting was adjourned at 10:27 a.m.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-002 Premier Psychological Services

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2305-002 Premier Psychological Services
Owner/Applicant(s)	Brad Palermo - With Leah's Love, LLC
Acreage	0.63 +/-
Property Location	The subject property is generally located southeast along S Main St, approximately 0.45 miles north of E SR 44 and approximately 0.25 miles south of C 44A.
Parcel(s)	G07D085

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,000 SF professional office building with associated infrastructure, per the attached plans.

SP 2305-002 meets the criteria set forth within the Land Development Regulations and Design District Standards.



DATED: 02/05/2024

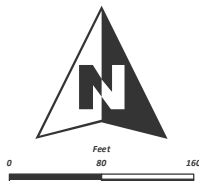
Amanda Bondi

Planner II, Development Services



**CITY OF
WILDWOOD**

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



SP 2305-002

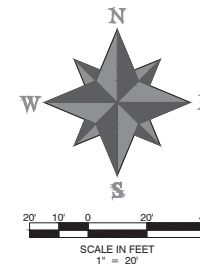
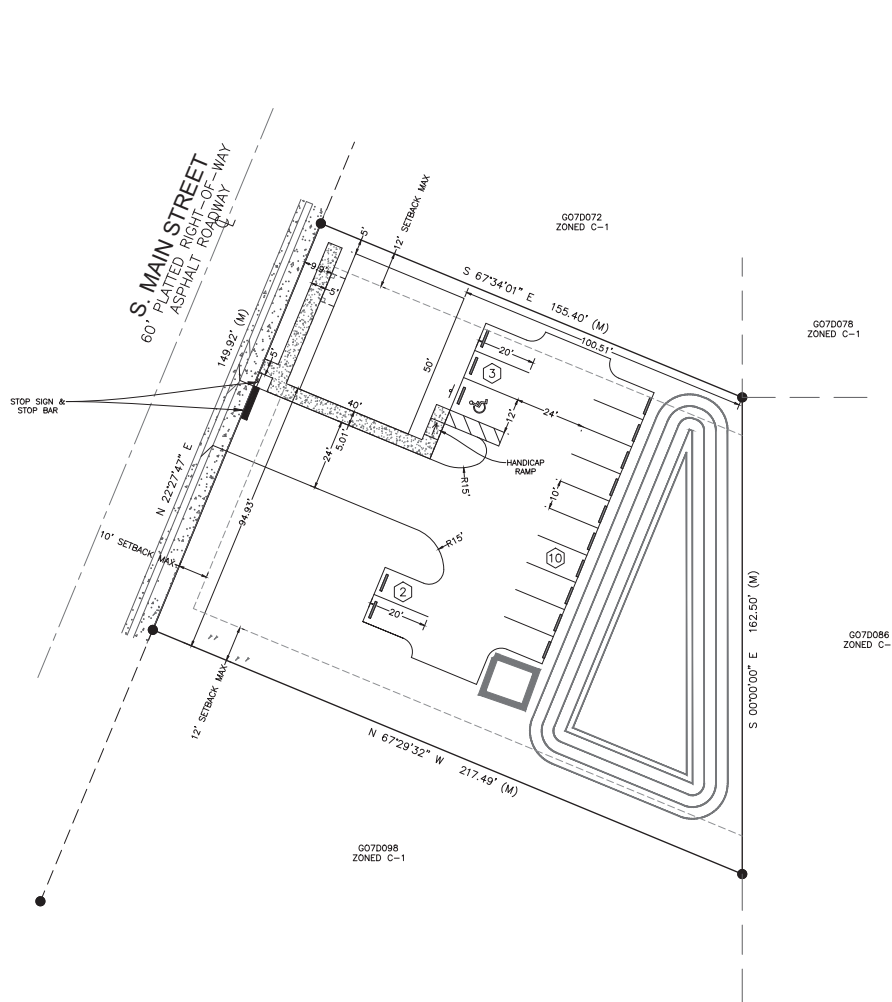
PREMIER PSYCHOLOGICAL SERVICES

PARCEL G07D085

MAP 1B

**LOCATION
MAP**

**AUGUST
2023**



SITE DATA

- TOTAL ACRES = ±0.63 ACRES (27,433sf)
- PARCEL # = G07D086
- ZONING = C-1
- PROJECT ADDRESS = 526 S. MAIN STREET
- BUILDING TYPE = BLOCK
- BUILDING(ALL) HEIGHT = 20'
- PARKING SPACES:
SPACES REQUIRED = 8 SPACES (1/250sf) MEDICAL
PROVIDED = 15 SPACES
- HANDICAP PARKING SPACES:
HANDICAP SPACES REQUIRED = 1
HANDICAP SPACES PROVIDED = 1
- OWNER/DEVELOPER = BRAD PALERMO - MANAGER
WITH LEAH'S LOVE, LLC
322 BEARSS AVENUE
WILLOWOOD, FL 34785
(786) 683-8866
- ENGINEER = ABSHIER ENGINEERING, INC.
ED. ABSHIER, P.E.
P.O. BOX 2770
BELLEVUE, FL 34421-2770
(352) 245-8592
- SOIL TYPE = SPARR
- PERMITTING AGENCIES:
-CITY OF WILLOWOOD
-F.D.E.P.
-FDOT
- WATER AND SANITARY PROVIDED BY CITY OF WILLOWOOD.
- ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
- LOCATED IN SECTION 7, TOWNSHIP 19S, RANGE 23E, WILLOWOOD, FL.
- AREAS FOR TOTAL SITE:
PROPOSED BUILDING AREA = 2,000sf
PROPOSED OTHER IMPERVIOUS = 8,862sf
TOTAL IMPERVIOUS AREA = 10,862sf (39.6%)
DRA AREA = 6,468sf
OPEN AREA = 17,113sf (60.4%)
OPEN AREA WITH DRA OUT = 10,844sf (28.8%)
F.A.R. = 0.073
I.S.R. = 0.396
- INTENDED USE FOR SITE = PROFESSIONAL OFFICE
- THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLANE.
- NUMBER OF EMPLOYEES = ESTIMATED AT 6.

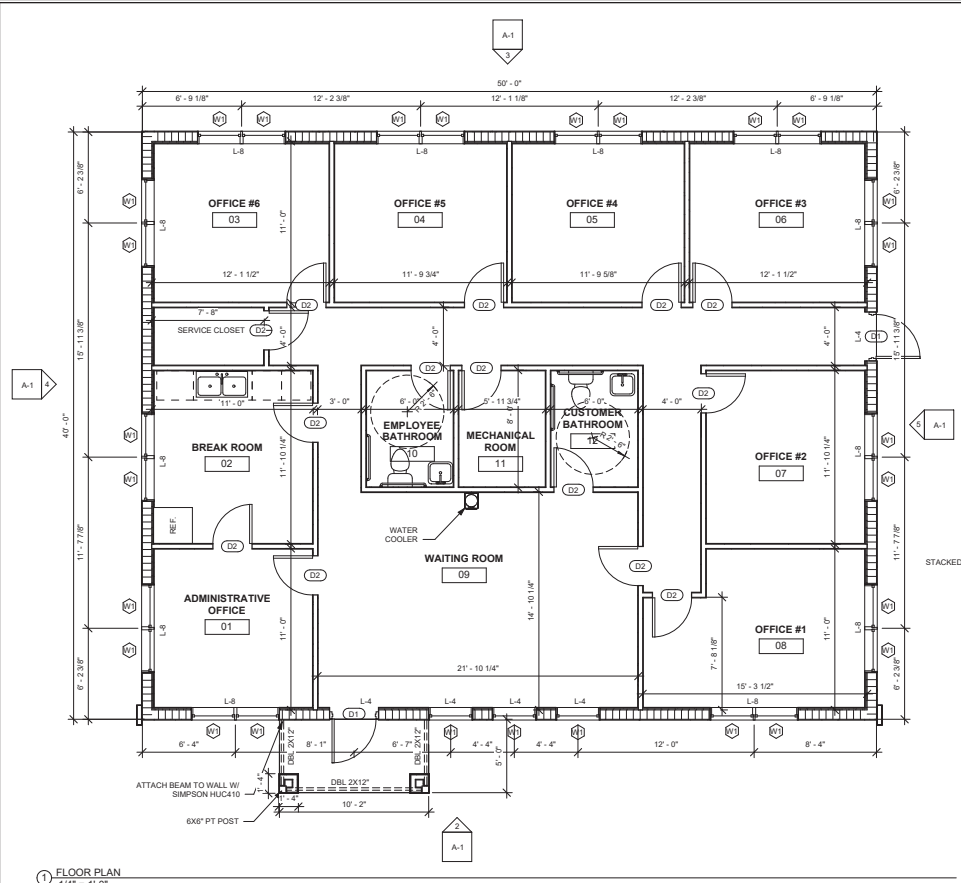
NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL RADII SHOWN ARE TO EDGE OF PAVEMENT.
- ALL PARKING LOT STRIPING TO BE 6" PAINT.
- ALL DISTURBED AREA TO BE SOODED.
- ALL SIDEWALKS ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
- ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
- IF CONDITIONS WARRANT HANDICAP SIGN MAY BE MOUNTED ON BUILDING.



THIS ITEM HAS BEEN INITIALLY SIGNED AND SEALED BY EDWARD ABSHIER P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THESE DOCUMENTS AS INSTRUMENTS OF SERVICE SHALL BE THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION.	
BY: R.E.A.	REVISIONS
DATE	DATE
ABSHIER ENGINEERING, INC. 5614 SE 11TH STREET, BELLEVUE, FLORIDA 34421-2770 P.O. BOX 2770 BELLEVUE, FL 34421-2770 PHONE: (352) 245-8592 FAX: (352) 245-8597	
SITE PLAN PREMIER PSYCHOLOGICAL SERVICES WILLOWOOD, FLORIDA	
DATE: 3/25/23	DRAWN BY: R.E.A.
CHKD BY: R.E.A.	EDWARD ABSHIER, P.E. #53961 DATE: January 03, 2024
SHT. 2 OF 6	



1 FLOOR PLAN
1/4" = 1'-0"

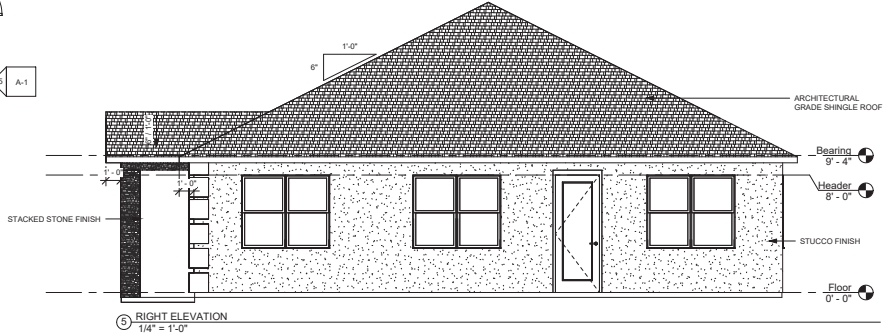
ATTIC VENT CALCULATION	
TOTAL ATTIC AREA: 2,000 SQFT 2,000(SQINCH)÷13.33(SQFT)=150.00(SQINCH) 1,000(SQINCH) REQUIRED	
EXHAUST = 7 VENTS X 80(SQIN) = 560(SQINCH)	
INTAKE = 14 VENTS X 40(SQIN) = 560(SQINCH)	
TOTAL PROPOSED: 1,120(SQINCH)	

FINISH SCHEDULE	
Main Building	Behr WhiteWater Bay # PPU11-10
Trim	Behr Gallery White # PPU12-12
Stacked Stone	Color: Vanilla Bean

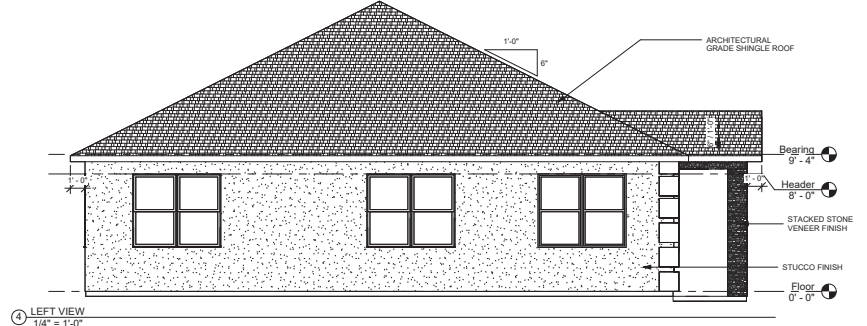
Door Schedule					
Count	Type Mark	Family	Width	Height	Function
2	D1	SINGLE FULL LITE EXTERIOR	3'-0"	8'-0"	Exterior
14	D2	SINGLE INTERIOR	2'-8"	6'-8"	Interior

Window Schedule				
Count	Type Mark	Family	Width	Height
27	W1	Single Hung	3'-0"	5'-0"

AREA	
Name	Area
PROPOSED LIVING AREA	2000 SF
	2000 SF



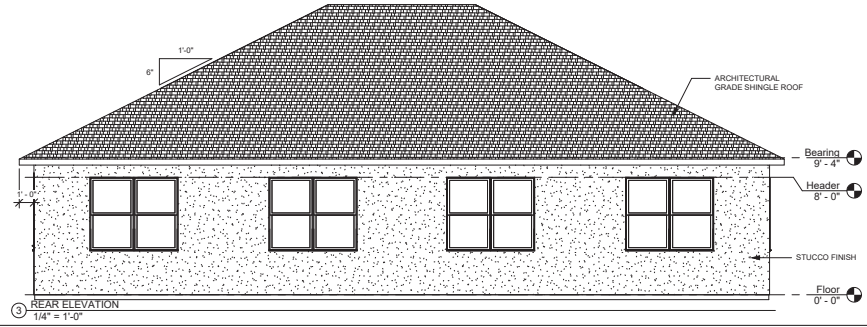
5 RIGHT ELEVATION
1/4" = 1'-0"



4 LEFT VIEW
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



Digitally signed
by James L Smith
Date: 2023.12.29
16:12:09 -05'00'

TOOLBOX DRAFTING.COM

PROJECT NO.	DATE
052	12/20/2023

LEE SMITH
ENGINEERING SERVICES
GROUP LLC

Professional Engineer
State of Florida
Registration # 34073
391 W. Alford St. CA8886
Tallahassee, FL 32310
Ph: (904) 388-7325

SIGN/SEAL

DATE

PROJECT INFORMATION

Project: MEDICAL HEALTH SERVICES

Address: 1000 UNIVERSITY AVE. W. #100, TAMPA, FL

FLOOR PLAN ELEVATIONS

PERMIT SET SHEET A-1

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-007 Convenience Store with Gas (Wawa)

REQUESTED ACTION: Staff recommends approval contingent upon the resolution of outstanding comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2305-007 Convenience Store with Gas (Wawa)
Parcel Number:	Parcels G07-076, G07-078, and G07-250
Acreage:	Project Area Acreage is 3.82 +/-
Property Location:	Located approximately 350 feet east of the intersection of Hwy 301 and E SR 44 (East C Atlantic Hwy)
Owner:	Martha Pope, Patricia Strickland, and George Sandy Watson
Applicant:	John Burrows/Dominic Raffin with Bowman

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking space, landscaping buffers, and associated utilities and drainage infrastructure improvements on 3.82 MOL, as per the attached plans.

The applicant will be required to address the City Attorney's final comments in relation to providing a deed that will address all matters in relation to Cross Access Easements for access along Highway 301 instead of just providing a Purchase Agreement. A deed or cross-access

easements will be needed to advance the application before the Planning and Zoning Board.

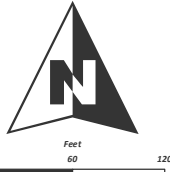
Outside the outstanding deed, all other elements of the SP 2305-007 Site Plan Application meet the criteria set forth in the Design District Standards, Land Development Regulations, and are consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 2/7/2024

A handwritten signature in dark ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 60 120	SP 2305-007 CONVENIENCE STORE WITH GAS PARCELS G07-076, G07-078 & G07-250	MAP 1B LOCATION MAP AUGUST 2023
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE EXACT PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. NOUSE OF ANY INFORMATION RELAYED IN THIS DOCUMENT WITHOUT AUTHORIZATION AND ASSUMPTION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



CIVIL CONSTRUCTION PLANS FOR:

WILDWOOD WAWA #5466 - C STORE

110 E GULF ATLANTIC HWY WILDWOOD, FL 34785

PARCEL ID NUMBER: G07-076

LEGAL DESCRIPTION:

NEW PARCEL A:

A PARCEL OF LAND SITUATED IN WILDWOOD, SUMTER COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 82.83 FEET TO THE FORMER SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE NORTH 89°17'52" EAST ALONG SAID FORMER RIGHT OF WAY LINE 270.19 FEET (SAID POINT A BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 802 PAGE 620 SUMTER COUNTY RECORDS); THENCE NORTH 89°17'52" EAST 3.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE NORTH 89°17'52" EAST 48.48 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN ORB 439R PAGE 18; THENCE SOUTH 89°22'39" EAST (SAID LINE BEING THE EAST LINE OF THE PARCEL RECORDED IN ORB 439R PG 18, 608.38 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL); THENCE NORTH 89°17'52" EAST 3.30 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN ORB 308R PAGE 593; THENCE NORTH 89°17'52" WEST ALONG THE WEST LINE OF SAID PARCEL 125.10 FEET; THENCE NORTH 89°17'49" WEST 219.18 FEET TO THE EAST RIGHT OF WAY LINE OF US 1-301; THENCE NORTH 01°19'39" EAST ALONG SAID LINE 14.17 FEET; THENCE NORTH 01°17'49" EAST 15.84 FEET; THENCE SOUTH 89°17'49" EAST 18.19 FEET; THENCE NORTH 89°17'49" EAST 10.20 FEET; THENCE NORTH 01°12'11" EAST 54.54 FEET; THENCE SOUTH 89°17'39" EAST 123.86 FEET; THENCE NORTH 00°07'17" EAST 405.84 FEET TO THE SOUTH LINE OF STATE ROAD 44 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.81 ACRES OF LAND, MORE OR LESS.

NEW PARCEL B:

A PARCEL OF LAND IN WILDWOOD, SUMTER COUNTY, FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 82.83 FEET TO THE FORMER SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE NORTH 89°17'52" EAST ALONG SAID FORMER RIGHT OF WAY LINE 270.19 FEET (SAID POINT A BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 802 PAGE 620 SUMTER COUNTY RECORDS); THENCE NORTH 89°17'52" EAST 3.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE NORTH 89°17'52" EAST 48.48 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN ORB 439R PAGE 18; THENCE SOUTH 89°22'39" EAST (SAID LINE BEING THE EAST LINE OF THE PARCEL RECORDED IN ORB 439R PG 18, 608.38 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL); THENCE NORTH 89°17'52" EAST 3.30 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN ORB 308R PAGE 593; THENCE NORTH 89°17'52" WEST ALONG THE WEST LINE OF SAID PARCEL 125.10 FEET; THENCE NORTH 89°17'49" WEST 219.18 FEET TO THE EAST RIGHT OF WAY LINE OF US 1-301; THENCE NORTH 01°19'39" EAST ALONG SAID LINE 14.17 FEET; THENCE NORTH 01°17'49" EAST 15.84 FEET; THENCE SOUTH 89°17'49" EAST 18.19 FEET; THENCE NORTH 89°17'49" EAST 10.20 FEET; THENCE NORTH 01°12'11" EAST 54.54 FEET; THENCE SOUTH 89°17'39" EAST 123.86 FEET; THENCE NORTH 00°07'17" EAST 405.84 FEET TO THE SOUTH LINE OF STATE ROAD 44 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.

NEW PARCEL C:

A PARCEL OF LAND SITUATED IN WILDWOOD, SUMTER COUNTY, FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 89°17'49" EAST 18.22 FEET (RECORDED AS SOUTH 89°17'52" EAST 62.20 FEET) TO THE EAST LINE OF US HIGHWAY 301; THENCE NORTH 01°19'39" EAST ALONG SAID LINE 125.10 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 302R PAGE 558 AND THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 448R PAGE 386; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°19'39" EAST 74.17 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 01°19'39" EAST 15.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°19'39" EAST 15.84 FEET TO THE NORTH LINE OF THE PARCEL DESCRIBED IN ORB 382 PAGE 582; THENCE SOUTH 89°17'49" EAST ALONG THE NORTH LINE OF SAID PARCEL 200.47 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN ORB 802 PAGE 620; THENCE SOUTH 89°17'49" EAST 10.20 FEET; THENCE SOUTH 89°17'49" EAST 18.19 FEET; THENCE NORTH 89°17'49" EAST 10.20 FEET; THENCE NORTH 01°12'11" EAST 54.54 FEET TO THE EAST RIGHT OF WAY LINE OF US 1-301; THENCE NORTH 01°19'39" EAST ALONG SAID LINE 14.17 FEET; THENCE NORTH 01°17'49" EAST 15.84 FEET; THENCE SOUTH 89°17'49" EAST 18.19 FEET; THENCE NORTH 89°17'49" EAST 10.20 FEET; THENCE NORTH 01°12'11" EAST 54.54 FEET; THENCE SOUTH 89°17'39" EAST 123.86 FEET; THENCE NORTH 00°07'17" EAST 405.84 FEET TO THE SOUTH LINE OF STATE ROAD 44 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.35 ACRES OF LAND, MORE OR LESS.

GENERAL STATEMENT:

THE PROJECT CONSISTS OF THE COMMERCIAL REDEVELOPMENT OF 3.82 ± ACRES OF PROPERTY. THE PROPOSED DEVELOPMENT INCLUDES THE DEMOLITION OF THE EXISTING INFRASTRUCTURE, PAVEMENT AREAS AND LANDSCAPING, AND CONSTRUCTION OF A 5,815 SF OF ONE STORY GAS STATION CONVENIENCE STORE WITH A FUELING PUMPS AND CANOPY, AND ASSOCIATED UTILITIES, PARKING AND LANDSCAPING.

PLANS ARE BASED UPON INFORMATION PROVIDED ON AN ALTA AS-PS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD.
PROJECT NUMBER 011148-01-001, DATED: 11/09/2022.

