



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

December 10, 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 November 12, 2024, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2204-004 Freedom Fellowship Church
Parcel D33-020**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 10,000 SF church with associated infrastructure on 6.72 acres, MOL. **Staff recommends approval contingent on the resolution of outstanding comments.**

2. **SP 2310-004 Wildwood Self Storage**

Parcel G33-154

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a three-story self-service 101-250-square-foot storage building, providing for five parking spaces, including two (2) Florida ADA accessible parking spaces and three regular parking spaces, together with associated infrastructure such as landscaping buffers, loading area, storm water dry retention pond, site lighting improvements, and commercial driveway on 4.86 acres MOL, as per the attached plans. **Staff recommends approval upon resolution of outstanding comments**

3. **SP 2408-008 Citizen's First Bank Office Building**

Parcel G08-120

Staff recommends approval

4. **SP 2409-001 CR 472 Temporary Pond**

The applicant is seeking a favorable recommendation from the Project Review Committee for a dry retention pond. **Staff recommends approval.**

VI. ADJOURNMENT

December 10, 2024 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 12, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10:00 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting October 08, 2024,
at 10:00 AM.

The summary minutes from the October 8, 2024, meeting were approved. No comments were offered or received. Vote 5-0.

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, Assistant Utilities Director Martin

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PD 2312-001 Wildwood III Planned Development

Development Services Director Strickland read aloud case number PD 2312-001 Wildwood III Planned Development. The applicant sought a favorable recommendation from the Project Review Committee for a Planned Development (PD) for Wildwood III on parcels G06-007, G06-012, G06-012A, and G06-204, consisting of approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. Representatives Kevin Reali, Jay Mize, and Chris Walsh were present on behalf of the project. Really provided an overview and the background of the project. Strickland and McHugh expressed their appreciation for the developer working with the city on the modifications. No further comments were offered or received. Vote 5-0.

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, Assistant Utilities Director Martin

2. PLAT 2401-001 Cootie's Ranch Final Plat

Development Services Director Strickland read aloud case number PLAT 2401-001 Cootie's Ranch Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for Cootie's Ranch Final Plat, a 4-parcel subdivision which included Tract A for right-of-way dedication to the public along CR 216 and a 20-foot ingress/egress and utility easement for parcel 1 that was located along the western boundary of parcel 2. Representative Kaye Jameson was present on behalf of the project. No further comments were offered or received. Vote 5-0.

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

3. PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV)

Development Services Director Strickland read aloud case number PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV). The applicant sought a favorable recommendation from the Project Review Committee for the Twisted Oaks Ph 2 Final Plat (Construction phases III and IV) consisting of 215 lots and 2 tracts, upon resolution of the outstanding City Attorney comment. Strickland explained the comment referred to a

performance bond that was still needed. Representative Stephanie Vaughn was present on behalf of the project. Strickland advised that the developer could submit the performance bond or submit the as-built plans. Bills advised the comment would remain until satisfied. No further comments were offered or received. Vote 5-0.

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

4. PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat

Development Services Director Strickland read aloud case number PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for Twisted Oaks Townhomes Phase 2 Final Plat, a 128 lot subdivision with 4 tracts. Representative Stephanie Vaughn was present on behalf of the project. No comments were offered or received. Vote 5-0.

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, Assistant Utilities Director Martin

5. PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat

Development Services Director Strickland read aloud case number PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for Highfield at Twisted Oaks Phase 2 Final Plat, a 140 lot subdivision with 3 tracts, upon resolution of the outstanding City Attorney's comments. Representative Stephanie Vaughn was present on behalf of the project. Strickland explained that the two comments were regarding the need for a performance bond and a SECO utility easement. Planner Bondi advised that the project engineer communicated they would be handling the easement off of the final plat. Bills stated he reviewed the submission, but the easement was still on the public record. SECO would need to release it before the plat was recorded. Matt Morris, the project engineer, was present by phone, and advised that he would be working on it that afternoon. Bills stated he was fine with the project moving forward, but the issue would need to be resolved before it went to the City Commission. Vaughn commented that the SECO easement was within the Phase 1 Final Plat, not the Phase 2 Final Plat, and was outside the boundary, which is why it was not included. She believed the easement would be recorded that week. No further comments were offered or received. Vote 5-0.

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

6. SP 2404-006 Dr. Heydari Medical Office Mod

Development Services Director Strickland read aloud case number SP 2404-006 Dr. Heydari Medical Office Mod. The subject project had previously received site plan approval and a development permit in May 2023, but came back to the City in March 2024 with a modification to relocate the stormwater retention area. The applicant submitted two technical standards waiver requests for the landscape buffer requirements to adjacent parcel G05-038 and to allow a portion of the northern landscape buffer to encompass the side slopes of the proposed stormwater retention pond. The applicant sought a favorable recommendation from the Project Review Committee for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1, upon resolution of the outstanding comment. Strickland explained the outstanding comment was regarding the age of the Traffic Impact Analysis, which required an updated buildout. No representative was present on behalf of the project. No comments were offered or received. Vote 5-0.

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

7. SPM 2408-007 Twisted Oaks Apartments Site Plan Modification

Development Services Director Strickland read aloud case number SPM 2408-007 Twisted Oaks Apartments Site Plan Modification. The applicant sought a favorable recommendation from the Project Review Committee for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units, and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, and four (4) charging spaces, providing amenities consisting of a dog park, amenity center with pool, pickleball courts, mail kiosks, playground and game lawn, proposed dumpster compactor, landscaping buffers, and associated infrastructure improvements on 16.87 acres MOL, on an NMU-7 zoned parcel. The modification was primarily created to remove the wetland and OS-1 tracts from the project boundary. The applicant had stated that the unit density for the development area would be approximately 16 units per acre for the multifamily project. The applicant would remain under the terms of the adopted planned development as it adhered to open space and maximum number of multi-family residential units. The wetlands were to remain under the ownership of the CDD. Representative Stephanie Vaughn was present on behalf of the project. No comments were offered or received. Vote 5-0.

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, Assistant Utilities Director Martin

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:28 a.m.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2204-004 Freedom Fellowship Church

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

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2204-004 Freedom Fellowship Church
Applicant/Owner(s)	David Gee
Acreage	6.72 +/-
Property Location	The subject property is generally located approximately 0.8 miles north of C 466A, east of E C 462.
Parcel(s)	D33-020
Date	December 3, 2024

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 10,000 SF church with associated infrastructure. The project has outstanding review comments by the Development Services Dept. and Utilities.

Aside from the outstanding comments, SP 2204-004 is expected to meet the criteria set forth in the Land Development Regulations and Design District Standards once all comments are addressed and is in line with the policies, objectives, and goals within the 2050 Comprehensive Plan.



Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project Name: SP 2204-004 Freedom Fellowship Church
Representative: William Poole – Florida Metal Building Services
Date: 12/03/2024