SITE DATA TABLE

BUILDING TYPE:	USG F&B
CANOPY TYPE:	SLOPED
CANOPY CONFIGURATION:	STACKED
NUMBER MPFS:	8
TYPE OF MPFS:	(6) 411' INTERIOR & (2) 311' EXTERIOR
NUMBER OF EMPLOYEES:	54
TOTAL NUMBER OF PARKING SPACES:	60 (PART TIME/FULL TIME)
NUMBER OF STANDARD PARKING SPACES (10' X 20'12" X 20'):	48(1)
NUMBER OF HANDICAP PARKING SPACES (12' X 20'):	3
NUMBER OF AIR SPACES (10' X 20'11" X 20'):	1/1
NUMBER OF TRUCKOVERSIZED PARKINGS:	0
SQUARE FEET OF ASPHALT INSIDE OF RIGHT OF WAY (TO BE SEAL COATED):	0
SQUARE FEET OF LAWN AREA (TO BE MOWED):	+73,382 (SEE LANDSCAPING PLAN)
SQUARE FEET OF MULCH AREAS:	+10,000 (SEE LANDSCAPING PLAN)

GOVERNING AND UTILITY AGENCIES CONTACTS

WATERSSEWER	CITY OF WILDWOOD UTILITIES DEPARTMENT 100 N MAIN STREET WILDWOOD, FL 34785 PHONE: (852) 330-1335	TELEPHONE	XFINITY INTERNET SERVICE 870 US HWY 27 LADY LAKE, FL 32159 PHONE: (800) 934-4869
STORMWATER	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 2375 BROAD STREET BROOKSVILLE, FL 34604 PHONE: (852) 768-7211	GAS COMPANY	TECO PEOPLES GAS 318 SW 38RD AVENUE OCALA, FL 34747 PHONE: (352) 622-0111
SOLID WASTE	CITY OF WILDWOOD UTILITIES DEPARTMENT 100 N MAIN STREET WILDWOOD, FL 34785 PHONE: (852) 330-1335	BUILDING DEPARTMENT	CITY OF WILDWOOD DEVELOPMENT SERVICES 725 POWELL ROAD WILDWOOD, FL 34785 PHONE: (352) 330-1334
TRANSPORTATION DEPARTMENT	FLORIDA DEPARTMENT OF TRANSPORTATION-DISTRICT-9 719 S WOODLAND BLVD SEALAND, FL 32220 PHONE: (800) 785-7102	FIRE DEPARTMENT	SUMTER COUNTY FIRE AND EMERGENCY SERVICES 725 POWELL ROAD WILDWOOD, FL 34785 PHONE: (352) 330-1334
ELECTRIC	Duke ENERGY 409 E REMARKS ROAD OCALA, FL 34460 PHONE: (800) 795-6744	PLANNING AND ZONING	CITY OF WILDWOOD DEVELOPMENT SERVICES 100 N MAIN STREET WILDWOOD, FL 34785 PHONE: (352) 330-1334

LAND SURVEYOR:
BOWMAN CONSULTING GROUP, LTD., INC.
SURVEYOR OF RECORD:
MAX R. GEORGE
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL - 33609
PHONE: (813) 474-7424

CIVIL ENGINEER:
BOWMAN CONSULTING
ENGINEER OF RECORD:
ERIK D. JULIANO
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL - 33609
PHONE: (813) 736-2114

LANDSCAPE ARCHITECT:
BOWMAN CONSULTING GROUP, LTD.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL - 33609
PHONE: (813) 687-4963

DEVELOPER:
IG INVESTMENTS, INC.
5944 CORAL RIDGE DR. PMB 312
CORAL SPRINGS, FL 33076
CONTACT: GENO RAY
PHONE: (724) 875-2975
EMAIL: GENO@IGINVEST.NET

END USER:
WAWA, FL INC
7022 TPC DRIVE
SUITE 200
ORLANDO, FL 32822
CONTACT: RYAN KEIDEL
EMAIL: KEIDEL@WAWA.COM

Digitally signed by Erik Juliano:
DN: cn=ErikJuliano@bowman.com, c=US, ou=Bowman Consulting Group, Inc., email=ErikJuliano@bowman.com, serialNumber=68423
Reason: THIS FORM HAS BEEN DIGITALLY SIGNED & SEALED BY ERIK D. JULIANO, P.E. ON THE DATE INDICATED HEREIN. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THE COPIES ARE SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
Date: 2023.12.05 13:34:15-0500



DATE	DESCRIPTION
MM	MM
DESIGN	DRAWN
SCALE	NONE
JOB No.	011148-01-001
DATE	03/01/2023
FILE	011148-01-01-02-COV.dwg
SHEET	C0.0

SECTION 07, TOWNSHIP 19 SOUTH, RANGE 23 EAST



SITE LOCATION MAP
SCALE 1" = 1,000'

OWNER / DEVELOPER

SUBJECT PROPERTY

1. PARCEL ID: G07-076
OWNER: POPE MELVIN & MARTHA J
ADDRESS: 110 E GULF-ATLANTIC HWY
WILDWOOD, FL 34785
TEL: 352-748-5042
EMAIL: MARTHA093@HOTMAIL.COM

ADJACENT PROPERTY

1. PARCEL ID: G07-077
OWNER: NOELL PROPERTIES ONE, LLC
ADDRESS: 1016 S MAIN ST,
WILDWOOD, FL 34785
2. PARCEL ID: G07-230
OWNER: WATSON GEORGE JR & SANDY C
CO-TRUSTEE
ADDRESS: 106 E SR 44,
WILDWOOD, FL 34785
TEL: 352-748-2305
EMAIL: SANDY@WILDWOODMOVER.COM
3. PARCEL ID: G07-075
OWNER: HATCHER JACK & VERMEL
ADDRESS: 200 E GULF-ATLANTIC HWY,
WILDWOOD, FL 34785
4. PARCEL ID: G07-073
OWNER: HATCHER JACK O & VERMEL
ADDRESS: 500 E GULF-ATLANTIC HWY,
WILDWOOD, FL 34785
5. PARCEL ID: G07-078
OWNER: STRICKLAND PATRICIA A
ADDRESS: 1010 S MAIN ST,
WILDWOOD, FL 34785

FLOOD NOTE:

THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE(S) "X" ACCORDING TO CITY OF WILDWOOD AREAS MAP 120299, FLOOD INSURANCE RATE MAP NUMBER 1215C0131D, DATED 08/27/013.

PERMIT LIST	
PERMIT	PERMIT #
-	-
-	-
-	-
-	-
-	-
-	-
-	-

COVER SHEET

WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785

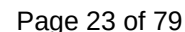


PLAN STATUS
110009
110009

DATE	DESCRIPTION
MM	MM
DESIGN	DRAWN
SCALE	NONE
JOB No.	011148-01-001
DATE	03/01/2023
FILE	011148-01-01-02-COV.dwg
SHEET	C0.0

Bowman
Bowman Consulting Group, Ltd.
5404 CYPRESS CENTER DR.
TAMPA, FL 33609
Phone: (813) 736-2114
www.bowmanconsulting.com
Certificate of Authorization License No. 04642

STATE OF FLORIDA
SUMTER COUNTY, FL
© Bowman Consulting Group, Ltd.





SCALE: 1" = 5'

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-013 SmarterSpace Storage at Twisted Oaks

REQUESTED ACTION: Staff recommends approval with associated Technical Waivers for Parking and Northern Landscaping Buffer and contingent upon resolution of outstanding comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2305-013 SmartSpace Storage at Twisted Oaks
Parcel Number:	Portion of Parcel D31-007, the southern half Tract C-2 within the Twisted Oaks Phase 1 & Final Plat
Acreage:	2.27 +/-
Property Location:	Located west of Hwy 301 and south of E C 4 within the Twisted Oaks Development
Owner:	SmarterSpace Storage, LLC
Applicant:	Erik Henson with SmarterSpace Storage, LL

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Self Storage Facility consisting of a two-story 114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, Landscaping Buffers, and associated infrastructure improvements on 2.27 acres MOL, as per the attached plans.

The applicant has submitted two technical waivers to address discrepancies within the site. The first waiver is to establish on the record that while they are just providing 14 parking spaces, the traffic study and similar storage facilities support it. Additionally, the applicant is

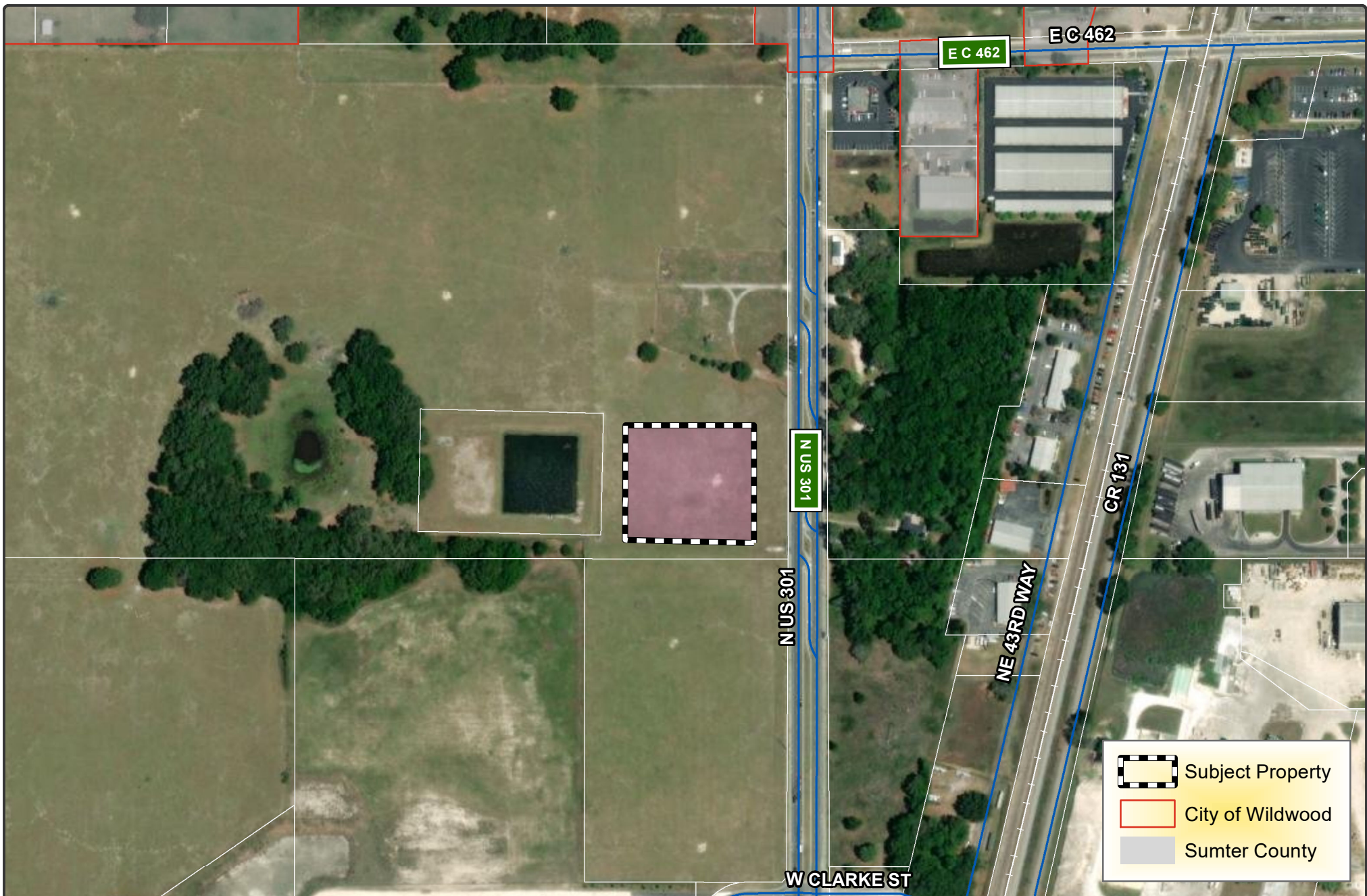
requesting a waiver for the planting of Canopy and Understory Trees within the landscaping buffer along the north property line due to proposed utilities being within the buffer. Lastly, the applicant has been requested to provide a fully executed drainage easement prior to site plan approval.

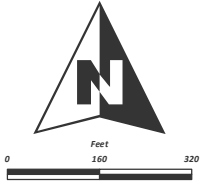
SP 2305-013 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 2/5/2024

A handwritten signature in black ink, appearing to read "Wendy Then", written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2305-013 SMARTER SPACE STORAGE PARCEL D31-007	MAP 1B LOCATION MAP AUGUST 2023



Project Review Committee Technical Standards Waiver Request

Project Name SmarterSpace Storage D31-007

Project # SP 2305-013

1. Briefly describe your waiver request.

This waiver request is to reduce to the number of required parking spaces to 14, based off historical data and the submitted traffic study.

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

LDR 6.6(G), Table 6-12

3. Please provide the justification for your waiver request.

Based off the information provided in the Traffic Memo provided in a previous submittal, 14 parking spaces are needed based on the historical traffic this type of facility experiences.

Name (Print) Christopher A. Potts, PE

Date _____

Signature Christopher A Potts

Digitally signed by Christopher A Potts
DN: cn=Christopher A Potts, c=US, o=JBROWN
PROFESSIONAL GROUP INC.,
email=chris.potts@jbpro.com
Date: 2024.01.09 17:23:29 -05'00'

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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



Project Review Committee Technical Standards Waiver Request

Project Name SmarterSpace Storage D31-007

Project # SP 2305-013

1. Briefly describe your waiver request.

This waiver request is to waive the requirement for the planting of Canopy and Understory trees within the landscape buffer along the north property line due to proposed utilities being within the buffer.

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

LDR 6.10

3. Please provide the justification for your waiver request.

Due to limited space, utility separation requirements, and the location of the utility taps, utilities must be in the landscape buffer, therefore, Canopy and Understory trees cannot be planted in the buffer. Additionally, the development to the north is anticipated to be a commercial use.

Name (Print) Christopher A. Potts, PE

Date _____

Signature Christopher A Potts

Digitally signed by Christopher A Potts
DN: cn=Christopher A Potts, c=US, o=JBROWN
PROFESSIONAL GROUP INC.,
email=chris.potts@jbpro.com
Date: 2024.01.09 17:32:26 -05'00'

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

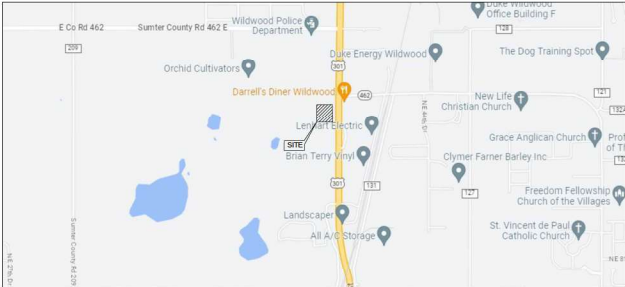
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

GENERAL DEVELOPMENT INFORMATION

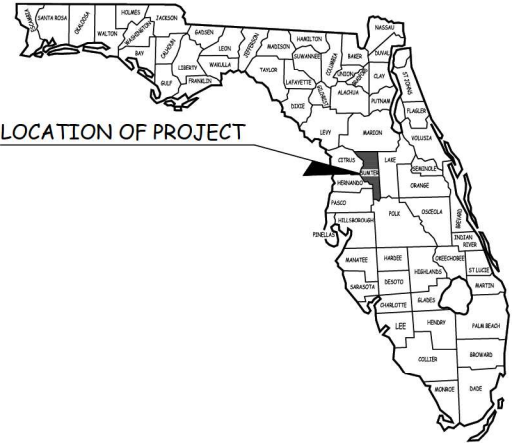
1. PROJECT DESCRIPTION: ADDITION OF A TWO (2) STORY 114,700 SF COMMERCIAL STORAGE BUILDING AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.
2. OWNER: KL TWISTED OAKS, LLC, TROY SIMPSON, TSIMPSON@COLTER.COM, (813) 615-1244
ADDRESS: 105 NW 1ST STREET, DELRAY BEACH, FL 33444
3. AUTHORIZED AGENT: CHRISTOPHER A. POTTS, PE
ADDRESS: 3530 NW 43RD ST, GAINESVILLE, FL 32606
PHONE NUMBER: (352) 375-8999
EMAIL: CHRIS.POTTS@JBPRO.COM
4. LOCAL REVIEW AGENCY: CITY OF WILDWOOD
5. ENGINEER: JBROWN PROFESSIONAL GROUP, INC., CONTACT: CHRISTOPHER A. POTTS, P.E. (352) 375-8999
6. PROJECT ADDRESS: 8816 N US 301, WILDWOOD, FL 34785
7. TAX PARCELS: 031-007
8. PROJECT SIZE: 2.27± ACRES
9. SECTION: 32
10. TOWNSHIP: 18 SOUTH
11. RANGE: 23 EAST
12. ZONING: NMU-7
13. LAND USE: RMU (RESIDENTIAL MIXED USE)
14. INTENDED USE: SELF-STORAGE FACILITY
15. DEVELOPMENT DATA FOR MODIFICATION AREA:
- A. EXISTING IMPERVIOUS AREA: 0 SF 0.00 AC
B. PROPOSED INCREASE TO IMPERVIOUS AREA: 76,970 SF 1.77 AC
C. TOTAL IMPERVIOUS AREA: 76,970 SF 1.77 AC
16. UTILITIES:
- POWER**
SECO ENERGY - SUMTER COUNTY
330 S HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3801
- WATER**
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346
- TELEPHONE/CHALK**
CENTURY LINK - OCALA
3202 SE BRADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 288-2295
- SEWER**
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346
- GIS**
TIDEL PEOPLES WAY - OCALA
702 N FRANKLIN ST
P.O. BOX 2562
TAMPA, FL 33601-2562
PHONE: (352) 822-0111 / (877) 832-6747
17. PARKING
A. PROPOSED PARKING: 14 SPACES BY ON TRAFFIC STUDY
18. PROJECTED NUMBER OF EMPLOYEES: ZERO (0)
19. BUILDING INFORMATION:
- A. PROPOSED STORIES: 2 STORY
B. PROPOSED HEIGHT: 36 FT
C. TOTAL SF OF BUILDING: 114,700 SF
SF OF FIRST FLOOR: 57,350 SF
SF OF SECOND FLOOR: 57,350 SF
20. STORMWATER
IN ACCORDANCE WITH CITY OF WILDWOOD AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS, THE STORMWATER MANAGEMENT SYSTEM IS CAPABLE OF PROVIDING THE REQUIRED WATER QUALITY TREATMENT AND CONTROLLING THE 100-YEAR 24-HOUR STORM EVENT.
21. LEGAL DESCRIPTION (BY THIS FIRM)
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN N89°51'51"W, ALONG THE SOUTH LINE OF THE AFORESAID SECTION 31, A DISTANCE OF 44.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 301; THENCE CONTINUE ALONG THE AFORESAID SECTION 31, DEPARTING SAID RIGHT-OF-WAY LINE, N89°51'51"W, A DISTANCE OF 81.95 FEET; THENCE DEPARTING SAID SOUTH SECTION LINE, RUN PARALLEL TO THE AFORESAID WEST RIGHT OF WAY OF US HIGHWAY 301, N00°00'14"W, A DISTANCE OF 302.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE PARALLEL TO SAID WEST RIGHT OF WAY N00°00'14"W, A DISTANCE OF 302.19 FEET; THENCE RUN N89°50'24"W, A DISTANCE OF 329.91 FEET; THENCE S00°00'40"W, A DISTANCE OF 285.50 FEET; THENCE RUN S88°40'48"E, A DISTANCE OF 330.85 FEET RETURNING TO THE POINT OF BEGINNING. CONTAINING 2.27 ACRES MORE OR LESS.

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD		12/01/2023	UNDER REVIEW
S.W.F.W.M.D.	43034833.007	12/08/2023	APPROVED

CONSTRUCTION PLANS
OF
SMARTERSPACE
STORAGE
FOR
SMARTERSPACE
STORAGE, LLC



VICINITY MAP
SCALE: 1" = 1000'

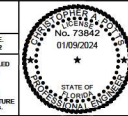


LOCATION OF PROJECT

SMARTERSPACE STORAGE - TWISTED OAKS	
SHEET INDEX	
SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	LEGEND, ABBREVIATIONS, AND NOTES
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION, CROSSON, AND SEDIMENTATION CONTROL PLAN
C2.0	DIMENSION PLAN
C3.0	PAVING, GRADING, AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	UTILITY DETAILS AND NOTES
C4.2	UTILITY DETAILS AND NOTES
C4.3	UTILITY DETAILS AND NOTES
C4.4	UTILITY DETAILS AND NOTES
C5.0	DETAILS AND NOTES
S-1	BOUNDARY AND TOPOGRAPHIC SURVEY
A-1	ARCHITECTURAL SURVEY
L-1	LANDSCAPE SURVEY

REVISIONS			DATE	DESCRIPTION	BY	APPV
NO.	DATE	DESCRIPTION	BY	APPV		

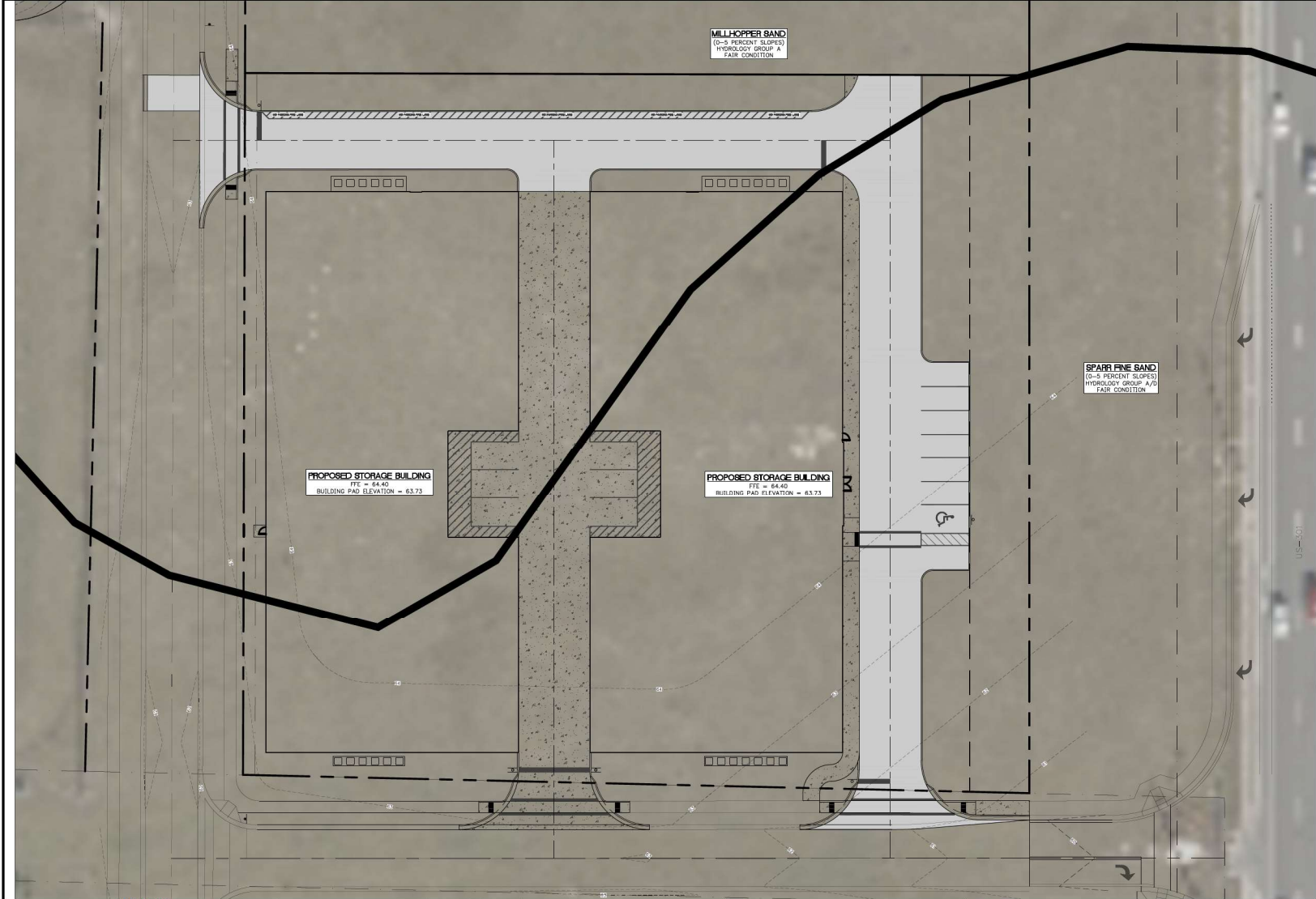
Christopher A. Potts
ENGINEER
OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 78462
THIS FIRM HAS BEEN INSTANTLY BONDED AND SEALED BY CHRISTOPHER A. POTTS, PE ON THE DATE
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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET		DATE: JANUARY 2024
CLIENT: SMARTERSPACE STORAGE, LLC GAINESVILLE, FLORIDA		PROJECT NO: 389-22-02
PROJECT: SMARTERSPACE STORAGE - TWISTED OAKS		SHEET NO: C0.0

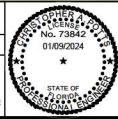


GENERAL NOTES

1. ALL SOIL ON SITE WILL BE BACKFILLED WITH GOOD QUALITY HYDROLOGY GROUP A SOIL.

REVISIONS			DATE	DESCRIPTION	BY	APPV

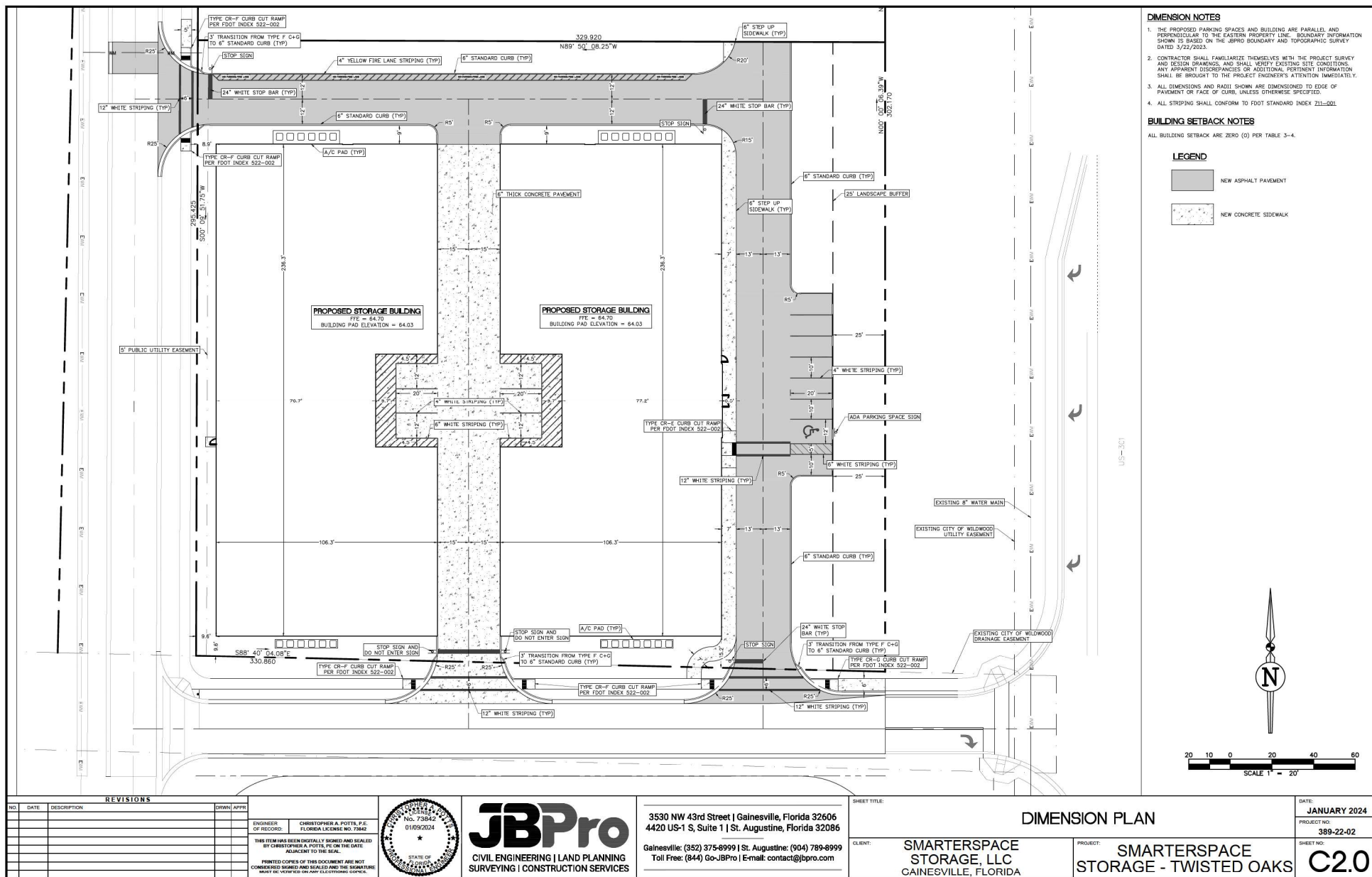
ENGINEER	CHRISTOPHER A. POTTS, P.E.
OF RECORD	FLORIDA LICENSE NO. 78402
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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: EXISTING CONDITIONS PLAN		DATE: JANUARY 2024
CLIENT: SMARTERSPACE STORAGE, LLC GAINESVILLE, FLORIDA		PROJECT NO: 389-22-02
PROJECT: SMARTERSPACE STORAGE - TWISTED OAKS		SHEET NO: C1.0



- DIMENSION NOTES**
1. THE PROPOSED PARKING SPACES AND BUILDING ARE PARALLEL, AND PERPENDICULAR TO THE EASTERN PROPERTY LINE. BOUNDARY INFORMATION SHOWN IS BASED ON THE BIRRO BOUNDARY AND TOPOGRAPHIC SURVEY DATED 3/22/2023.
 2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
 3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
 4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD INDEX 231-001.

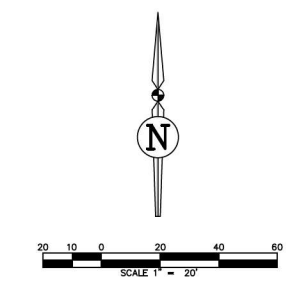
BUILDING SETBACK NOTES

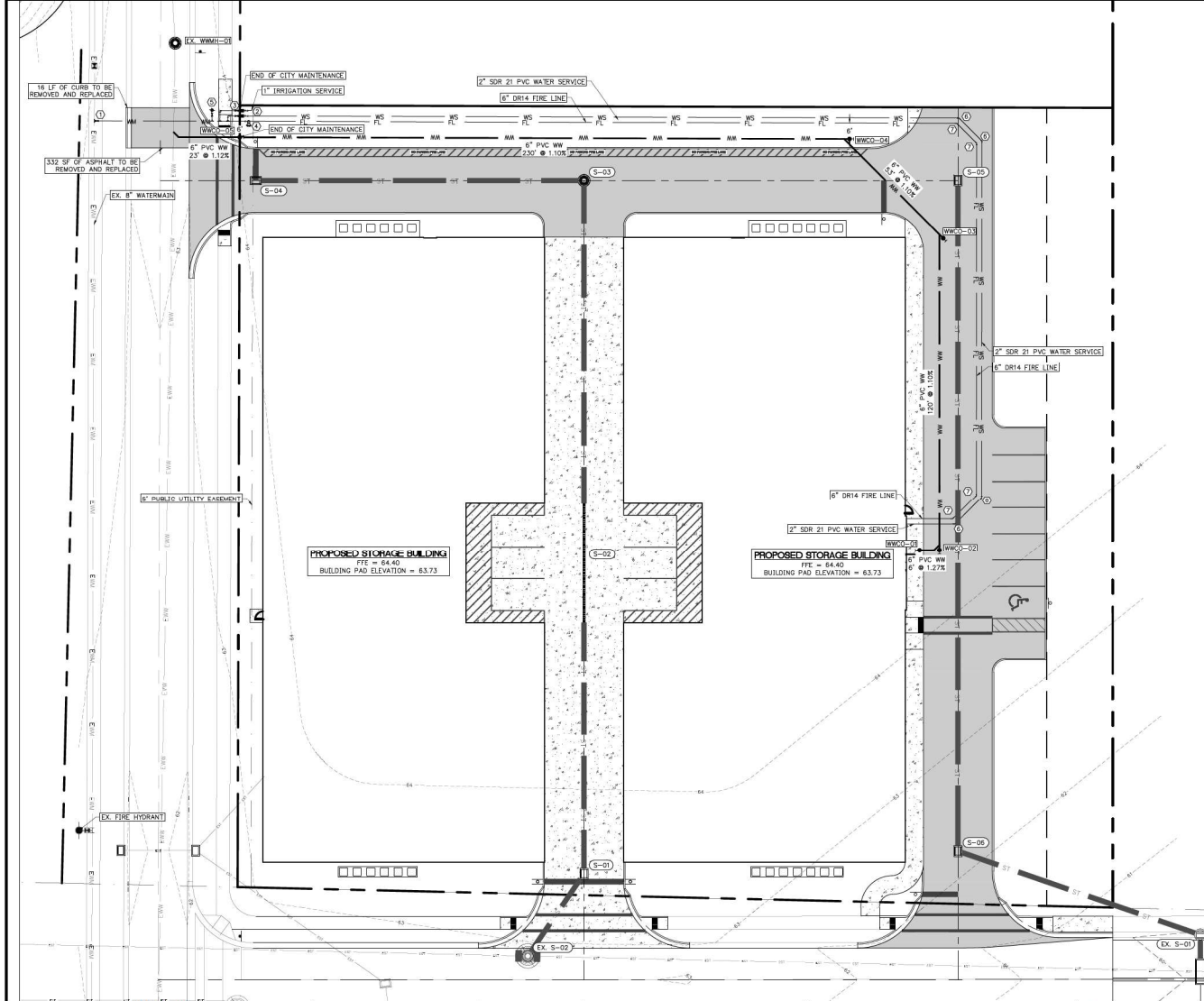
ALL BUILDING SETBACK ARE ZERO (0) PER TABLE 3-4.

LEGEND

NEW ASPHALT PAVEMENT

NEW CONCRETE SIDEWALK

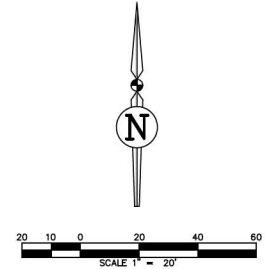




WW CLEANOUT TABLE		
WWCO	TOP EL.	INV EL.
WWCO-01	64.90	61.23
WWCO-02	64.02	61.12
WWCO-03	63.16	59.81
WWCO-04	63.85	59.23
WWCO-05	63.72	56.70

WATER FITTING SCHEDULE

- ① CONNECT TO EX. 8" WATER MAIN BY MET TAP
 - 1 - 8"x8" TAPPING TEE W/ MECH. RESTRAINT
 - 1 - 8" GATE VALVE & BOX
- ②
 - 1 - 8"x2" TEE
 - 1 - 2" GATE VALVE
 - 1 - 1.5" WATER METER
 - 1 - 1.5" BPP
 - 1 - 2" 90° CLOUP RESTRAINED BEND
- ③
 - 1 - 8"x1" TEE
 - 1 - 3/4" W/RA M/L/H (BY CITY)
 - 1 - 3/4" RP2BPP (W-17)
 - 1 - BRIGATION POINT OF CONNECTION
 - 1 - 1" 90° CLOUP RESTRAINED BEND
- ④
 - 1 - 6" DOUBLE CHECK BPP PER CITY OF WILWOOD DETAIL W-21
 - 1 - 4" SINGLE STORZ FDC
 - 1 - HORIZONTAL CHECK VALVE WITH VERTICAL AUTOMATIC DRIP
- ⑤
 - 1 - 8"x8" TEE
 - 1 - 6" GATE VALVE AND BOX
 - 1 - FIRE HYDRANT ASSEMBLY
- ⑥
 - 1 - 2" 45° CLOUP RESTRAINED BEND
- ⑦
 - 1 - 6" 45° CLOUP RESTRAINED BEND

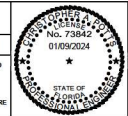


REVISIONS		
NO.	DATE	DESCRIPTION

ENGINEER
OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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SHEET TITLE:

CLIENT: SMARTERSPACE
STORAGE, LLC
GAINESVILLE, FLORIDA

UTILITY PLAN

PROJECT: SMARTERSPACE
STORAGE - TWISTED OAKS

DATE: JANUARY 2024
PROJECT NO: 389-22-02
SHEET NO: C4.0

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2306-007 Trailwinds Village - The Wilds Phase 3

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2306-007 Trailwinds Village - The Wilds I 3
Parcel Number:	G04LRI-002
Acreage:	21.02 +/- (Lot RI-2 of the Trailwinds Village F One Subdivision)
Property Location:	Generally located approximately 0.3 miles north of C 466A and approximately 0.5 miles of east 462
Owner:	Wilds Apartments, LLC
Applicant:	Nick Herring, with the Framework Group, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units featuring:

- Four (4) 1-bedroom detached units
- Four (4) 2-bedroom attached units
- Two (2) 2-bedroom detached units,
- Four (4) 3-bedroom attached units
- Two (2) 3-bedroom detached units
- Two (2) 4-bedroom detached units
- And 48 parking spaces, landscaping buffers, and associated utilities and drainage

infrastructure on 10.66 acres MOL, as per the attached plans.

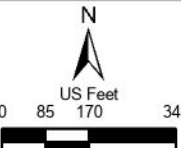
SP 2306-007 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 2/7/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 85 170 340 US Feet	SPM 2402-001 TRAILWINDS VILLAGE - THE WILDS - PHASE 3 PARCEL G04LRI-002	MAP 1B LOCATION MAP FEB 2024
---	--	---	---	--

GENERAL DEVELOPMENT NOTES

1. **TITLE:** TRAILWINDS VILLAGE - THE WILDS - PHASE 3
2. **LAND OWNER:** WILDS APARTMENTS, LLC
2300 GULFVIEW ROAD, SUITE 100
PALM HARBOR, FL 34683
PHONE: (801) 243-0897
3. **APPLICANT:** FRAMEWORK GROUP, LLC
1211 N W SHORE BLVD STE 801
TAMPA, FL 33607
PHONE: (801) 243-0897
4. **ENGINEER:** J.BROWN PROFESSIONAL GROUP INC.
CHRISTOPHER A. POTTS, P.E.
3530 NW 43RD STREET GAINESVILLE, FL 32606
(352) 375-8999
5. **SURVEYOR:** CLYMER FARMER BARLEY INC.
KATIE JAMISON, PROFESSIONAL SURVEYOR
4450 N.E. 53RD RD WILDMOOD, FL 34785
(352) 748-3126
6. **TAX PARCEL NO.:** 00491--002
7. **PROPERTY ADDRESS:** 7730 WILDS LOOP, WILDMOOD, FL 34785
SECTION: 4
TOWNSHIP: 19
RANGE: 23
8. **PRESENT ZONING:** PD
9. **FUTURE LAND USE:** OAU
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION ABOVE OR BELOW GRADING AND/OR UTILITIES (WHICH THEY SHALL VERIFY THE EXISTENCE OF RECORDS) IMMEDIATELY, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO AVOID DAMAGE TO ADJACENT PROPERTY AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY THAT OCCURS.
11. JBPRO AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
12. ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF WILDMOOD RIGHT OF WAY MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.
13. ELEVATIONS ARE BASED ON VILLAGES DATUM. ADD 2.55 FT TO CONVERT TO NORTH AMERICAN VERTICAL DATUM OF 1988.
14. THE PROPOSED INFRASTRUCTURE WILL BE OWNED AND MAINTAINED BY WILDS APARTMENTS LLC.
15. ALL PROPOSED STRUCTURES ARE ONE (1) STORY.
16. PROPOSED STRUCTURE MAX HEIGHT:
1 BEDROOM DETACHED UNIT: 20'-0"
2 BEDROOM ATTACHED UNIT: 20'-0"
2 BEDROOM DETACHED UNIT: 20'-0"
3 BEDROOM ATTACHED UNIT: 20'-0"
3 BEDROOM DETACHED UNIT: 20'-0"
4 BEDROOM DETACHED UNIT: 20'-0"

UTILITY PROVIDERS:

ELECTRIC:
SECO ENERGY - SUMTER COUNTY
330 S HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3601

WATER:
CITY OF WILDMOOD WATER DEPT.
120 N MAIN ST.
WILDMOOD, FL 34785
PHONE: (352) 330-1346

TELEPHONE/CABLE:
CENTURILINK - OCALA
5202 SE BROWARD ST
OCALA, FL 34471-2128
PHONE: (352) 268-2285

WASTEWATER:
CITY OF WILDMOOD WATER DEPT.
120 N MAIN ST.
WILDMOOD, FL 34785
PHONE: (352) 330-1346

GAS:
TECO PEOPLES GAS - OCALA
102 N FRANKLIN ST
PO BOX 2562
TAMPA, FLORIDA 33601-2562
PHONE: (813) 872-0111 / (877) 843-8747

EMPLOYEE INFORMATION:

THIS SINGLE-FAMILY / MULTI-FAMILY RESIDENTIAL DEVELOPMENT HAS ZERO (0) PROJECTED EMPLOYEES.

PARKING INFORMATION:

REQUIRED PARKING SPACES:
2 SPACES PER SINGLE FAMILY DETACHED / ATTACHED = 2 SPACES * 18 SINGLE FAMILY DETACHED / ATTACHED = 36 SPACES
PROVIDED PARKING SPACES: 48 SPACES
ADA PARKING SPACES REQUIRED: 0 SPACES
ADA PARKING SPACES PROVIDED: 0 SPACES

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDMOOD	SP 2306-007	1/18/2024	UNDER REVIEW
S.W.F.W.M.D.	878153	1/9/2024	UNDER REVIEW
F.D.E.P.			TO BE SUBMITTED

REVISIONS

NO.	DATE	DESCRIPTION	ORIGIN	APPROVED

Christopher A. Potts
Professional Engineer
No. 73842
FLORIDA LICENSE NO. 73842
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SHEET TITLE:

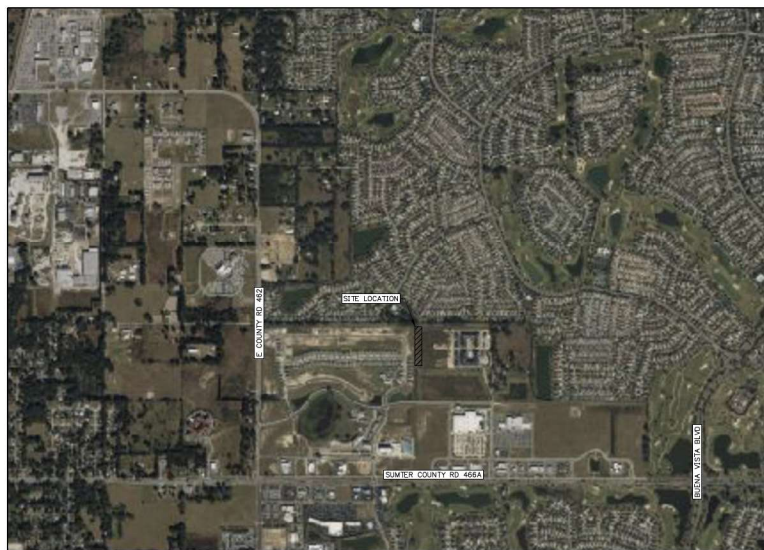
COVER SHEET

CLIENT: FRAMEWORK GROUP, LLC
TAMPA, FL

PROJECT: TRAILWINDS VILLAGE - THE
WILDS - PHASE 3

DATE: JANUARY 2024
PROJECT NO: 537-22-02
SHEET NO: C0.00

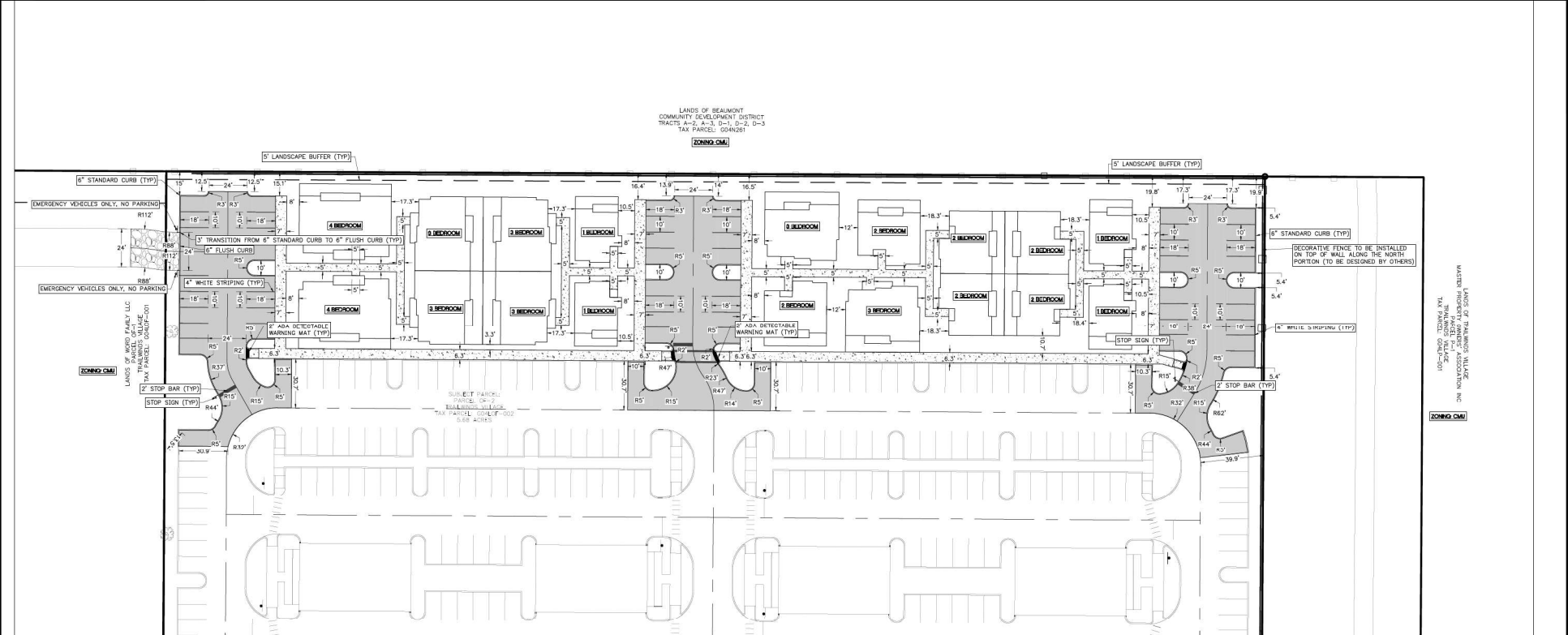
CONSTRUCTION DRAWINGS OF TRAILWINDS VILLAGE THE WILDS - PHASE 3 FOR FRAMEWORK GROUP, LLC



VICINITY MAP
1" = 1,000'

LEGAL DESCRIPTION:
PARCEL 86-2 OF TRAILWINDS VILLAGE REPLAT ONE,
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17,
PAGE(S) 4A, 4A-4 THROUGH 4A-11, INCLUSIVE, OF
THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

TRAILWINDS VILLAGE - THE WILDS - PHASE 3	
SHEET INDEX	
SHEET NO.	TITLE
C0.00	COVER SHEET
C0.01	LEGEND, ABBREVIATIONS AND NOTES
C0.02	STORMWATER POLLUTION PREVENTION PLAN
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION EROSION AND SEDIMENTATION CONTROL PLAN
C2.00	DIMENSION PLAN
C2.01	THE WILDS - OVERALL SITE PLAN
C3.00-C3.02	PAVING GRADING AND DRAINAGE PLAN
C4.00-C4.01	RETAINING WALL DETAIL PLAN
C5.00	UTILITY PLAN
C5.01 - C5.04	UTILITY DETAILS AND NOTES
C6.00	DETAILS AND NOTES



EMPLOYEE INFORMATION:

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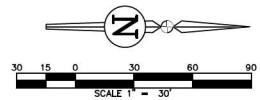
LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK

--- SAWCUT LINE

DIMENSION NOTES:

1. BUILDING & SITE LAYOUT IS DESIGNED WITH A PARALLEL AXIS PERPENDICULAR TO THE NORTH PROPERTY LINE.
2. ALL PARKING SPACES SHALL BE 10' WIDE UNLESS SHOWN OTHERWISE.
3. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND RECORD DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
4. ARCHITECTURAL DRAWINGS SHALL BE REFERENCED FOR ALL BUILDING DIMENSIONS AND FOR ADDITIONAL INSTALLING OF SITE SPECIFIC FEATURES INCLUDING STAIRWAYS, RAMPS, HANDRAILS, OVERHANGS, CANOPIES, HANDSCAPE, AND ALL GROUND FLOOR SURFACE FEATURES UNDER THE BUILDING ROOF.
5. ALL PARKING & STRIPING SHALL MEET THE LATEST FDOT AND MUTCD STANDARDS.



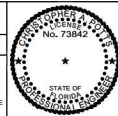
REVISIONS

NO.	DATE	DESCRIPTION	ORIGIN	APPROVED

ENGINEER OF RECORD
CHRISTOPHER A. POTTS, P.E.
 FLORIDA LICENSE NO. 73842

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 Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

DIMENSION PLAN

CLIENT:
FRAMEWORK GROUP, LLC
 TAMPA, FL

PROJECT:
**TRAILWINDS VILLAGE - THE
 WILDS - PHASE 3**

DATE:
JANUARY 2024

PROJECT NO:
537-22-02

SHEET NO:
C2.00

LANDS OF TRAILWINDS VILLAGE
MASTER PROPERTY OWNERS' ASSOCIATION INC.
PARCEL P-1
TRAILWINDS VILLAGE
TAX PARCEL: 004LP-001

LANDS OF BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
TRACTS A, B, A-2, D, V, D-2, D-3
TAX PARCEL: 0040501

LANDS OF LOWE'S HOME CENTERS LLC
PARCEL 001-10
TRAILWINDS VILLAGE
TAX PARCEL: 004LCO-019

LANDS OF WOOD FAMILY LLC
PARCEL OF-1
TRAILWINDS VILLAGE
TAX PARCEL: 004LP-001

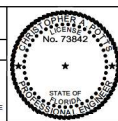
30 15 0 30 60 90
SCALE 1" = 30'



REVISIONS

NO.	DATE	DESCRIPTION	ORIGIN	APPROV.

ENGINEER
OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842
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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

THE WILDS - OVERALL SITE PLAN

CLIENT:

FRAMEWORK GROUP, LLC
TAMPA, FL

PROJECT:

TRAILWINDS VILLAGE - THE
WILDS - PHASE 3

DATE:

JANUARY 2024

PROJECT NO:

537-22-02

SHEET NO:

C2.01

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2308-005 House of Hope

REQUESTED ACTION: Staff recommends approval contingent upon resolution of the outstanding comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2308-005 House of Hope

Parcel Number: D29B006

Acreage: 5.66 +/-

Property Location: Generally located approximately 0.2 miles east of the intersection of Hwy 301 and CR 126

Owner: City of Hope International, Inc.

Applicant: Mary Starkey, President of City of Hope International, Inc.

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Faith-based Recovery Facility consisting of a 5,408-square-foot Lodge/Dormitory Building, a 3,171-square-foot Administration Building, and a 2,700-square-foot Warehouse Building, providing four parking spaces including one (1) Florida ADA Accessible Parking Spaces, landscaping buffer, wet retention pond area, associated utilities and drainage infrastructure improvements on 5.66 acres MOL, as per the attached plans.

The project has outstanding comments from the City Attorney, City Engineer, Fire, and Wildwood Public Works; however, the applicant is actively working on addressing the comments prior to taking the application before the Planning and Zoning Board.

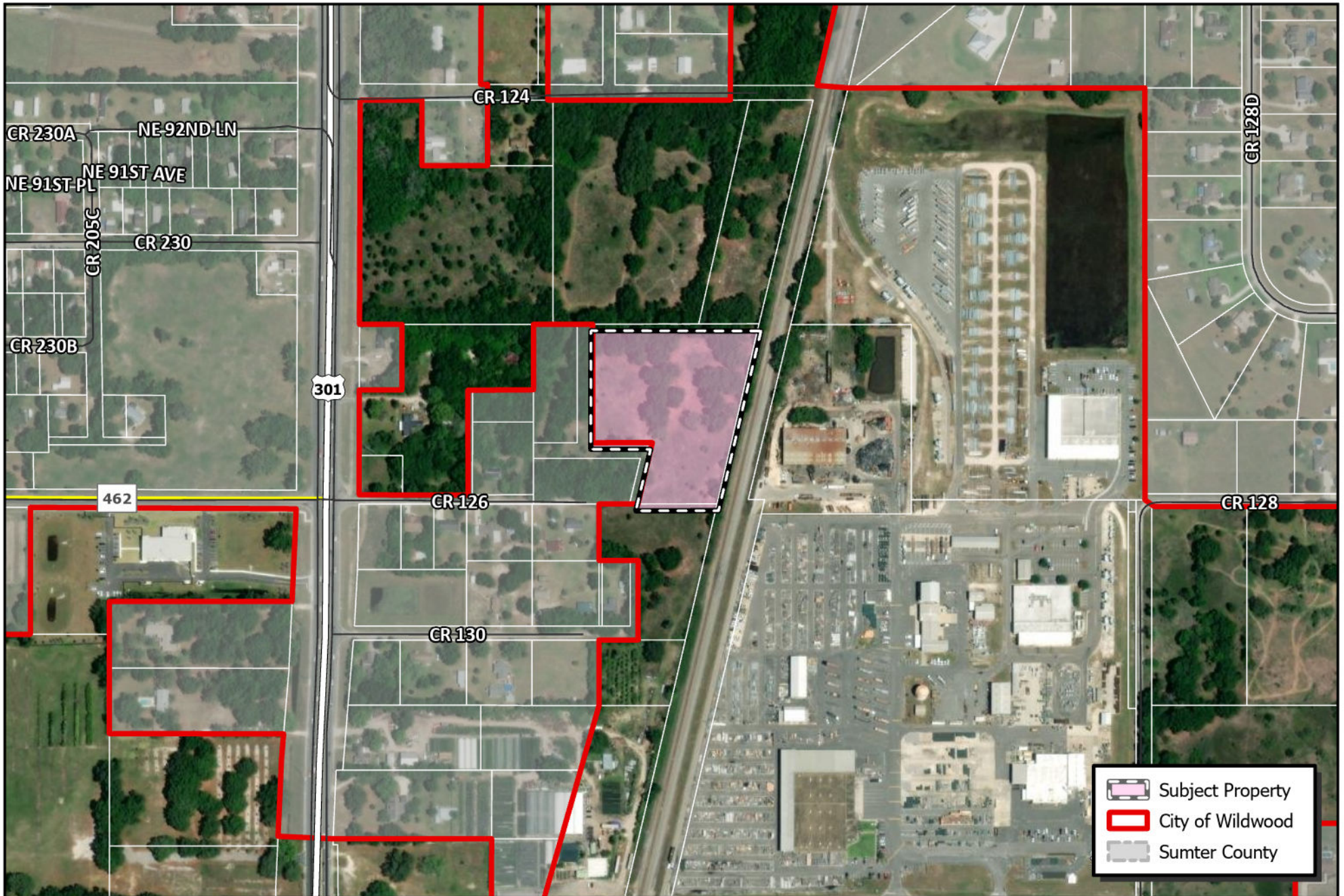
Aside from the outstanding comments, SP 2308-005 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals,

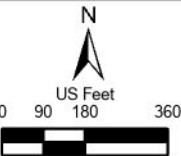
objectives, and policies of the City's Comprehensive Plan.

DATED: 2/7/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

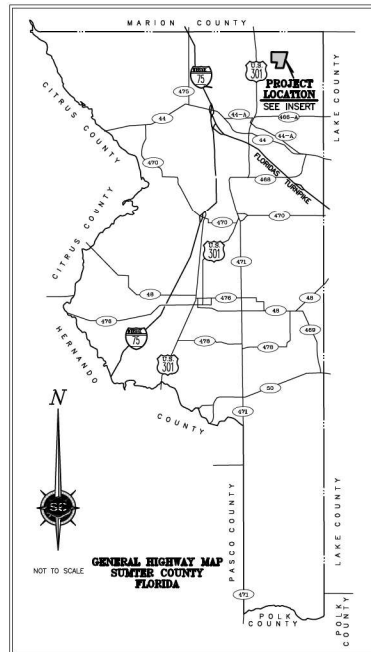
Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	SP 2308-05 HOUSE OF HOPE PARCEL D29B006	MAP 1B LOCATION MAP FEB 2024
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DEVELOPMENT PLANS FOR HOUSE of HOPE WILDWOOD CAMPUS

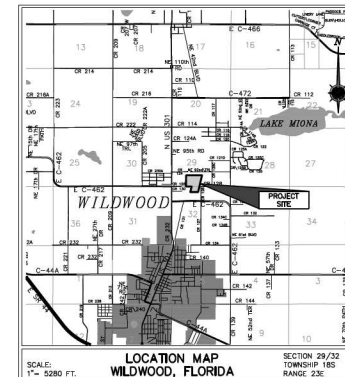


OWNER/DEVELOPER:
CITY OF HOPE INTERNATIONAL, INC.
dba HOUSE OF HOPE OF FLORIDA
MARY STARKY/GENE BARTON
4726 NE 49th BOULEVARD
WILDWOOD, FLORIDA 34785
PHONE: 852-334-1509

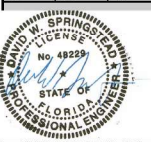
ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14th STREET
LEESBURG, FLORIDA 34748
Ph: (352) 787-1414

SURVEYOR:
CLYMER, FARNER AND BARLEY SURVEYING
4450 NE 83rd RD WILDWOOD, FL 34785
OFFICE: (352) 748-3128

INDEX		
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Digitally signed
by David W
Springstead
Date: 2023.12.29
'16:26:59 -05'00



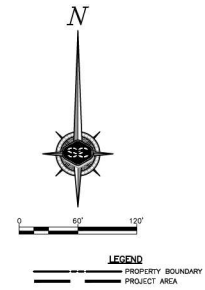
Springstead Engineering, Inc.

Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: PTLR: DATE:
AS SHOWN N OF W CORNER 08/23
DESIGN: DRAWN: CHECKED:
DWS SKK
DRAWING:
COVER
CLIENT: HOUSE OF HOPE
WILDWOOD CAMPUS
JOB NO.: 1810018.001 SHEET: 1 OF 19
DATE: 9-28-23

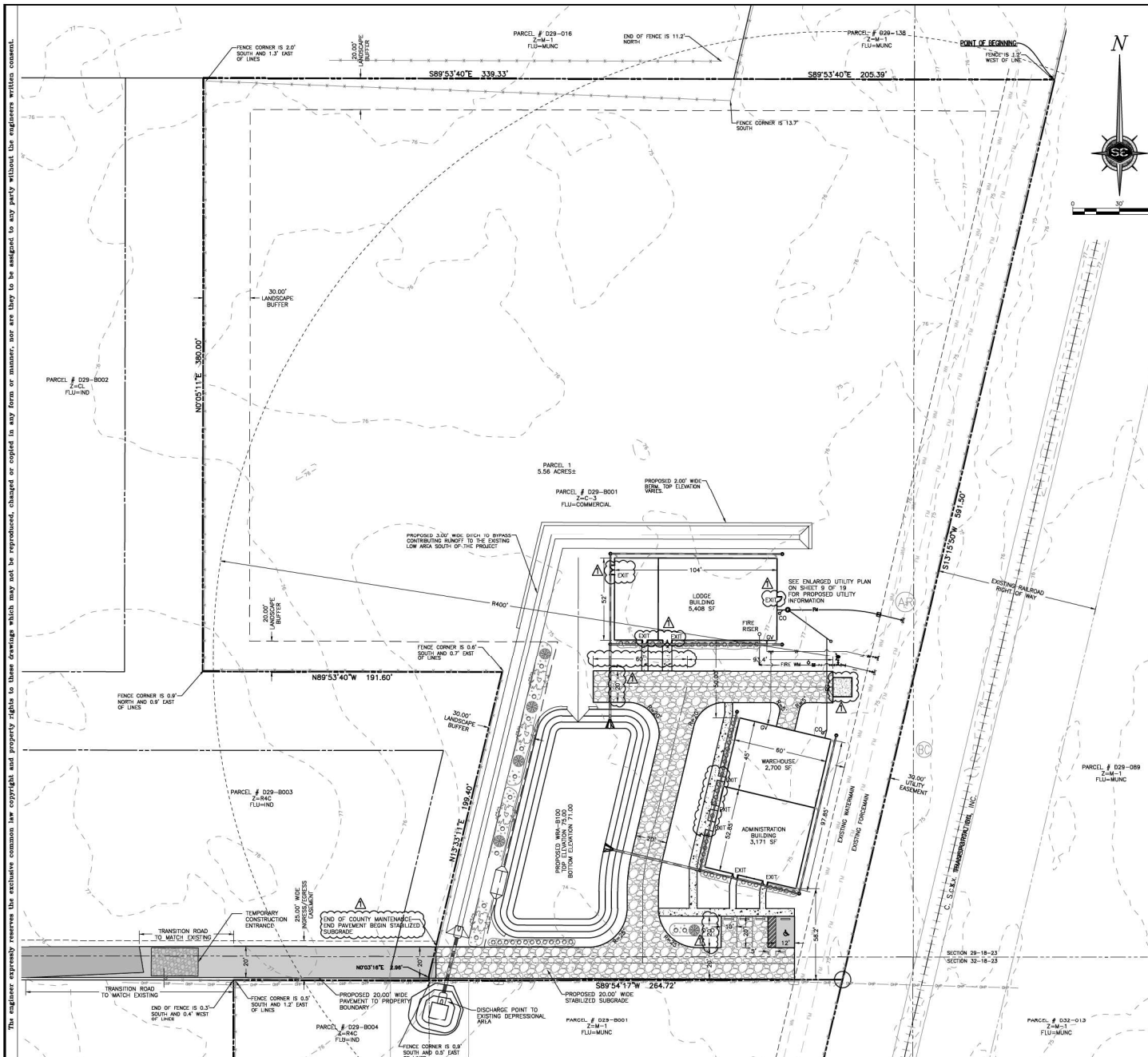
CLIENT:	HOUSE OF HOPE	1 of 19
PROJECT:	WILDWOOD CAMPUS	COVER
DRAWING:		
DWS	REV. BY:	DATE:
SKK	DESCRIPTION:	

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CLIENT: HOUSE OF HOPE		PROJECT: WILDWOOD CAMPUS		DRAWING: AERIAL		3 of 19	
DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229	
Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.	
Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414	
SCALE: H of N Aerial	FILE: H of N Aerial	DATE: 08/23	DESIGN: VKL/SKK	DRAWN: VKL/SKK	CHECKED: VKL/SKK	DRAWING: AERIAL	CLIENT: HOUSE OF HOPE WILDWOOD CAMPUS
208 NO. 1810018.001	SHEET: 3	DATE: 9-28-23	DATE: 9-28-23	DATE: 9-28-23	DATE: 9-28-23	DATE: 9-28-23	DATE: 9-28-23

1



LEGAL DESCRIPTION:

[illegible]

SITE CALCULATIONS:

TOTAL PROPERTY AREA:	242,493 SF	5.56 AC	100.00%
IMPERVIOUS AREA:	23,117 SF	0.53 AC	9.53%
WATER RETENTION AREA:	7,462 SF	0.17 AC	3.08%
OPEN SPACE:	211,914 SF	4.86 AC	87.39%

FLOOR AREA RATIO:

TOTAL PROPERTY AREA:	242,493 SF	5.56 AC	100.00%
BUILDING FLOOR AREA:	11,279 SF	0.26 AC	4.65%
OPEN SPACE:	231,214 SF	5.30 AC	95.35%

PARKING CALCULATIONS:

USE	REQUIRED PARKING	REQUIRED SPACES
OFFICE/WAREHOUSE	3171/1000 SF	3.1 SPACES = 3
LOADING	5408 SF	0 SPACES
WAREHOUSE	2700/2000 SF	1 SPACE

TOTAL PARKING SPACES REQUIRED = 4
TOTAL ALL UNITS PARKING SPACES PROVIDED = 4
TOTAL H.C. ACCESSIBLE SPACES REQUIRED PER FBC = TOTAL H.C. 1
(INCL. IN TOTAL PARKING LOT)
ACCESSIBLE SPACES PROVIDED = 1

NOTES:

1. PROJECT INVOLVES PROPOSED BUILDINGS FOR USE AS A REHABILITATION FACILITY. THE PROPOSED PARKING & DRIVE WILL SERVE THE NEEDS OF THE NEW USE.
2. SITE SLOES CLASSIFIED AS: (40)-MIDHILLER SAND, BOLDREY SUBSURFACE 0 TO 5 PERCENT SLOPES.
3. LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE FLOOD HAZARD ZONE AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY MAP #1219C-008B D, DATED SEPTEMBER 27, 2013.
4. SUBJECT PARCELS DSEB-0001, 2-A-C-3, FULL-COMMERCIAL.
5. SEE ADDRESS OF USE
6. ANTICIPATED NO. OF EMPLOYEES = (1)
7. ANTICIPATED NO. OF PROGRAM PARTICIPANTS = (12)
7. TRAFFIC IMPACTS: NEGIGIBLE SEE ATTACHED ANALYSIS
8. PROPOSED WATER & SEWER SERVICES PROVIDED BY THE CITY OF WILLOWOOD
9. SITE LANDSCAPING SHALL BE IRRIGATED FOR CITY OF WILLOWOOD STANDARDS
10. LODGE BUILDING OCCUPANCY TYPE (LODGING)

PERMIT REQUIREMENTS:

AGENCY	PERMIT	STATUS
CITY OF WILDWOOD	MINOR SITE PLAN	PENDING
SFWMD	Environmental Resource	PENDING

LEGEND

--- PROPERTY BOUNDARY
 --- ADJACENT PARCEL LINE
 --- RIGHT-OF-WAY CENTERLINE
 --- BUILDING SETBACKS
 --- PROPOSED DEVELOPMENT CONTOUR
 --- 64' --- PROPOSED WATERLINE
 --- 17.5' --- PROPOSED FIRE WATERLINE
 --- 15' --- PROPOSED FLOW DIRECTION
 --- 15' --- PROPOSED SLOPES
 --- 15' --- PROPOSED SANITARY SEWER
 --- 15' --- SILT FENCE
 --- SWALE
 --- PROJECT AREA
 --- MATCH SLOPE LINE
 --- PROPOSED SPOT ELEVATION
 --- 64' --- EXISTING GRADE CONTOUR
 --- 64' --- SOIL DITCH
 --- 64' --- FINISHED SPOT ELEVATION

HOUSE OF HOPE	WILDWOOD CAMPUS	SITE PLAN

CLIENT:

PROJECT:

DRAWING:



**Springstead
Engineering, Inc.**



Consulting Engineer
Planners
CA-0001723
LB-0001723
727 South 14th Street

727 South 14th Street
Leesburg, Fl. 34748
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	H OF H SITE PLAN	08/23

DESIGN:	DRAWN:	CHECKED:
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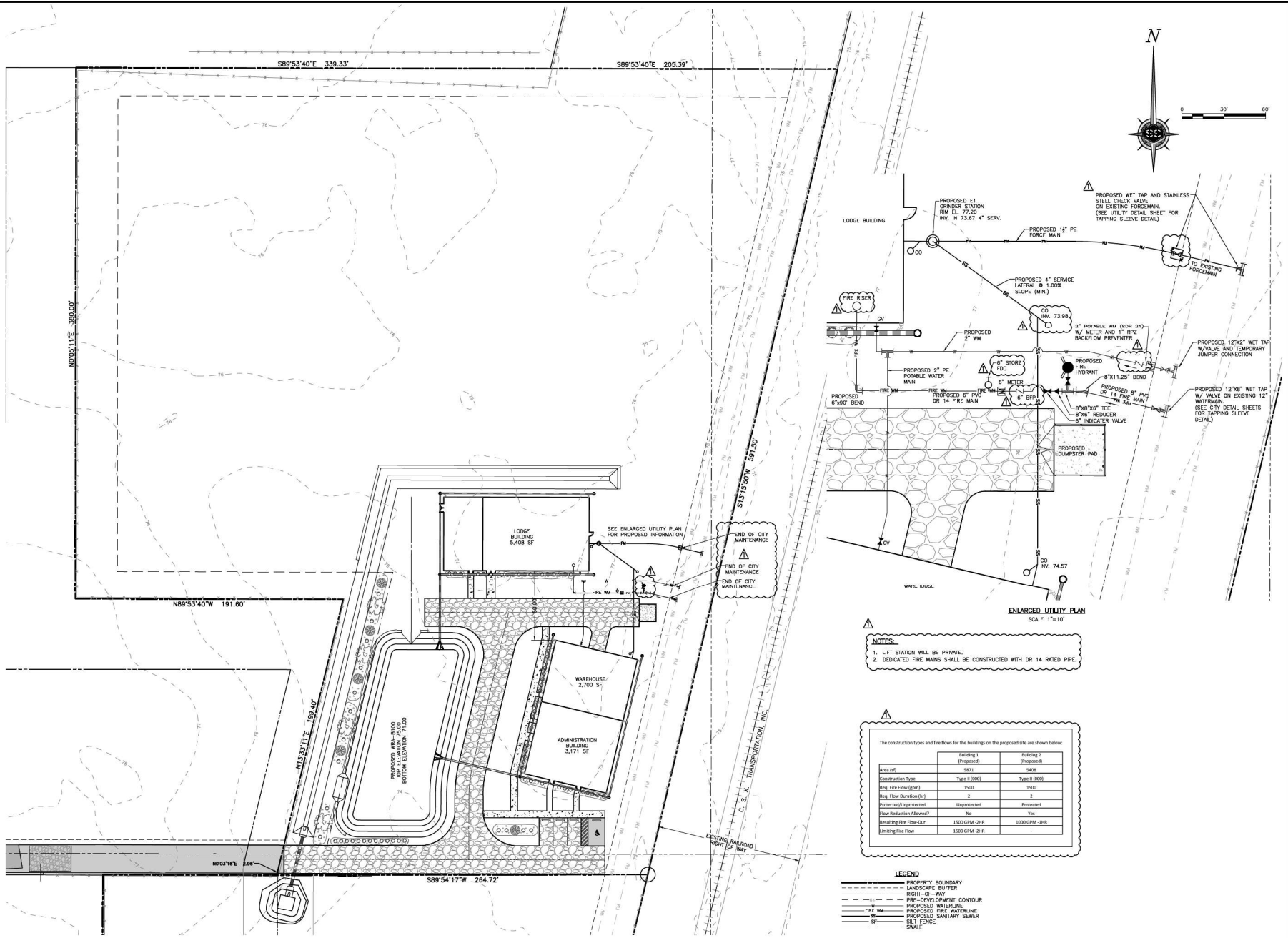
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DRAWING:		

SITE PLAN

HOUSE OF HOPE WILDWOOD CAMPUS	
ADD MS	DATE

JOB NO.:	SHEET:	8
1810018.001	OF:	19

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- NOTES:
1. LIFT STATION WILL BE PRIVATE.
 2. DEDICATED FIRE MAINS SHALL BE CONSTRUCTED WITH DR 14 RATED PIPE.

The construction types and fire flows for the buildings on the proposed site are shown below:

	Building 1 (Proposed)	Building 2 (Proposed)
Area (sq ft)	5875	5408
Construction Type	Type I (1000)	Type II (1000)
Min. Fire Flow (gpm)	1500	1500
Min. Fire Duration (hrs)	2	2
Protected/Unprotected	Unprotected	Protected
Flow Reduction Allowed?	No	Yes
Resulting Fire Flow (gpm)	1500 (GPM) - 20%	1000 (GPM) - 14%
Existing Fire Flow	1500 (GPM) - 20%	1000 (GPM) - 14%

- LEGEND
- PROPERTY BOUNDARY
 - LANDSCAPE BUFFER
 - RIGHT-OF-WAY
 - PRE-DEVELOPMENT CONTOUR
 - PROPOSED WATERLINE
 - PROPOSED FIRE WATERLINE
 - PROPOSED SANITARY SEWER
 - SILT FENCE
 - SWALE

CLIENT:	HOUSE OF HOPE	PROJECT:	WILDWOOD CAMPUS	DRAWING:	UTILITY PLAN	SHEET:	9 of 19
DATE:	9-19-23	DISCUSSION:		DATE:			
REV. BY:	DWS	REV. DATE:		REV. BY:			

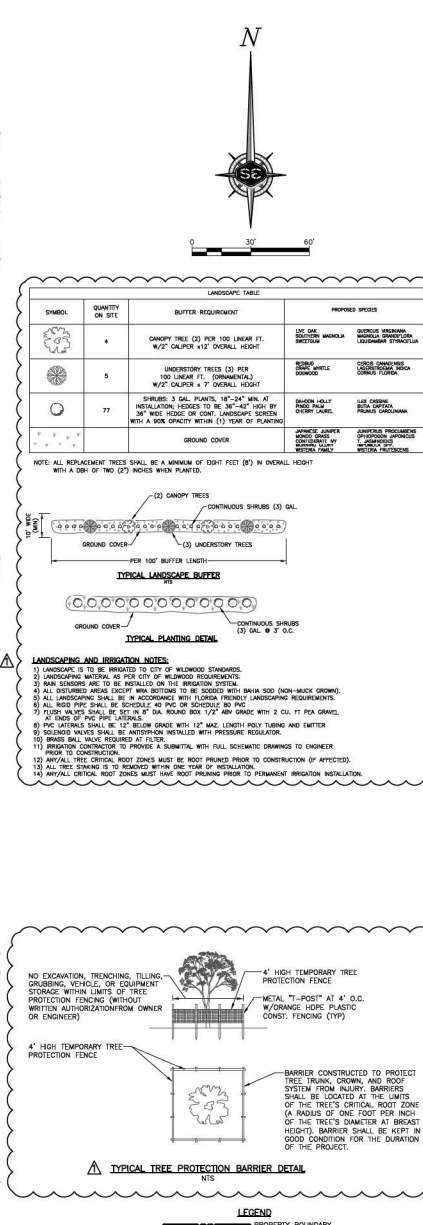
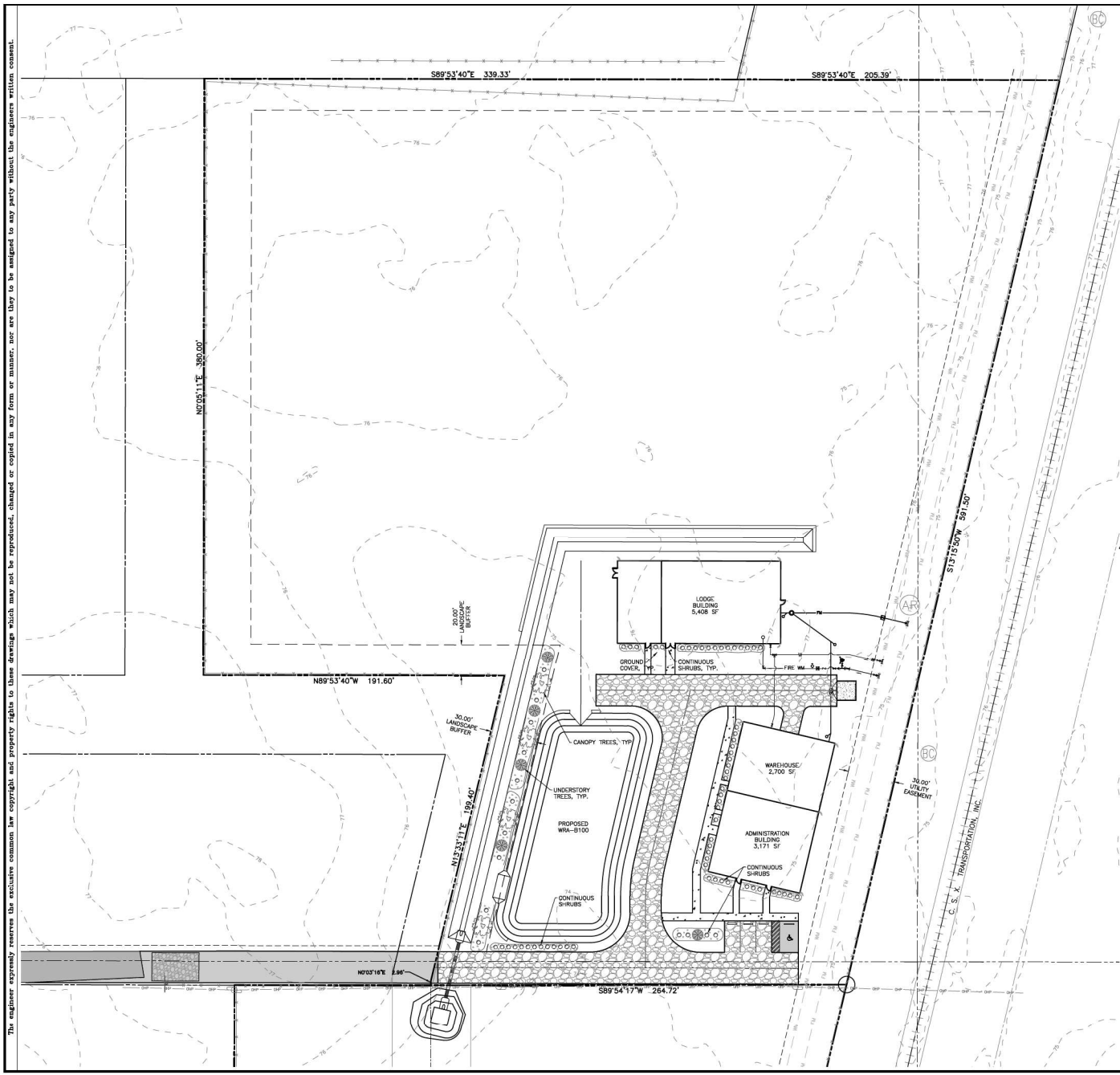
DAVID SPRINGSTEAD, P.E.
FLORIDA REGISTRATION NO. 48229
Professional Engineer
Springstead Engineering, Inc.

Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

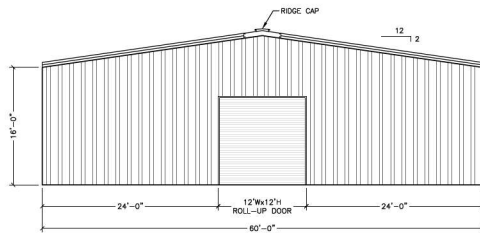
SCALE: PLS. DATE: 08/23
AS SHOWN: H. OF H. UTILITY PLAN
DESIGN: DWS DRAWN: SKK/CBK CHECKED: [Signature]
DWS SKK/VKB

DRAWING: UTILITY PLAN
CLIENT: HOUSE OF HOPE
WILDWOOD CAMPUS
JOB NO.: 1810018.001 SHEET: 9 OF 19

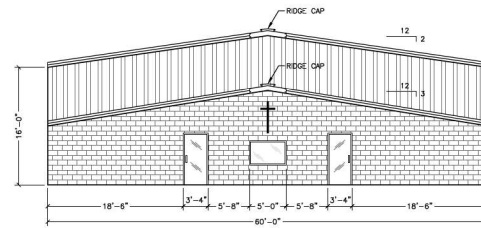
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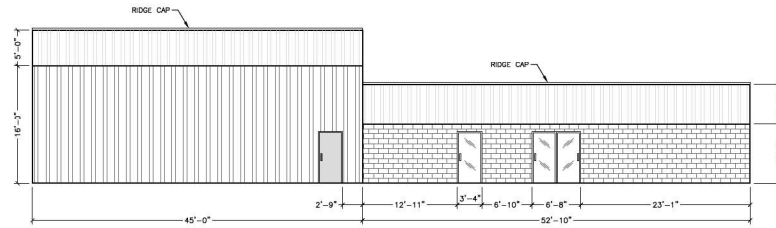
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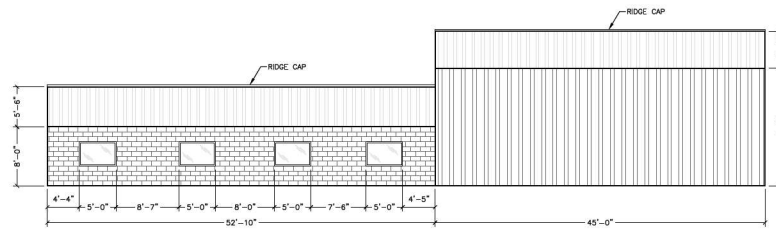
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

CLIENT: HOUSE OF HOPE

PROJECT: WILDWOOD CAMPUS

DRAWING: WAREHOUSE-ADMINISTRATION
BUILDING ELEVATIONS

1 OF 1



I, the undersigned, do hereby certify that I am a duly Licensed Professional Engineer in the State of Florida, and that I am the author of the design and drawings herein, and that I am not aware of any falsification of the same.

Springstead
Engineering, Inc.



Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: 1/8"=1'-0"
DATE: 08/23
AS SHOWN: 08/23
DESIGN: DWS
DRAWN: SKK
CHECKED: [Signature]

DRAWING: WAREHOUSE-ADMINISTRATION
BUILDING ELEVATIONS

CLIENT: HOUSE OF HOPE
WILDWOOD CAMPUS

JOB NO.: 1810018.001
SHEET: 1 OF 1

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2311-004 Home Depot Minor Modification

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2311-004 Home Depot Minor Modification
Owner/Applicant(s)	Home Depot U.S.A., Inc
Acreage	19.53 +/-
Property Location	The subject property is generally located approximately 0.10 miles west of Powell Rd and approximately 0.06 miles south of C 466A, north along Broken Oak Dr.
Parcel(s)	G05X001

The applicant is seeking approval from the Project Review Committee for a modification to the approved Home Depot site plan, SP 2210-002, updating curb lines, parking, open space, tie-in grades, rim elevations, grading, sanitary sewer structures, and repositioning of light poles and a fire hydrant, per the attached plans.

SP 2311-004 meets the criteria set forth within the Land Development Regulations.



Dated: 02/05/2024

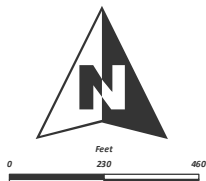
Amanda Bondi

Planner II, Development Services



**CITY OF
WILDWOOD**

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



SP 2311-004

HOME DEPOT MODIFICATION

PARCEL G05X001

MAP 1B

**LOCATION
MAP**

**FEBRUARY
2024**

DESIGN NARRATIVE

Date: November 6, 2023

Project: Home Depot Wildwood

Please note the changes listed below that were made to the Home Depot Wildwood Set:

- **C-100 Site Plan**
 - o Update to curb line in northeast front parking lot preserve installed hydrant.
 - o Reposition 3 light poles and 1 fire hydrant.
 - o Revised parking count (loss of 1 parking space).
 - o Revised open space calculation to reflect site condition.
- **C-101 Horizontal Control Plan - North**
 - o Update to curb line in northeast front parking lot preserve installed hydrant.
 - o Reposition 3 light poles and 1 fire hydrant.
- **C-200 Overall Paving and Grading Plan**
 - o Update to curb line in northeast front parking lot preserve installed hydrant.
 - o Updated tie-in grades at developer's road along east per as-built grades.
 - o Updated rim elevations per as-built grades.
 - o Updated grading in northwest corner along property line.
- **C-201 Paving and Grading Plan - North**
 - o Update to curb line in northeast front parking lot preserve installed hydrant.
 - o Updated tie-in grades at developer's road along east per as-built grades.
 - o Updated rim elevations per as-built grades.
 - o Updated grading in northwest corner along property line.
- **C-202 Paving and Grading Plan – South**
 - o Updated tie-in grades at developer's road along east per as-built grades.
 - o Updated rim elevations per as-built grades.
- **C-203 Overall Drainage Plan**
 - o Update to curb line in northeast front parking lot preserve installed hydrant.
 - o Updated tie-in grades at developer's road along east per as-built grades.
 - o Updated rim elevations per as-built grades.
- **C-204 Drainage Plan-North**
 - o Update to curb line in northeast front parking lot preserve installed hydrant.
 - o Updated tie-in grades at developer's road along east per as-built grades.
 - o Updated rim elevations per as-built grades.
- **C-204 Drainage Plan-South**
 - o Updated rim elevations per as-built grades.

- **C-300 Utility Plan**

- o Update to curb line in northeast front parking lot preserve installed hydrant.
- o Updated location of three light poles in landscape islands.
- o Updated location of Fire Hydrant assembly and associated fittings, appurtenances, and pipes.
- o Utility Crossing #27 updated to account for fire hydrant assembly relocation.
- o Update to Developers installed sanitary sewer structures per as-built information.
- o Update to slope on 8" sanitary main connecting to developers' system.
- o Update to Utility Crossing #17.



OWNER/DEVELOPER
ACORN INVESTMENTS, LLC
ADDRESS: 734 RUGBY STREET
ORLANDO, FL 32804

OWNER'S AGENT: HOME DEPOT U.S.A., LLC
2455 PACES FERRY ROAD
ATLANTA, GA, 30339

ARCHITECT
MATTHEW BATHLOMEW
WD PARTNERS
7007 DISCOVERY BLVD.
DUBLIN, OHIO
PHONE: (614) 634-7000

STORMWATER
SOUTH WEST FLORIDA WATER
MANAGEMENT DISTRICT
7601 HIGHWAY 301
TAMPA, FL 33637
(813) 985-7481
CONTACT: ROBERT DASTA

CITY OF WILDWOOD
PHYSICAL ENVIRONMENT
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

CITY OF WILDWOOD
PHYSICAL ENVIRONMENT
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

SUMTER COUNTY FIRE
7375 POWELL ROAD
WILDWOOD, FL 34785
(352) 552-7985
CONTACT: JULIANNE HEREDIA

CIVIL ENGINEER
PETER VAN RENS, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
PHONE: (772) 794-4100

SURVEYOR
KAYE M. JAMESON
CLYMER FARNER BARLEY, INC.
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
PHONE: (352) 748-3126

DEVELOPMENT SERVICES
CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1334
CONTACT: MELANIE PEAVY

SUMTER COUNTY BUILDING DEPARTMENT
7375 POWELL ROAD, SUITE 115
WILDWOOD, FL 34785
(352) 689-4401
CONTACT: STEVEN WILCOX

DIVISION OF HOTEL AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE, FL 32399
(850) 488-1133
CONTACT: GEORGE KOEHLER

SUMTER COUNTY PUBLIC WORKS
319 E. ANDERSON AVENUE
BUSHNELL, FL 33513
(352) 689-4400
CONTACT: STEVEN COHOON

8708 NE 44TH DR
WILDWOOD, FL 34785
(866) 684-3142
CONTACT: EDWARD ROCK

GAS
TECO
316 SW 33RD AVENUE
OCALA, FL 34474
(352) 427-0743
CONTACT: CHUCK HUMPHREY

ELECTRIC
SECO
330 SOUTH HIGHWAY 301
SUMTERVILLE, FL 33585
(352) 569-9882
CONTACT: DANNY BOYETT

FIBER/ CATV
LUMEN
501 McCORMACK ST
LEESBURG, FL 34748
(352) 431-2213
CONTACT: JOSE GONZALEZ

TELEPHONE
COMCAST
(904) 738-0685
CONTACT: LARRY PAYNE

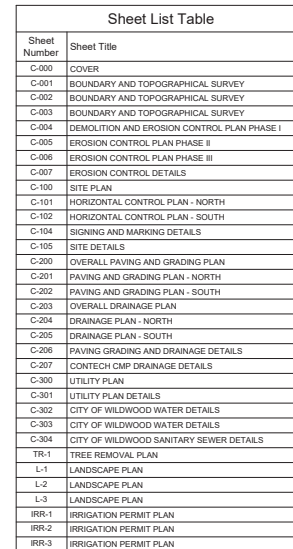
LOCATED IN

WILDWOOD, FLORIDA 34785
SECTION 5, TOWNSHIP 19S, RANGE 23E



LOCATION MAP
1" = 500'

PROJECT LOCATION



LINE	DESCRIPTION	DATE	BY
17	PER CITY OF WILMWOOD COMMENTS	01/05/24 KFB	
18	SWPP UPDATE	12/11/23 RMP	
19	PER CITY OF WILMWOOD COMMENTS	12/11/23 RMP	
14	PER AS-BUILT & RFI #24	10/25/23 KFB	
13	PER RFI #18 AND 17, AS-BUILT UPDATE	09/29/23 KFB	
12	QC REVISIONS	06/12/23 KFB	
11	CITY UTILITY COMMENT	05/31/23 MC	
9	BUILDING FOOTPRINT UPDATE	03/21/23 KFB	
8	WATER METER SIZE UPDATES	03/21/23 MC	
7	8" BID SET	03/17/23 KFB	
6	VE UPDATE	03/16/23 KFB	
5	PER CITY OF WILMWOOD COMMENTS	03/06/23 KFB	
4	PERMIT SET	02/21/23 KFB	
3	PER CITY OF WILMWOOD COMMENTS	02/14/23 MC	
2	75% CHECK SET	12/20/22 KFB	
	REVISIONS		
No		VE	BY

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4445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100 REGISTRY NO. 35106
WWW.KIMLEY-HORN.COM



Peter J Van Rens

COVER

WILDWOOD
PREPARED FOR
THE HOME DEPOT

SHEET NUMBER
C-000

CALL 48 HOURS
BEFORE YOU DIG

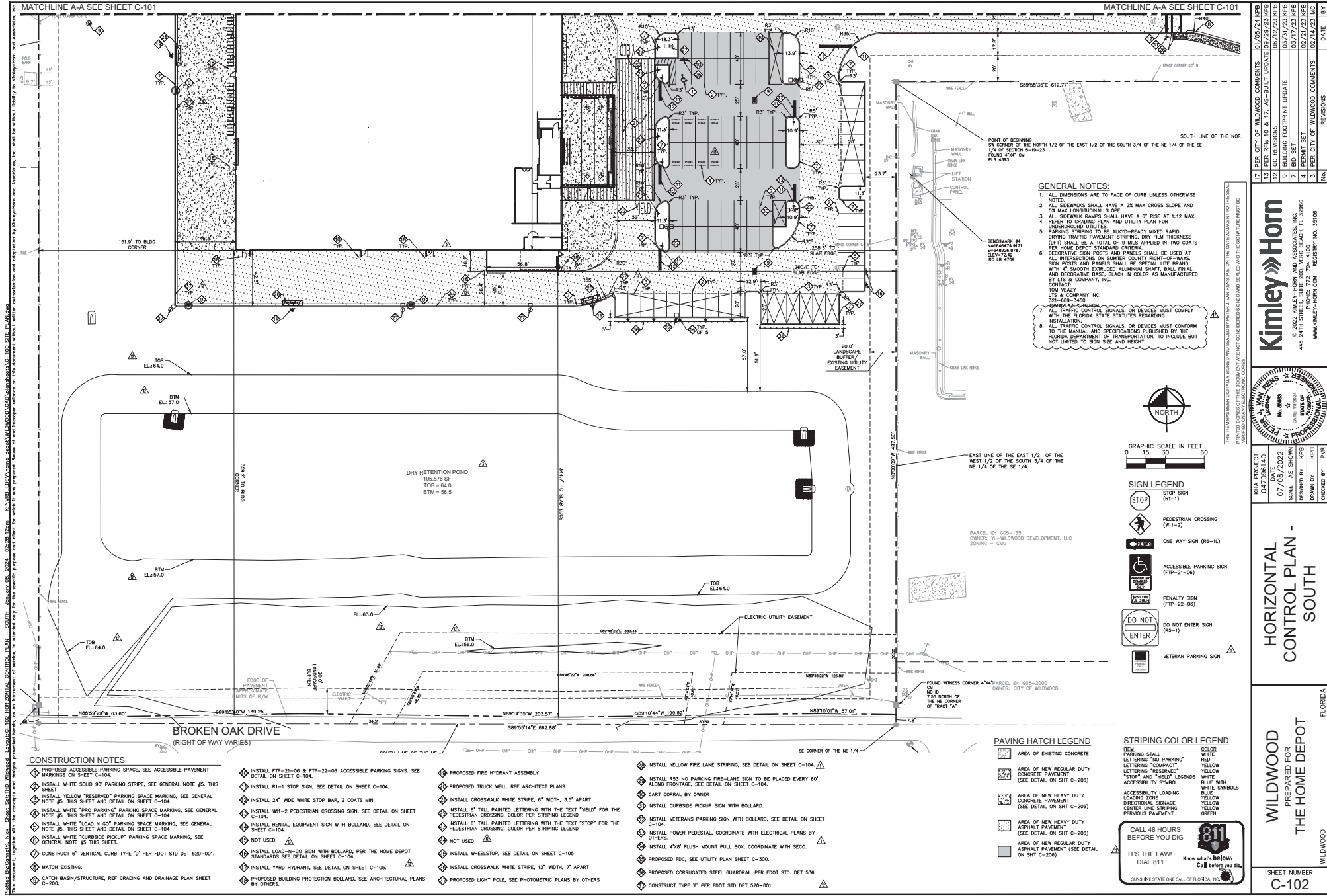
IT'S THE LAW!
DIAL 811

811

Know what's **below**.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY:
Kimley»Horn



PROJECT: WILDMOOD DEVELOPMENT, LLC - SOUTH SIDE OF BROKEN OAK DRIVE, WILDMOOD, FLORIDA. SHEET: C-102. DATE: 07/08/2022. SCALE: AS SHOWN. DESIGNED BY: KPM. DRAWN BY: PVP. CHECKED BY: PVP. PROJECT NO: 2022-001. CLIENT: WILDMOOD DEVELOPMENT, LLC. PREPARED FOR: THE HOME DEPOT. LOCATION: 440 24TH STREET, SUITE 200, VERO BEACH, FL 32960. PHONE: 888-888-8888. FAX: 888-888-8888. WWW.KIMLEY-HORN.COM. REGISTRY NO. 35058.

CONSTRUCTION NOTES

- PROPOSED ACCESSIBLE PARKING SPACE, SEE ACCESSIBLE PAVEMENT MARKINGS ON SHEET C-104.
- INSTALL WHITE SOLID 90° PARKING STRIPE, SEE GENERAL NOTE #5, THIS SHEET.
- INSTALL YELLOW "RESERVED" PARKING SPACE MARKING, SEE GENERAL NOTE #5, THIS SHEET AND DETAIL ON SHEET C-104.
- INSTALL WHITE "NO PARKING" PARKING SPACE MARKING, SEE GENERAL NOTE #5, THIS SHEET AND DETAIL ON SHEET C-104.
- INSTALL WHITE "LOAD IN 50°" PARKING SPACE MARKING, SEE GENERAL NOTE #5, THIS SHEET AND DETAIL ON SHEET C-104.
- INSTALL WHITE "CURBSIDE PICKUP" PARKING SPACE MARKING, SEE GENERAL NOTE #5, THIS SHEET.
- CONSTRUCT 6" VERTICAL CURB TYPE 'D' PER FDOT STD DET 520-001.
- MATCH EXISTING.
- CATCH BASIN/STRUCTURE, REF GRADING AND DRAINAGE PLAN SHEET C-200.
- INSTALL FTP-21-06 & FTP-22-06 ACCESSIBLE PARKING SIGNS, SEE DETAIL ON SHEET C-104.
- INSTALL R1-1 STOP SIGN, SEE DETAIL ON SHEET C-104.
- INSTALL 24" WIDE WHITE STOP BAR, 2 COATS MIN.
- INSTALL W11-2 PEDESTRIAN CROSSING SIGN, SEE DETAIL ON SHEET C-104.
- INSTALL RENTAL EQUIPMENT SIGN WITH BOLLARD, SEE DETAIL ON SHEET C-104.
- NOT USED.
- INSTALL LOAD-IN-50 SIGN WITH BOLLARD, PER THE HOME DEPOT STANDARDS SEE DETAIL ON SHEET C-104.
- INSTALL YARD HYDRANT, SEE DETAIL ON SHEET C-105.
- PROPOSED BUILDING PROTECTION BOLLARD, SEE ARCHITECTURAL PLANS BY OTHERS.
- PROPOSED FIRE HYDRANT ASSEMBLY.
- PROPOSED TRUCK WELL, REF ARCHITECT PLANS.
- INSTALL CROSSWALK WHITE STRIPE, 6" WIDTH, 3.5' APART.
- INSTALL 6" TALL PAINTED LETTERING WITH THE TEXT "YIELD" FOR THE PEDESTRIAN CROSSING, COLOR PER STRIPING LEGEND.
- INSTALL 6" TALL PAINTED LETTERING WITH THE TEXT "STOP" FOR THE PEDESTRIAN CROSSING, COLOR PER STRIPING LEGEND.
- NOT USED.
- INSTALL WHEELSTOP, SEE DETAIL ON SHEET C-105.
- INSTALL CROSSWALK WHITE STRIPE, 12" WIDTH, 7' APART.
- PROPOSED LIGHT POLE, SEE PHOTOMETRIC PLANS BY OTHERS.

PAVING HATCH LEGEND

- AREA OF EXISTING CONCRETE.
- AREA OF NEW REGULAR DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHT C-206).
- AREA OF NEW HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHT C-206).
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-206).
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-206).
- INSTALL YELLOW FIRE LANE STRIPING, SEE DETAIL ON SHEET C-104.
- INSTALL NO PARKING FIRE-LANE SIGN TO BE PLACED EVERY 60' ALONG FRONTAGE, SEE DETAIL ON SHEET C-104.
- CART CORRAL BY OWNER.
- INSTALL CURBSIDE PICKUP SIGN WITH BOLLARD.
- INSTALL VETERANS PARKING SIGN WITH BOLLARD, SEE DETAIL ON SHEET C-104.
- INSTALL POWER PEDESTAL, COORDINATE WITH ELECTRICAL PLANS BY OTHERS.
- INSTALL 4"X8" FLUSH MOUNT PULL BOX, COORDINATE WITH SECO.
- PROPOSED FDC, SEE UTILITY PLAN SHEET C-300.
- PROPOSED CORRUGATED STEEL GUARDRAIL PER FDOT STD DET 536.
- CONSTRUCT TYPE 'Y' PER FDOT STD DET 520-001.

STRIPING COLOR LEGEND

- ITEM: PARKING STALL LETTERING "NO PARKING". COLOR: WHITE.
- ITEM: PARKING STALL LETTERING "COMPACT". COLOR: YELLOW.
- ITEM: PARKING STALL LETTERING "RESERVED". COLOR: YELLOW.
- ITEM: PARKING STALL LETTERING "STOP". COLOR: WHITE.
- ITEM: PARKING STALL LETTERING "YIELD". COLOR: WHITE.
- ITEM: PARKING STALL LETTERING "LOAD IN 50°". COLOR: BLUE.
- ITEM: PARKING STALL LETTERING "CURBSIDE PICKUP". COLOR: BLUE.
- ITEM: PARKING STALL LETTERING "LOADING ZONE". COLOR: BLUE.
- ITEM: PARKING STALL LETTERING "DIRECTIONAL SIGNAGE". COLOR: BLUE.
- ITEM: PARKING STALL LETTERING "CENTER LANE STRIPING". COLOR: YELLOW.
- ITEM: PARKING STALL LETTERING "PERVIOUS PAVEMENT". COLOR: GREEN.
- ACCESSIBILITY LOADING: BLUE.
- ACCESSIBILITY UNLOADING: BLUE.
- ACCESSIBILITY CENTER LANE STRIPING: YELLOW.
- ACCESSIBILITY PERVIOUS PAVEMENT: GREEN.

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
- ALL SIDEWALK RAMP SHALL HAVE A 8" RISE AT 1:12 MAX.
- REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
- PARKING STRIPING TO BE ALKYD-READY MIXED RAIPD.
- DRIVING TRAFFIC PAVEMENT STRIPING, DUTY FIRM THICKNESS (DFT) SHALL BE A TOTAL OF 9 MILS APPLIED IN TWO COATS PER HOME DEPOT STANDARD CRITERIA.
- DECORATIVE SIGN POSTS AND PANELS SHALL BE USED AT ALL INTERSECTIONS ON SANTA COUNTY SHARP-OF-WAYS. SIGN POSTS AND PANELS SHALL BE SPECIAL LITE BRAND AND DECORATIVE BASE, BLACK IN COLOR AS MANUFACTURED BY LIT & COMPANY, INC.
- CONTACT: LIT & COMPANY, INC. 350-880-5450. WWW.LIT-AND-COMPANY.COM.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING INSTALLATION.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGN SIZE AND HEIGHT.



SIGN LEGEND

- STOP SIGN (R0-1)
- PEDESTRIAN CROSSING (W11-2)
- ONE WAY SIGN (R6-1L)
- ACCESSIBLE PARKING SIGN (F3P-31-06)
- POSITIVE SIGN (F3P-32-06)
- DO NOT ENTER SIGN (R0-1)
- VETERAN PARKING SIGN

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

17 PER CITY OF WILDMOOD COMMENTS 01/05/23 KPM

13 PER RPT 10 & 17, AS-BUILT UPDATE 09/29/23 KPM

12 QC REVISIONS 08/12/23 KPM

11 REVISIONS 07/08/22 KPM

10 FOOTPRINT UPDATE 03/17/23 KPM

9 BID SET 03/17/23 KPM

8 PERMIT SET 02/21/23 KPM

7 PER CITY OF WILDMOOD COMMENTS 02/14/23 MC

6 REVISIONS 02/14/23 MC

5 No DATE

Kimley»Horn

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440 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 888-888-8888
WWW.KIMLEY-HORN.COM REGISTRY NO. 35058

KHA PROJECT 04702-140

DATE 07/08/2022

SCALE AS SHOWN

DESIGNED BY KPM

DRAWN BY PVP

CHECKED BY PVP

HORIZONTAL CONTROL PLAN - SOUTH

WILDMOOD

PREPARED FOR THE HOME DEPOT

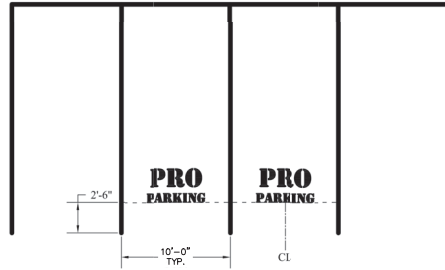
FLORIDA

WILDMOOD

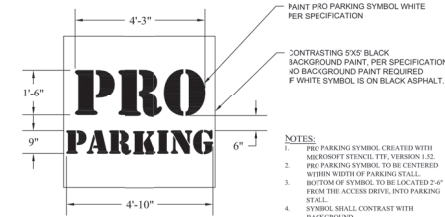
SHEET NUMBER C-102

WILDLIFE DOCUMENT - This sheet is the standard layout for all signs and markings. It is not to be used for any other purpose. It is the responsibility of the user to ensure that the signs and markings are correctly installed and maintained. The user must ensure that the signs and markings are correctly installed and maintained. The user must ensure that the signs and markings are correctly installed and maintained.

TYPICAL PRO PARKING STALL

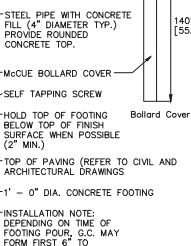


TYPICAL PRO PARKING SYMBOL



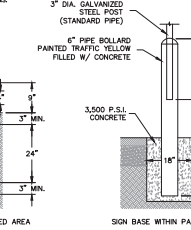
- NOTES**
1. PRO PARKING SYMBOL CREATED WITH MICRODOT VINYL, TYP. VARIATION 1.22.
 2. PRO PARKING SYMBOL TO BE CENTERED WITHIN WIDTH OF PARKING STALL.
 3. BOTTOM OF SYMBOL TO BE LOCATED 2'-4" FROM THE ACCESS DRIVE INTO PARKING STALL.
 4. SYMBOL SHALL CONTRAST WITH BACKGROUND.

CAUTION:
GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY POTENTIAL CONFLICTS WITH BOLLARD FOUNDATIONS AND UTILITY LINES PRIOR TO INSTALLING BOLLARDS.



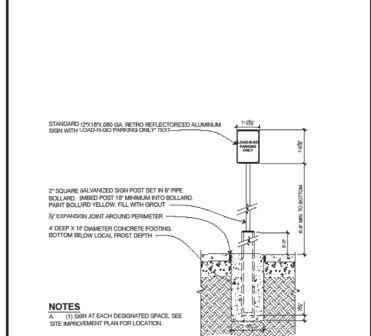
COMPACT POWER BOLLARD - TYPE A

SCALE: NTS



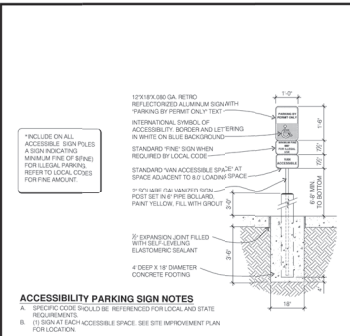
SIGN BASE

N.T.S.



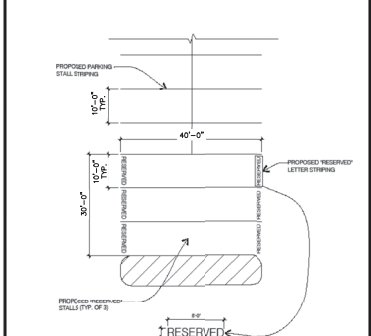
26-E5 LOAD-N-GO PARKING SIGN

THIS DETAIL IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL LOCAL, STATE, AND FEDERAL CODES PRIOR TO USE. THE HOME DEPOT AND NO PARTNERS ARE NOT LIABLE FOR ANY ERRORS OR OMISSIONS RELATED WITH THE USE OF THIS DETAIL.



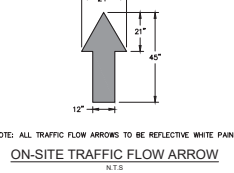
26-F HANDICAP PARKING / TRAFFIC CONTROL SIGNAGE

THIS DETAIL IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL LOCAL, STATE, AND FEDERAL CODES PRIOR TO USE. THE HOME DEPOT AND NO PARTNERS ARE NOT LIABLE FOR ANY ERRORS OR OMISSIONS RELATED WITH THE USE OF THIS DETAIL.



26-E4 RESERVED PARKING DETAIL

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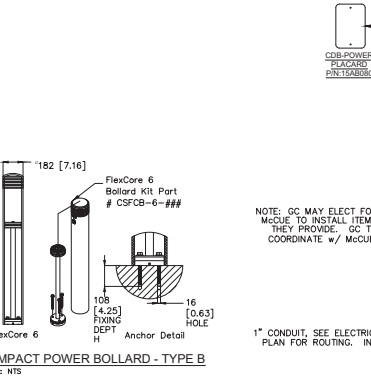
STOP SIGN DETAIL

SCALE: NTS



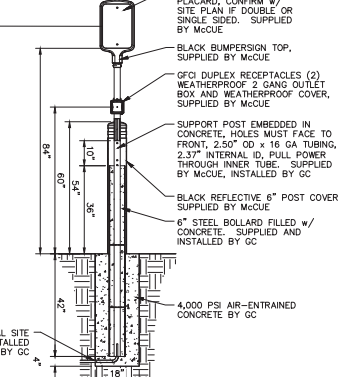
26-E4 RESERVED PARKING DETAIL

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COMPACT POWER BOLLARD - TYPE B

SCALE: NTS



COMPACT POWER BOLLARD - TYPE N

SCALE: NTS



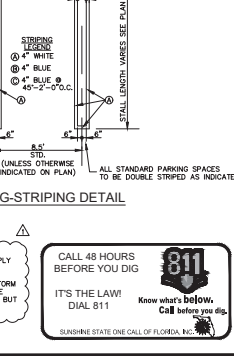
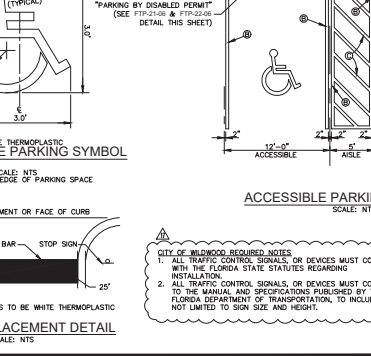
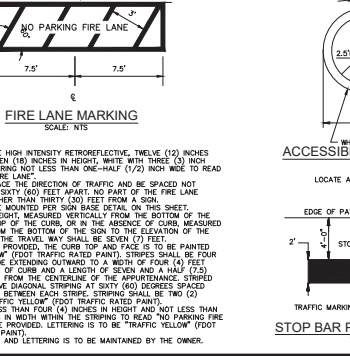
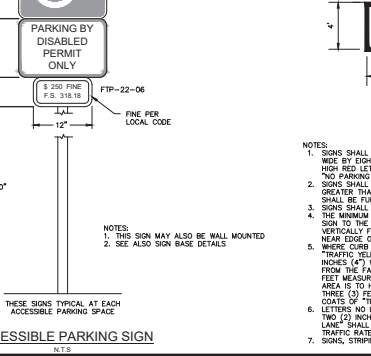
ACCESSIBLE PARKING SYMBOL

SCALE: NTS



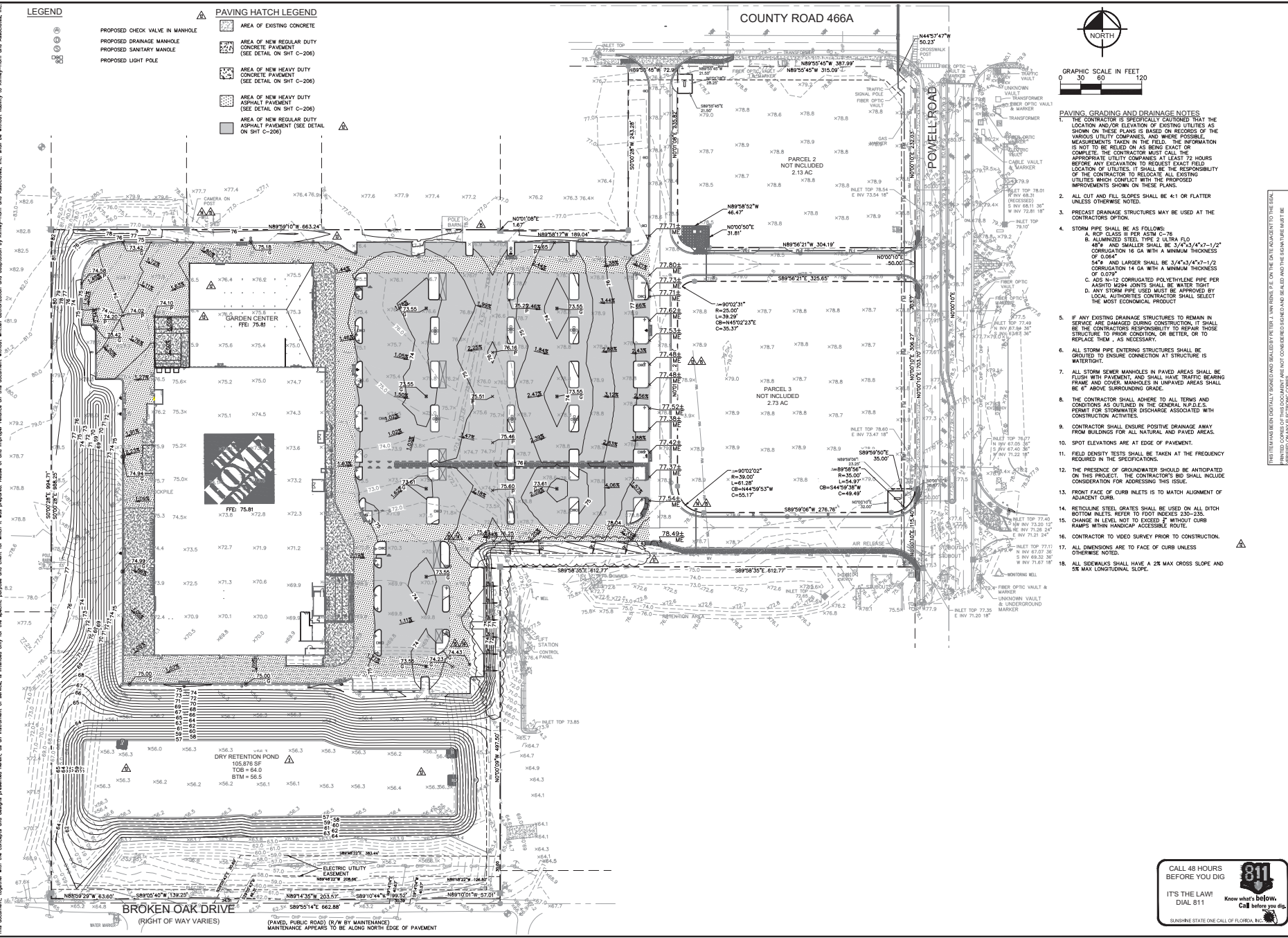
ACCESSIBLE PARKING-STRIPING DETAIL

SCALE: NTS



NO.	REVISIONS	DATE	BY
17	PER CITY OF WILDLIFE COMMENTS	01/05/24	JPB
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100	PER CITY OF WILDLIFE COMMENTS	01/05/24	JPB

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- LEGEND**
- PROPOSED CHECK VALVE IN MANHOLE
 - PROPOSED DRAINAGE MANHOLE
 - PROPOSED SANITARY MANHOLE (SEE DETAIL ON SHT C-206)
 - PROPOSED LIGHT POLE
- PAVING HATCH LEGEND**
- AREA OF EXISTING CONCRETE
 - AREA OF NEW REGULAR DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHT C-206)
 - AREA OF NEW HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL ON SHT C-206)
 - AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-206)
 - AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-206)

- PAVING, GRADING AND DRAINAGE NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
 2. ALL OUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
 3. PRECAST DRAINAGE STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
 4. STORM PIPE SHALL BE AS FOLLOWS:
 - A. 18" CLASS III PER ASTM C-76
 - B. ALUMINIZED STEEL TYPE 2 ULTRA FLO
 - C. 18" AND SMALLER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 16 GA WITH A MINIMUM THICKNESS OF 0.04"
 - D. 24" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 14 GA WITH A MINIMUM THICKNESS OF 0.07"
 - E. 30" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 12 GA WITH A MINIMUM THICKNESS OF 0.07"
 - F. 36" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 10 GA WITH A MINIMUM THICKNESS OF 0.07"
 - G. 42" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 8 GA WITH A MINIMUM THICKNESS OF 0.07"
 - H. 48" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 6 GA WITH A MINIMUM THICKNESS OF 0.07"
 - I. 54" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 4 GA WITH A MINIMUM THICKNESS OF 0.07"
 - J. 60" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 3 GA WITH A MINIMUM THICKNESS OF 0.07"
 - K. 66" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 2 GA WITH A MINIMUM THICKNESS OF 0.07"
 - L. 72" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1 GA WITH A MINIMUM THICKNESS OF 0.07"
 - M. 78" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/2 GA WITH A MINIMUM THICKNESS OF 0.07"
 - N. 84" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/4 GA WITH A MINIMUM THICKNESS OF 0.07"
 - O. 90" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/8 GA WITH A MINIMUM THICKNESS OF 0.07"
 - P. 96" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/16 GA WITH A MINIMUM THICKNESS OF 0.07"
 - Q. 102" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/32 GA WITH A MINIMUM THICKNESS OF 0.07"
 - R. 108" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/64 GA WITH A MINIMUM THICKNESS OF 0.07"
 - S. 114" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/128 GA WITH A MINIMUM THICKNESS OF 0.07"
 - T. 120" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/256 GA WITH A MINIMUM THICKNESS OF 0.07"
 - U. 126" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/512 GA WITH A MINIMUM THICKNESS OF 0.07"
 - V. 132" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1024 GA WITH A MINIMUM THICKNESS OF 0.07"
 - W. 138" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/2048 GA WITH A MINIMUM THICKNESS OF 0.07"
 - X. 144" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/4096 GA WITH A MINIMUM THICKNESS OF 0.07"
 - Y. 150" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/8192 GA WITH A MINIMUM THICKNESS OF 0.07"
 - Z. 156" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/16384 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AA. 162" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/32768 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AB. 168" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/65536 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AC. 174" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/131072 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AD. 180" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/262144 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AE. 186" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/524288 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AF. 192" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1048576 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AG. 198" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/2097152 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AH. 204" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/4194304 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AI. 210" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/8388608 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AJ. 216" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/16777216 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AK. 222" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/33554432 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AL. 228" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/67108864 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AM. 234" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/134217728 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AN. 240" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/268435456 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AO. 246" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/536870912 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AP. 252" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1073741824 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AQ. 258" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/2147483648 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AR. 264" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/4294967296 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AS. 270" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/8589934592 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AT. 276" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/17179869184 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AU. 282" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/34359738368 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AV. 288" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/68719476736 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AW. 294" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/137438953472 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AX. 300" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/274877906944 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AY. 306" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/549755813888 GA WITH A MINIMUM THICKNESS OF 0.07"
 - AZ. 312" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1099511627776 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BA. 318" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/2199023255552 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BB. 324" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/4398046511104 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BC. 330" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/8796093022208 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BD. 336" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/17592186444416 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BE. 342" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/35184372888832 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BF. 348" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/70368745777664 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BG. 354" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/14073749155328 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BH. 360" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/28147498310656 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BI. 366" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/56294996621312 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BJ. 372" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/112589993242624 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BJ. 378" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/225179986485248 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BL. 384" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/450359972970496 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BM. 390" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/900719945940992 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BN. 396" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1801439891881984 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BO. 402" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/3602879783763968 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BP. 408" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/7205759567527936 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BQ. 414" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/14411519135055872 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BR. 420" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/28823038270111744 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BS. 426" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/57646076540223488 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BT. 432" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/115292153080446976 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BU. 438" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/230584306160893952 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BV. 444" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/461168612321787904 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BW. 450" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/922337224643575808 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BX. 456" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1844674449287151616 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BY. 462" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/3689348898574303232 GA WITH A MINIMUM THICKNESS OF 0.07"
 - BZ. 468" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/7378697797148606464 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CA. 474" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/14757395594297212928 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CB. 480" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/29514791188594425856 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CC. 486" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/59029582377188851712 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CD. 492" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/118059164754377703424 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CE. 498" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/236118329508755406848 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CF. 504" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/472236659017510813696 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CG. 510" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/944473318035021627392 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CH. 516" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1888946636070043254784 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CI. 522" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/3777893272140086509568 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CJ. 528" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/7555786544280173019136 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CK. 534" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/15111573088560346038272 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CL. 540" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/30223146177120692076544 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CM. 546" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/60446292354241384153088 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CN. 552" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/120892584708482768306176 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CO. 558" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/241785169416965536612352 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CP. 564" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/483570338833931073224704 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CQ. 570" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/967140677667862146449408 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CR. 576" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1934281355335724292898816 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CS. 582" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/3868562710671448585797632 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CT. 588" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/7737125421342897171595264 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CU. 594" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/15474250842685794343190528 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CV. 600" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/30948501685371588686381056 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CV. 606" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/61897003370743177372772112 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CW. 612" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/123794006741486354745544224 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CX. 618" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/247588013482972709491088448 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CY. 624" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/495176026965945418982176896 GA WITH A MINIMUM THICKNESS OF 0.07"
 - CZ. 630" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/990352053931890837964353792 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DA. 636" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1980704107863781675928707584 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DB. 642" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/3961408215727563351857415168 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DC. 648" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/7922816431455126703714830336 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DD. 654" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/15845632862910253407429660672 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DE. 660" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/31691265725820506814859321344 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DE. 666" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/63382531451641013629718642688 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DF. 672" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/126765062903282027259437285376 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DF. 678" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/253530125806564054518874570752 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DG. 684" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/507060251613128109037749141504 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DH. 690" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1014120503226256218075498283008 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DI. 696" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/2028241006452512436150996566016 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DJ. 702" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/4056482012905024872301993132032 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DJ. 708" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/8112964025810049744603986264064 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DK. 714" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/16225928056420099489207972528128 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DL. 720" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/32451856112840198978415945056256 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DM. 726" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/64903712225680397956831890112512 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DN. 732" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/129807424451360795913663782225024 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DO. 738" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/259614848902721591827327564450048 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DP. 744" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/519229697805443183654655128900096 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DP. 750" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/103845939561088366730931025780192 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DQ. 756" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/207691879122176733461862051560384 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DQ. 762" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/415383758244353466923724103120768 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DR. 768" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/830767516488706933847448206241536 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DR. 774" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/166153503297741386769489641248272 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DS. 780" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/332307006595482773538979282496544 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DT. 786" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/664614013190965547077958564993088 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DT. 792" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/132922802638193109415591712998656 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DU. 798" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/265845605276386218831183425997312 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DV. 804" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/531691210552772437662366851994624 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DV. 810" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/106338242110554487532473370398928 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DW. 816" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/212676484221108975064946740797856 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DX. 822" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/425352968442217950129893481595712 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DY. 828" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/850705936884435900259786963191424 GA WITH A MINIMUM THICKNESS OF 0.07"
 - DZ. 834" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1701411873768871800519573926382848 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EA. 840" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/3402823747537743601039147852765696 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EA. 846" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/6805647495075487202078295705531392 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EB. 852" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/13611294990150974404157591411062784 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EB. 858" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/272225899803019488083151828221256 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EC. 864" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/544451799606038976166303656442512 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EC. 870" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/108890359921207795233260711288512 GA WITH A MINIMUM THICKNESS OF 0.07"
 - ED. 876" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/217780719842415590466521422577024 GA WITH A MINIMUM THICKNESS OF 0.07"
 - ED. 882" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/435561439684831180933042845154048 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EE. 888" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/871122879369662361866085690308096 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EE. 894" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/1742245758739324737332171380616192 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EF. 900" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/3484491517478649474664342761232384 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EF. 906" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/6968983034957298949328685522464768 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EG. 912" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/13937966069914597898657371044929536 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EG. 918" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/27875932139829195797314742089859072 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EH. 924" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/55751864279658391594629484179718144 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EH. 930" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/111503728559316783189258968359436288 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EI. 936" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/223007457118633566378517936718872576 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EI. 942" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/44601491423726713275703587343765152 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EJ. 948" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/89202982847453426551407174687530304 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EJ. 954" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/178405965694906853102814349375060608 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EK. 960" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/356811931389813706205628698750121216 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EK. 966" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/713623862779627412411257397500242432 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EL. 972" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/142724772555925482482251479500484864 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EL. 978" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/285449545111850964964502959000970912 GA WITH A MINIMUM THICKNESS OF 0.07"
 - EM. 984" AND LARGER SHALL BE 3/4"x3/4"x1/2" CORRUGATION 1/570

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2207-002 New Horizon Plaza Improvement Plan

REQUESTED ACTION: Staff recommends approval contingent on the resolution of the outstanding comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2207-002 New Horizon Plaza Improvement Plan
Owner/Applicant(s)	1200 New Horizon, LLC
Acreage	14.28 +/-
Property Location	The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main Street, and approximately 0.09 miles north of the Florida Turnpike.
Parcel(s)	G18-009 & G18-039

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a subdivision consisting of 8 commercial lots, per the attached plan.

PLAT 2207-002 meets the criteria set forth within the F.S. 177 and the Land Development Regulations.



Dated: 02/07/2024
Amanda Bondi
Planner II, Development Services



WILDWOOD

FLORIDA

City of Wildwood

PROJECT: PLAT 2207-002

NAME: New Horizon Plaza Improvement Plan

REPRESENTATIVE: Keith E. Riddle – Riddle Newman

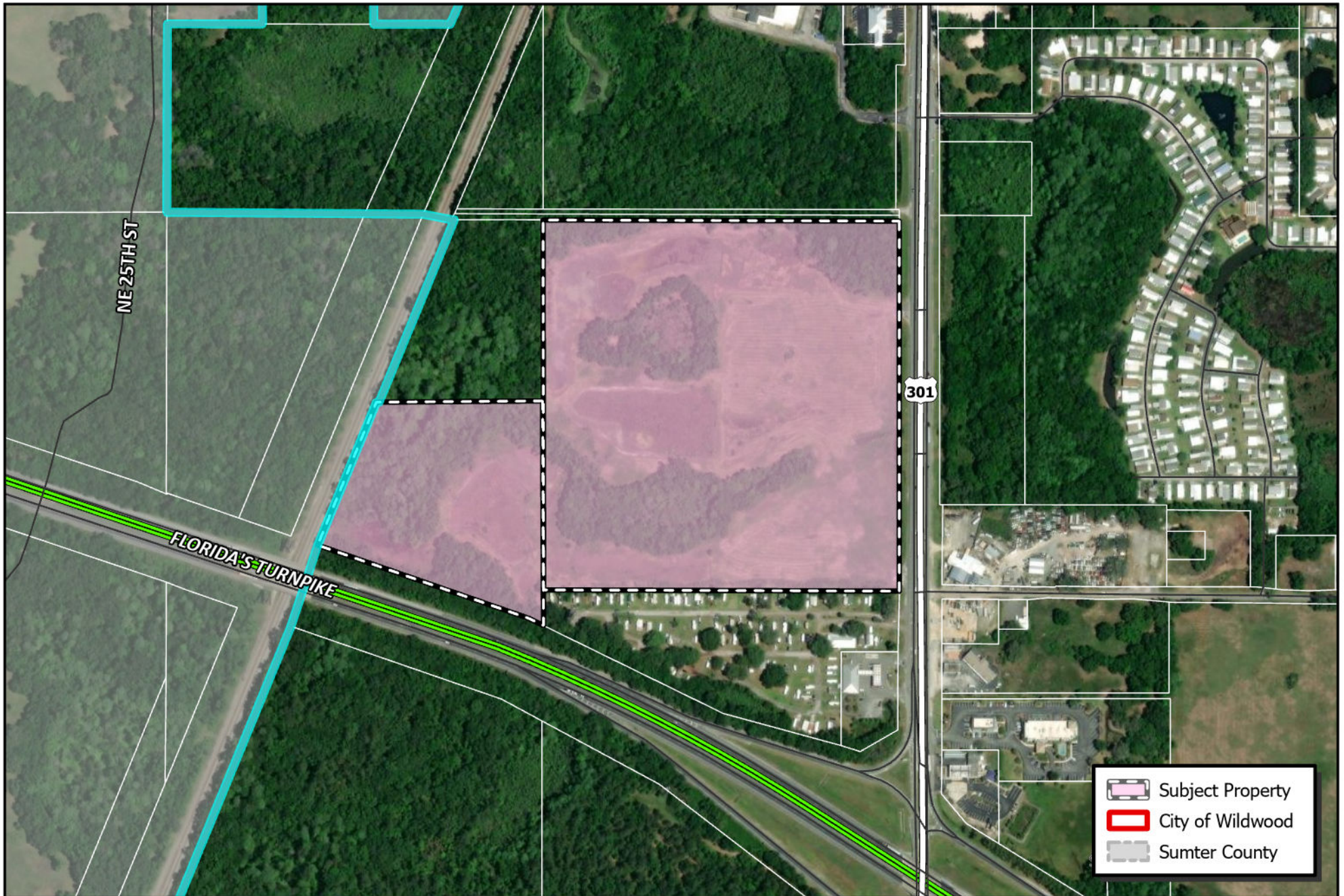
Date: 02/07/2024

CITY ATTORNEY

1. Add note to Improvement Plan stating that Property Owner's Association will own and maintain the roadways and related improvements.

UTILITIES – WATER/WASTEWATER

1. Sheet C4.1: At the north entrance the proposed water main and force main are inside the easement. Relocate the water main to the right of way for future room in the easement for additional lines.



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 100 200 400	PLAT 2207-002 NEW HORIZON IMPROVEMENT PLAN PARCEL G18-009 & G18-039	MAP 1B LOCATION MAP FEB 2024
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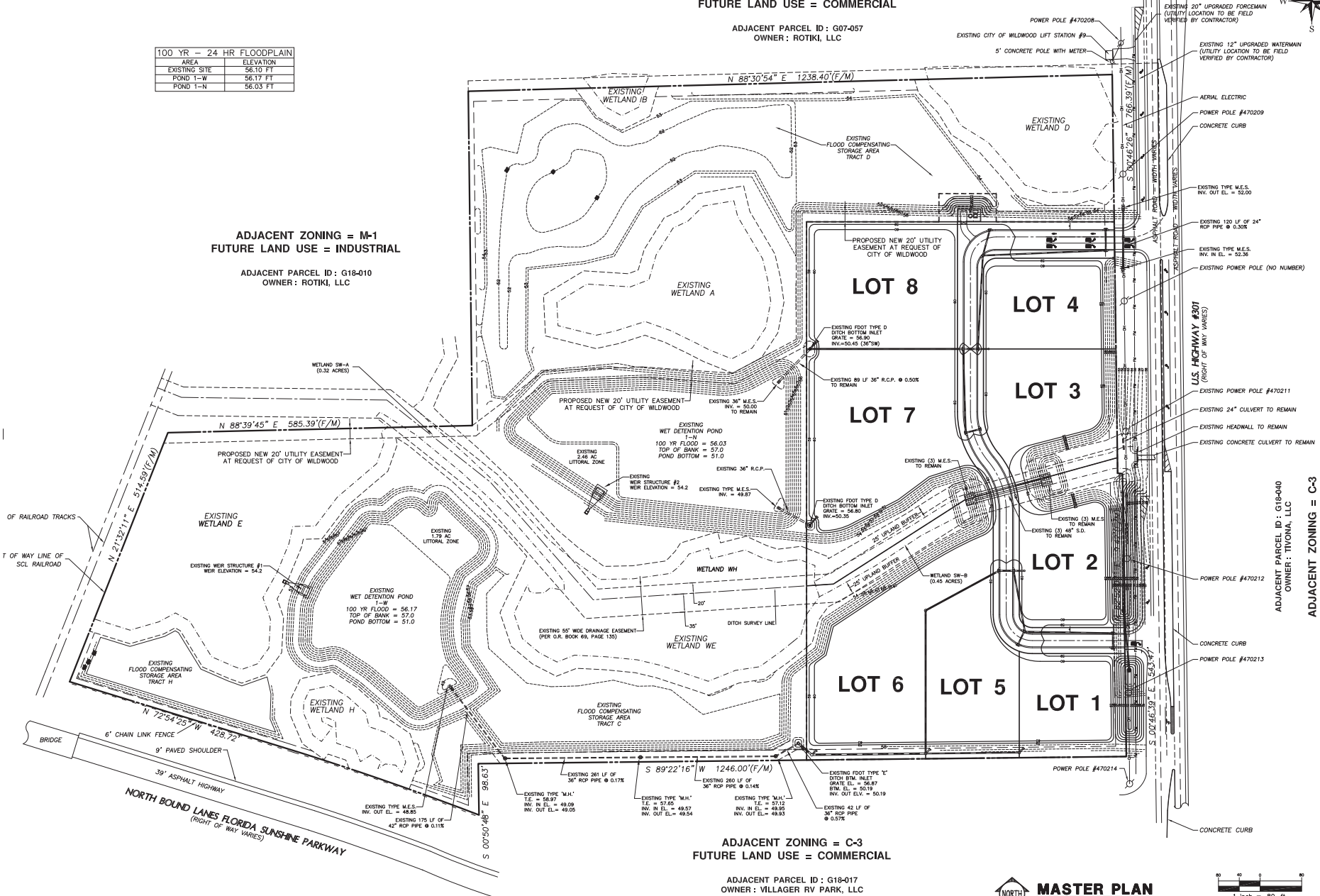
100 YR - 24 HR FLOODPLAIN	
AREA	ELEVATION
EXISTING SITE	56.10 FT
POND 1-W	56.17 FT
POND 1-N	56.03 FT

ADJACENT ZONING = M-1
FUTURE LAND USE = INDUSTRIAL

ADJACENT PARCEL ID: G18-010
OWNER: ROTIKI, LLC

ADJACENT ZONING = C-3
FUTURE LAND USE = COMMERCIAL

ADJACENT PARCEL ID: G07-057
OWNER: ROTIKI, LLC



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FILE: 116-09 New Horizon Plaza

DATE: 6/30/22

PROJECT NO: 116-09

NEW HORIZON PLAZA
WILDOOD
FLORIDA

SHEET NO.
C1.4

DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=50'
DATE: 6/30/22

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

RIDDLE-NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34448
TEL: (352) 767-7448
FAX: (352) 767-7412
keith@riddlenewman.com
CUG: 00000000

RIDDLE-NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34448
TEL: (352) 767-7448
FAX: (352) 767-7412
keith@riddlenewman.com
CUG: 00000000

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan

REQUESTED ACTION: Staff recommends approval contingent upon the resolution of one outstanding comment from Utilities.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	PLAT 2207-003
Parcel Number(s):	D08-016, D08-018, D08-040, D09-016, D09-046 & D09N071
Acreage:	28.75 +/-
Property Location:	Generally located along CR 101, just north of Parkwood Subdivision
Owner:	Densan Partners, LLC
Applicant:	Dennis Ferguson with Densan Partners, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) Volleyball Court, One (1) Tennis/Multi-use Court, Two (2) Pickleball Courts, Restroom Facilities, seven parking spaces including one (1) ADA Florida Accessible Parking Space, retention pond areas, landscaping buffers and associated utilities and grading infrastructure on 28.75 acres MOL, as per the attached plans.

The applicant proposes a typical lot width of 55 feet by 120 feet or 0.15 acres in size. The applicant has one outstanding utility comment that will need to be resolved prior to advancing before the Planning and Zoning Board/Special Magistrate.

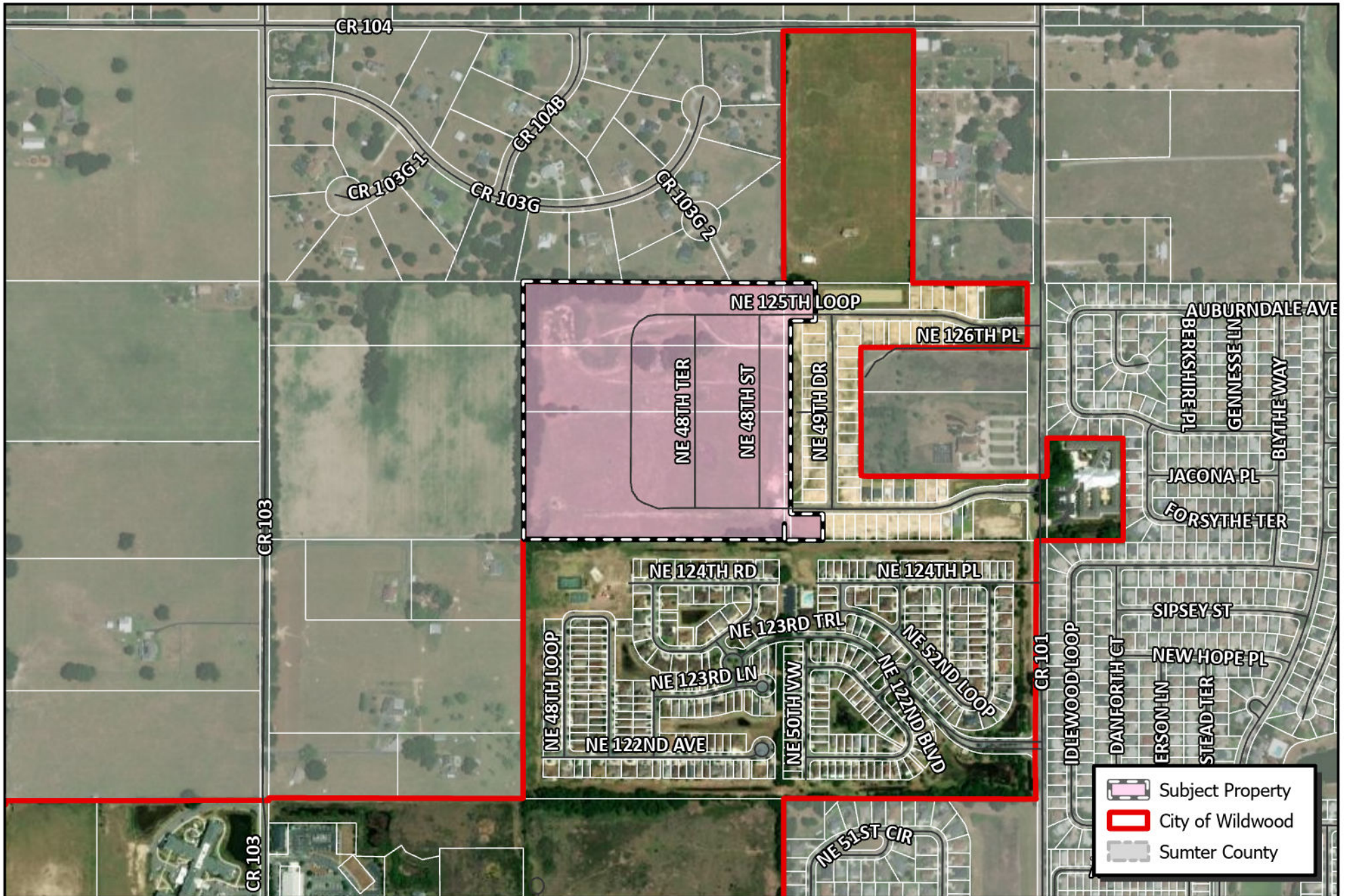
PLAT 2207-003 meets the criteria set forth in the F.S. Chapter 177, the City's Design District

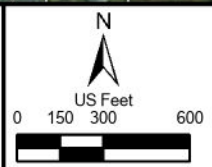
Standards, the City's Land Development Regulations, is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, and abides by the terms of the Planned Development Agreement Ordinance O2019-54 for the Densan Park Development Phases 1 and 2.

DATED: 2/7/2024

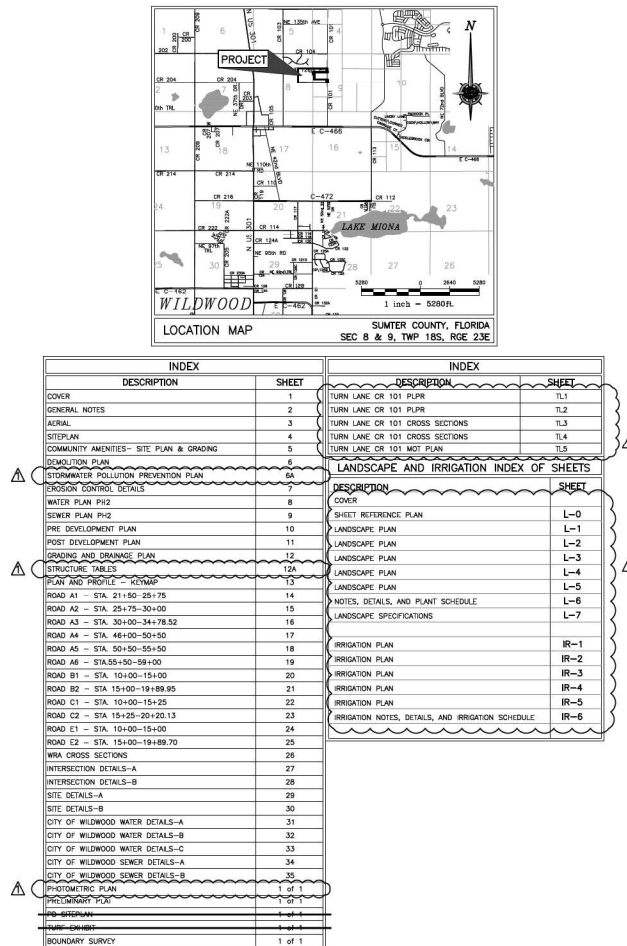
A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



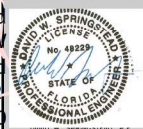
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 150 300 600 US Feet	PLAT 2207-003 DENSAN PARK PHASE 2 IMPROVEMENT PLAN PARCEL D08-06, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071	MAP 1B LOCATION MAP FEB 2024
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The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



MASS GRADING INCLUDES DIRT EARTHWORK AND PIPE INSTALLATION
ALONG WITH THE EXCAVATION OF THE WRA'S.

Digitally signed
by David W
Springstead
Date: 2024.01.12
'12:50:17 -05'00



DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

This document is digitally signed & sealed by
this item has been digitally signed & sealed by
W. Springstead, P.E. on the date adjacent to the
Printed copies of this document are not consid-
signed and sealed and the signature must be ve-
on any electronic copies. This is in accordance
FAC 61G15-23.006

**Springstead
Engineering, Inc.**



**Consulting Engineers
Planners**
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: AS SHOWN	FILE: 1 COVER	DATE: 3/2020
DESIGN: <i>(Signature)</i>	DRAWN: SKK	CHECKED: <i>(Signature)</i>

DRAWING:

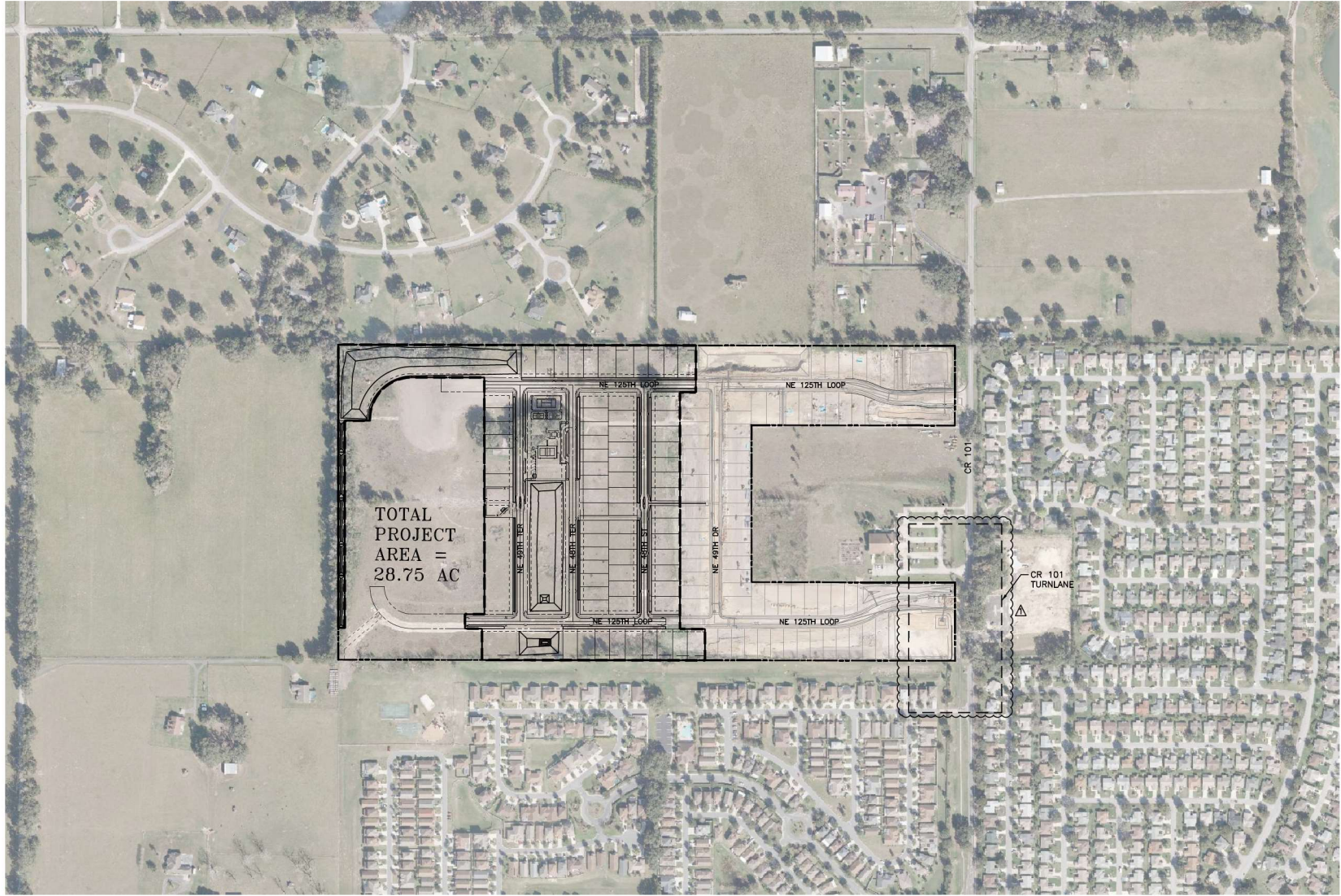
COVER

CLIENT:

DENSAN PARTNERS, LLC.
DENSAN PARK PHASE 2

JOB NO.:	SHEET: 1
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SOURCE: IMAGERY © 2021 MICROSOFT CORPORATION © MAXAR © CNES (2020) DISTRIBUTION AIRBUS DS



CLIENT: DENSAN PARTNERS, LLC.		REV. BY: DATE:	
PROJECT: DENSAN PARK PHASE 2		REV. PER CITY COMMENTS: 10-02-23 SKK	
DRAWING: AERIAL		REV. PER SHOWN RM-2: 6-21-23 VHL	
3 of 35		REV. PER SHOWN RM-1: 1-12-23 VB	
DESCRIPTION:		DATE:	
DANSAN PARTNERS, LLC.		DANSAN PARK PHASE 2	
JOB NO.: 0410025.007		SUBSET: 3	
DATE: 04/11/2022		PAGE: 35	

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION NO. 48229
1/1/2024

Springstead Engineering, Inc.
Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN: 3 ADNL	4/11/2022	
DESIGN: [Signature]	DRAWN: [Signature]	CHECKED: [Signature]
DRAWING: SKK		

[illegible]

NOTES:

1. LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "C"
AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD
AREA AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM,
COMMUNITY PLAN #120298 0075 B DATED MARCH 15, 1982.
2. DATA IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM,
1988 (NAVD 88).
3. THE PROPOSED SITE USES WILL INCLUDE SINGLE FAMILY RESIDENTIAL.
4. WETLANDS DO NOT EXIST ON SUBJECT PARCELS.
5. SOIL CLASSIFICATION IS SANDLER, MARL, WELL-SLOPPER AND ARRENDONDO
FINE SAND PER SCS.
6. EXISTING BUILDING TO BE USED AS SITE CONSTRUCTION OFFICE, AND TO
BE REMOVED.
7. POTABLE WATER AND SANITARY SEWER SUPPLIED BY THE CITY OF
WILMWOOD.
8. MAXIMUM BUILDING HEIGHT 35'.
9. ALL OTHER STRUCTURES TO BE REMOVED DURING SITE CONSTRUCTION.
10. EXISTING WELLS TO BE ABANDONED DURING SITE CONSTRUCTION.
11. STORMWATER SYSTEM TO BE OWNED AND MAINTAINED BY HOME OWNERS
ASSOCIATION.
12. TOTAL ACREAGE OF SITE - 28.75 AC. NUMBER OF LOTS=20
MINIMUM/AVERAGE LOT SIZE= 0.15 AC.
43 DWELLING UNITS PER ACRE

FIRMING UTILITIES:

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT – ERP
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION –
 – WATER DISTRIBUTION & WASTE WATER COLLECTION
CITY OF WILMWOOD – WATER, WASTEWATER
SLINGER COUNTY – DEVELOPMENT ORDER

13. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY
DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO
ANY MATERIAL BEING DELIVERED ON SITE.

Page 72 of 79

NE 125TH LOOP

NE 49TH TER

NE 48TH TER

MULTI-USE OPEN AREA

COMMUNITY AMENITIES/RECREATION AREA

KEYPAD GATE

CLAMPSTER

RESTROOMS

PICKLEBALL COURT

MULTIPURPOSE COURT

FAMILY PICNIC AREA

VOLLEYBALL COURT

KIDS PLAY

UTILITY EASEMENT

TYP AT FENCE

BONE WAY SIGN (R6-2)

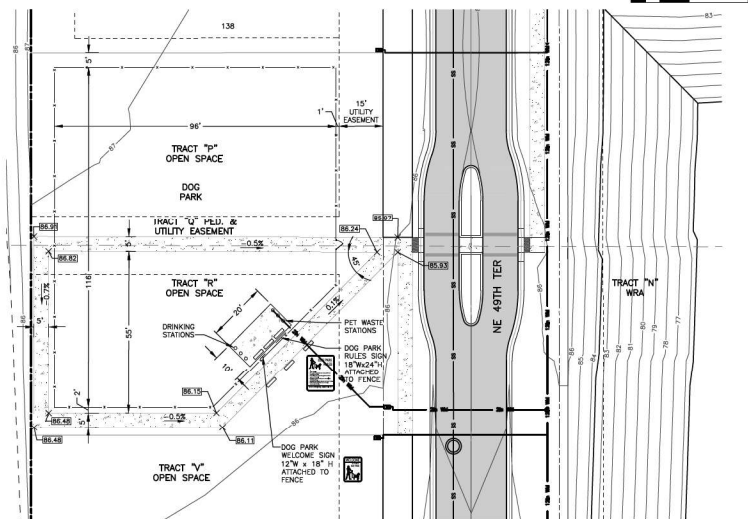
STOP SIGN (R1-1) ONE WAY DO NOT ENTER SIGN (R6-3)

MAIL BOX LOOP

EXISTING TREE CANOPY

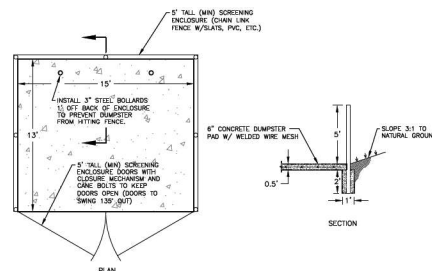
TRAFFIC WRA

TRACT 54



CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED ACCESSIBLE) COMPONENTS FOR THIS SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE AMERICAN WITH Disabilities Act (ADA) AND THE ADA Guidelines for Buildings and Facilities. TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO BUILDING ENTRANCE SHALL BE PROVIDED. THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR THE REQUIREMENTS THESE INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING:

- 1. PARKING SPACES AND PARKING AISLES SHALL NOT EXCEED 14'8" PER FOOT OR NORMALLY 14'8" PER FOOT.
- 2. CURB RAMP(S)-SLOPE SHALL NOT EXCEED 1:12 (8.33%) FOR A MAXIMUM OF 5/8" PER FEET. RAMP(S) SHALL BE 48" WIDE MINIMUM. RAMP(S) SHALL BE 48" WIDE MINIMUM, AND SHALL NOT EXCEED 14'8" PER FOOT OR NORMALLY 20'00" CROSS SLOPE.
- 3. SIDEWALKS ALONG DRIVEWAYS SHALL BE 48" WIDE MINIMUM, OR GREATER UNLESS NOTED WITH 0% TRAVEL (CAR OVERHANGS) CAN REDUCE THIS MINIMUM WIDTH, THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) FOR 5/8" PER FOOT IN THE DIRECTION OF TRAVEL, SHALL NOT EXCEED 14'8" PER FOOT OR NORMALLY 20'00" CROSS SLOPE.
- 4. ADA RAMP WITH MAXIMUM SLOPE OF 1:12 (8.33%), FOR A MAXIMUM DISTANCE OF 14'8" PER FOOT, SHALL BE 48" WIDE MINIMUM. RAMP SHALL BE 48" WIDE MINIMUM.
- 5. SLOPED NO MORE THAN 1:48 (1.44% PER FOOT OR NORMALLY 20'00" FOR POSITIVE DRAINAGE.
- 6. SLOPED NO MORE THAN 1:48 (1.44% PER FOOT OR NORMALLY 20'00" FOR POSITIVE DRAINAGE.
- 7. SLOPED NO MORE THAN 1:48 (1.44% PER FOOT OR NORMALLY 20'00" FOR POSITIVE DRAINAGE. THIS LANDING SHALL BE NO LESS THAN 60 INCHES (5'0") LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ACCESSIBILITY. ANY DEVIATION FROM THE ABOVE REQUIREMENTS SHALL BE APPROVED BY THE OWNER. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH A LOCAL BUILDING



DUMPSTER PAD DETAIL
NTS

DUMPSTER.DWG



**DRAWING: COMMUNITY AMENITIES-
SITE PLAN & GRADING**



**Springstead
Engineering, Inc.**



**Consulting Engineers
Planners**
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748

SCALE:	FILE:	DATE:
AS NOTED	COMMUNITY AFFINITIES	03/22
DESIGN:	DRAWN:	CHECKED:
<i>DLA</i>	SKK	<i>DLA</i>

DRAWING: COMMUNITY AMENITIES—
SITE PLAN & GRADING

CLIENT: DENSAN PARTNERS, LLC. DENSAN PARK PHASE 2	
JOB NO.: 0410025.007	SHEET: 5 OF: 35

LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

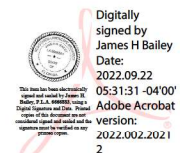
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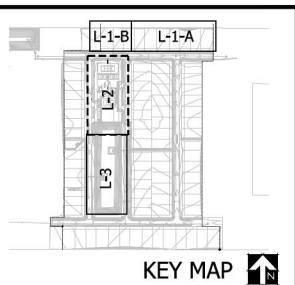
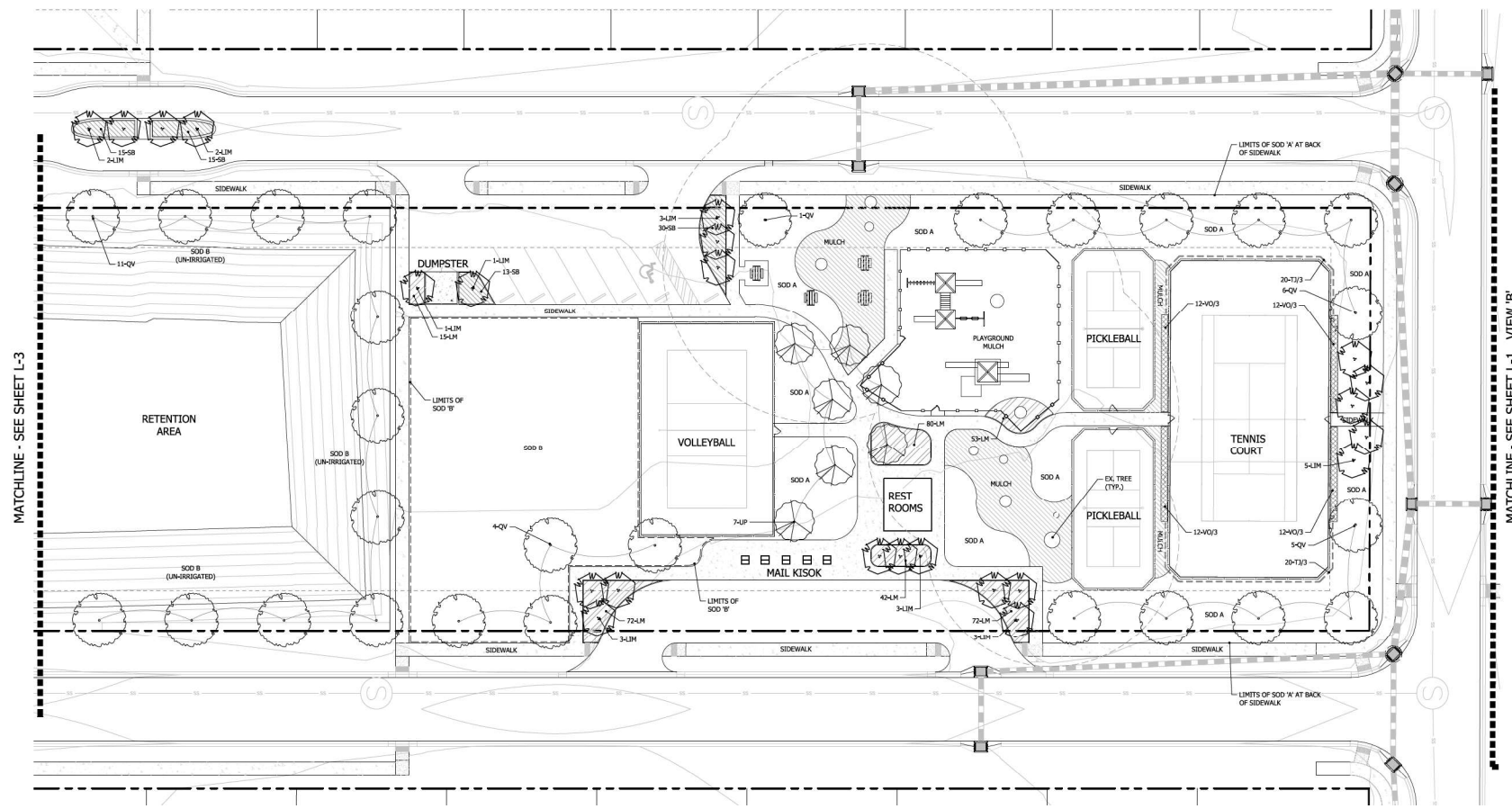
DENSAN PARK - PH. 2

July 07, 2022

SHEET INDEX

	Cover
L-0	Sheet Reference Plan
L-1	Landscape Plan
L-2	Landscape Plan
L-3	Landscape Plan
L-4	Notes, Details, and Plant Schedule
L-5	Landscape Specifications
IR-1	Irrigation Plan
IR-2	Irrigation Plan
IR-3	Irrigation Plan
IR-4	Irrigation Notes, Details, and Irrigation Schedule



DENSAN PARK-PH.2
COMMUNITY PARK LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey



Registration # LA6666883

NO:	
DATE:	07-07-2022
DRAWN BY:	JA
CHECKED BY:	JA
REVISION NO:	
SHEET	L-2

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-004 Tillman Villas Improvement Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

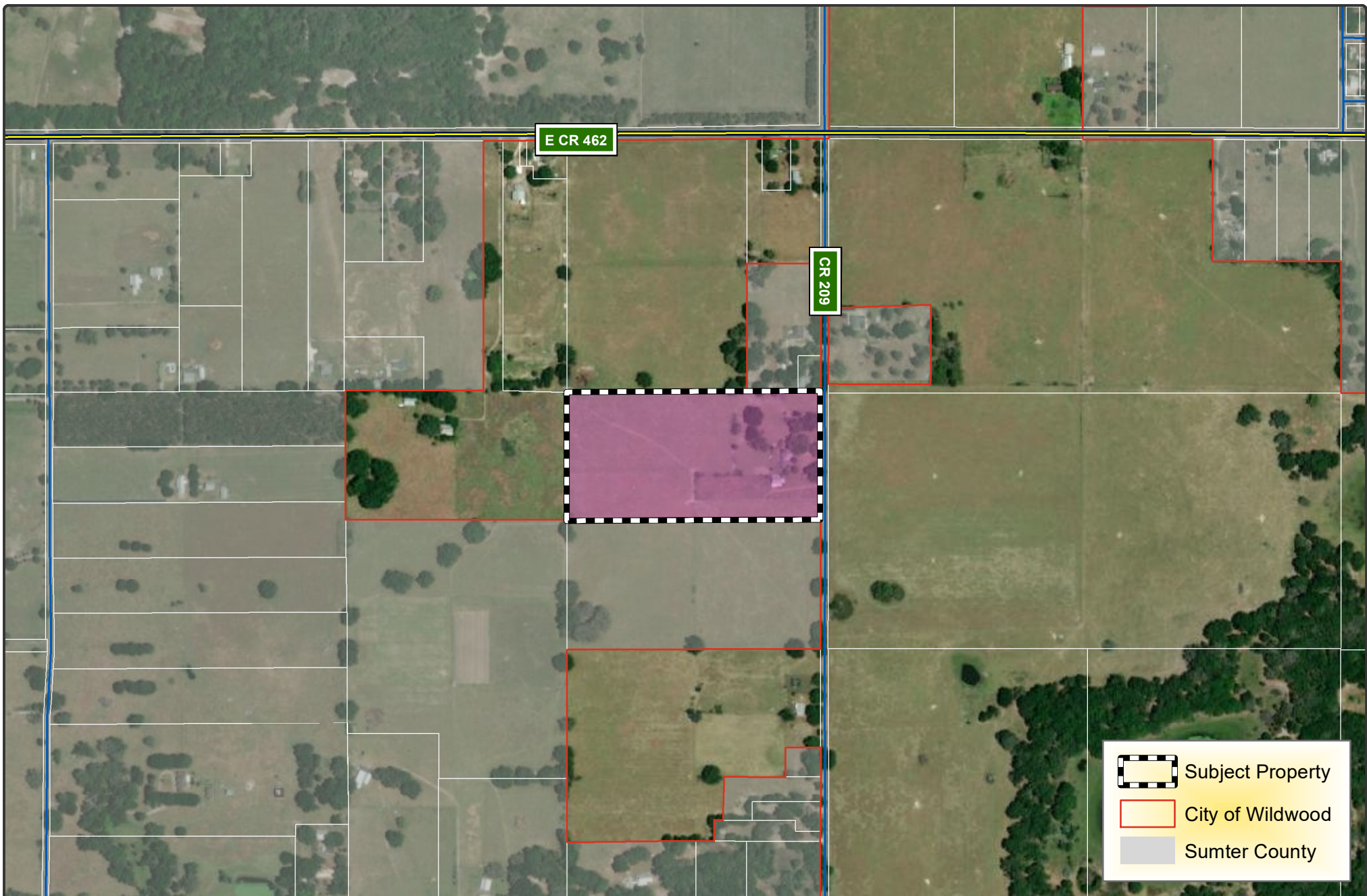
Case Number	PLAT 2305-004 Tillman Villas Improvement Plan
Owner(s)	Tillman Oaks Investments, LLC
Applicant(s)	Kim Fischer
Acreage	20.21 +/-
Property Location	The subject property is generally located west along CR 209, approximately 0.25 miles south of E C 462, and approximately 0.62 miles north of CR 232.
Parcel(s)	C36-005

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of 160 single-family attached lots with associated infrastructure, per the attached plans. This project will be sharing amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which includes a playground, two dog parks, and a recreation area, per the attached approved plan.

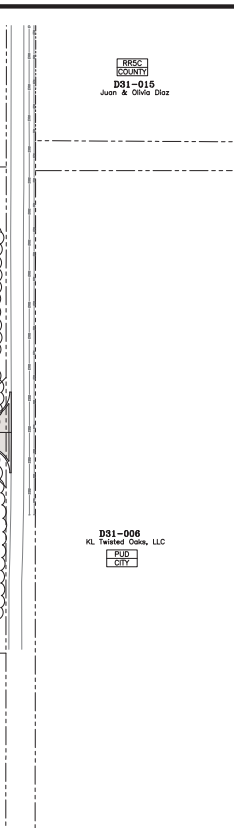
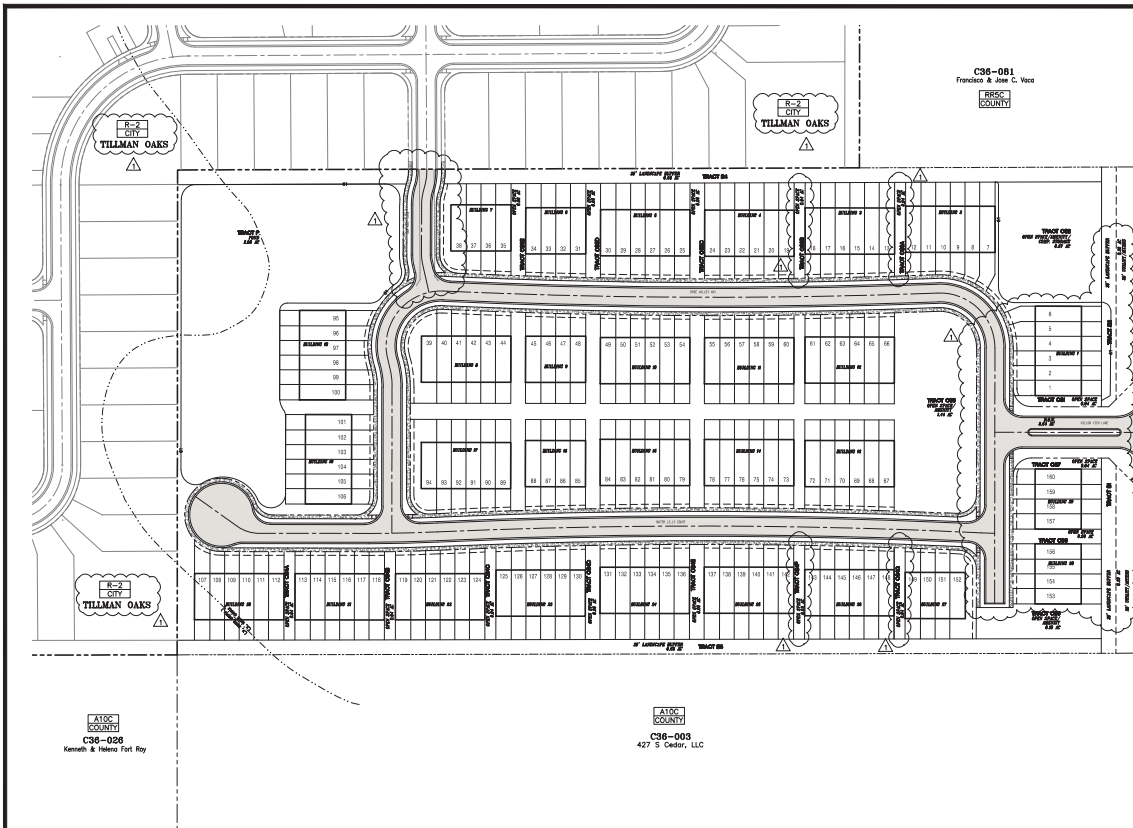
PLAT 2305-004 meets the criteria set forth within the Land Development Regulations and Design District Standards.



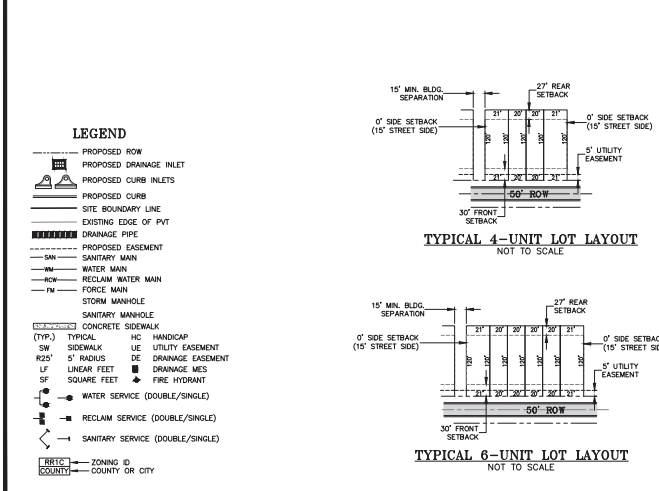
Dated: 02/05/2024
Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 330 660	PLAT 2305-004 TILLMAN VILLAS IMPROVEMENT PLAN PARCEL C36-005	MAP 1B LOCATION MAP AUGUST 2023
--	--	---	--	---



- SITE DATA**
- TOTAL AREA = 30.71 ACRES
 - PROPOSED DEVELOPMENT = MULTI-FAMILY RESIDENTIAL
 - PARCEL ID = C36-005
 - CURRENT ZONING = R-3
 - CURRENT FID = MOR
 - MINIMUM LOT WIDTHS = 20 FT
 - MINIMUM LOT DEPTHS = 120 FT
 - PROPOSED LOTS = 140
 - PROPOSED DENSITY = 7.92 UNITS / ACRE
 - MINIMUM LOT AREA = 2,400 SF
 - LOT SIDE SETBACKS = 10 FT
 - LOT FRONT SETBACK = 30 FT
 - LOT REAR SETBACK = 27 FT
 - STREET SIDE SETBACK = 15 FT
 - MAX BLDG HEIGHT = 35 FT (3 STORIES)
 - MAX ALLOWABLE DENSITY = 9 UNITS PER ACRE
 - TERRACE MAX ALLOWED = 8 X 20.21 = 162 UNITS
- SITE NOTES**
- PROJECT IS WITHIN THE JURISDICTION OF THE CITY OF WILDWOOD.
 - PROJECT WILL COMPLY WITH CITY OF WILDWOOD LDR & DSS.
 - THE STORMWATER MGMT SYSTEM WILL COMPLY WITH SWFMD.
 - WATER, SEWER AND REUSE WILL COMPLY WITH THE CITY OF WILDWOOD REQUIREMENTS.
 - FIRE PROTECTION WILL COMPLY WITH THE CITY OF WILDWOOD.
 - ROADS WILL BE PRIVATE.
 - A MANDATORY HOA SHALL BE CREATED.
 - FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS; POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 INCHES MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OF THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
 - A LEGAL INSTRUMENT WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
 - ALL OPEN SPACE WILL BE PLACED IN TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF CITY OF WILDWOOD LDR & DSS.
 - 20% OF COMMON USABLE OPEN SPACE, INCLUDING UP TO 50% OF ALL RETENTION AREAS WILL COUNT TOWARDS THE REQUIRED OPEN SPACE.
 - NOT LESS THAN 100% OF THE LANDSCAPING IN THE COMMON AREAS THAT ARE REQUIRED TO BE LANDSCAPED BY THE LDR & DSS WILL BE FLORIDA FRIENDLY LANDSCAPING. FLORIDA FRIENDLY LANDSCAPING SHALL BE DEFINED AS LANDSCAPING THAT IS SUITABLE FOR THE CLIMATE AND SOILS OF FLORIDA, AND MUST BE REFLECTED IN THE HOMEOWNERS ASSOCIATION BYLAWS. THE HOMEOWNERS ASSOCIATION DEED RESTRICTIONS AND GOVERNING DOCUMENTS WILL REQUIRE FLORIDA FRIENDLY LANDSCAPING ON INDIVIDUAL LOTS.
 - THE PROJECT LIES WITHIN THE 100 YR FLOOD ZONE-AE AND X, PER FEMA PANEL NO. 12177C0009, DATED SEP. 28, 2007.
 - ALL UNSUITABLE SUBSOIL SUCH AS MUCK, CLAY, AND/OR ROCK WILL BE REMOVED BEFORE PLACING OF FILL.
 - ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATUTES REGARDING THE INSTALLATION.
 - ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FHWA, TO INCLUDE BUT NOT LIMITED TO SIGN SIZE AND HEIGHT.
 - CORNER LOTS IN RESIDENTIAL DEVELOPMENT WITH FRONTAGE ON AN ARTERIAL AND ANOTHER ROAD SHALL BE ALLOWED A DRIVEWAY CONNECTION TO THE ROAD WITH THE LOWEST FUNCTIONAL CLASSIFICATION.
 - NON-RESIDENTIAL CORNER LOTS WITH FRONTAGE ON AN ARTERIAL OR COLLECTOR AND ANOTHER ROAD MAY BE ALLOWED A DRIVEWAY TO THE ARTERIAL ROAD.
 - 100 YR FLOOD ELEVATION = 54.49



TRA
ITE
COD
230
CALC

SERVICE

LAND USE

TOWNHOME

LAND USE

TOWNHOME

TH TRACT DATA

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
RW	3.54 AC	ROW	CITY OF WILDWOOD
B1	0.29 AC	LANDSCAPE BUFFER/ UTIL. EASEMENT/OPEN SPACE	HOA
B2	0.36 AC	LANDSCAPE BUFFER/ UTIL. EASEMENT/OPEN SPACE	HOA
B3	0.58 AC	LANDSCAPE BUFFER/ OPEN SPACE	HOA
B4	0.58 AC	LANDSCAPE BUFFER/ OPEN SPACE	HOA
OS1	0.04 AC	OPEN SPACE	HOA
OS2	0.57 AC	OPEN SPACE/AMENITY RECREATION	HOA
OS3A-OS3E	0.32 AC	OPEN SPACE	HOA
OS4A-OS4D	0.32 AC	OPEN SPACE	HOA
OS5	0.18 AC	OPEN SPACE/AMENITY RECREATION	HOA
OS6	0.06 AC	OPEN SPACE	HOA
OS7	0.04 AC	OPEN SPACE	HOA
OS8	1.44 AC	OPEN SPACE/AMENITY RECREATION	HOA
P	2.08 AC	POND	HOA
	9.87 AC	M.F. LOTS	PRIVATE
	20.21 AC	TOTAL SITE	

OPEN SPACE REQUIRED: 20%

(20.21 x 20%) = 4.04 ACES

OPEN SPACE PROVIDED: 27.8%

(9.87-20.21) = 4.72 AC + 50% OF POND (2.08 AC x 50%) = 1.04 AC.

4.72 AC + 1.04 AC = 5.76 AC

CYCOP ENGINEERING INC.
CA 30526

CIVIL ENGINEERS LAND PLANNERS

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

TILLMAN VILLAS
SECTION: 36 TOWNSHIP: 13 RANGE: 22 EAST

CONSTRUCTION PLANS
CITY OF WILDWOOD

REVISIONS

Description	Date	By
1 PER CITY OF WILDWOOD	9/28/23	KF

NOVEMBER 2022

Scale: 1" = 80'

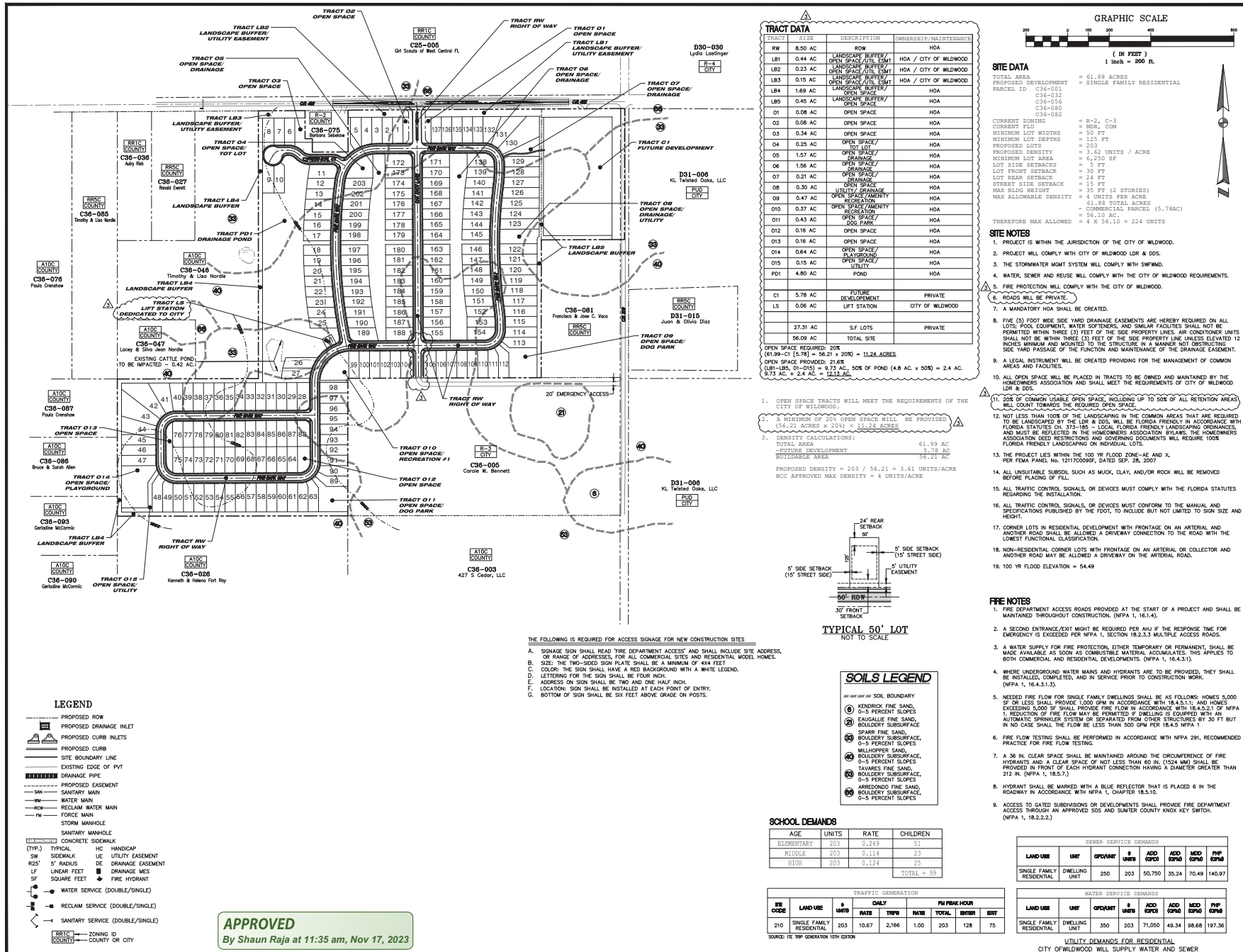
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12/2/22
K. FISCHER, P.E. # 56942
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Sheet Number: 7

PLAT 2210-003 Tillman Oaks approved site plan showing amenities.



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**TILLMAN
OAKS**

(SECTION: 00 TOWNSHIP: 10 RANGE: 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

Description	REVISIONS	Date	By
1 PER CITY OF WILDWOOD	2/27/23	KF	
2 PER CITY OF WILDWOOD	4/24/23	KF	
3 PER CITY OF WILDWOOD	7/24/23	KF	

**OVERALL
SITE DATA
PLAN**

Date: **SEPTEMBER 2022**

Scale: **1" = 200'**

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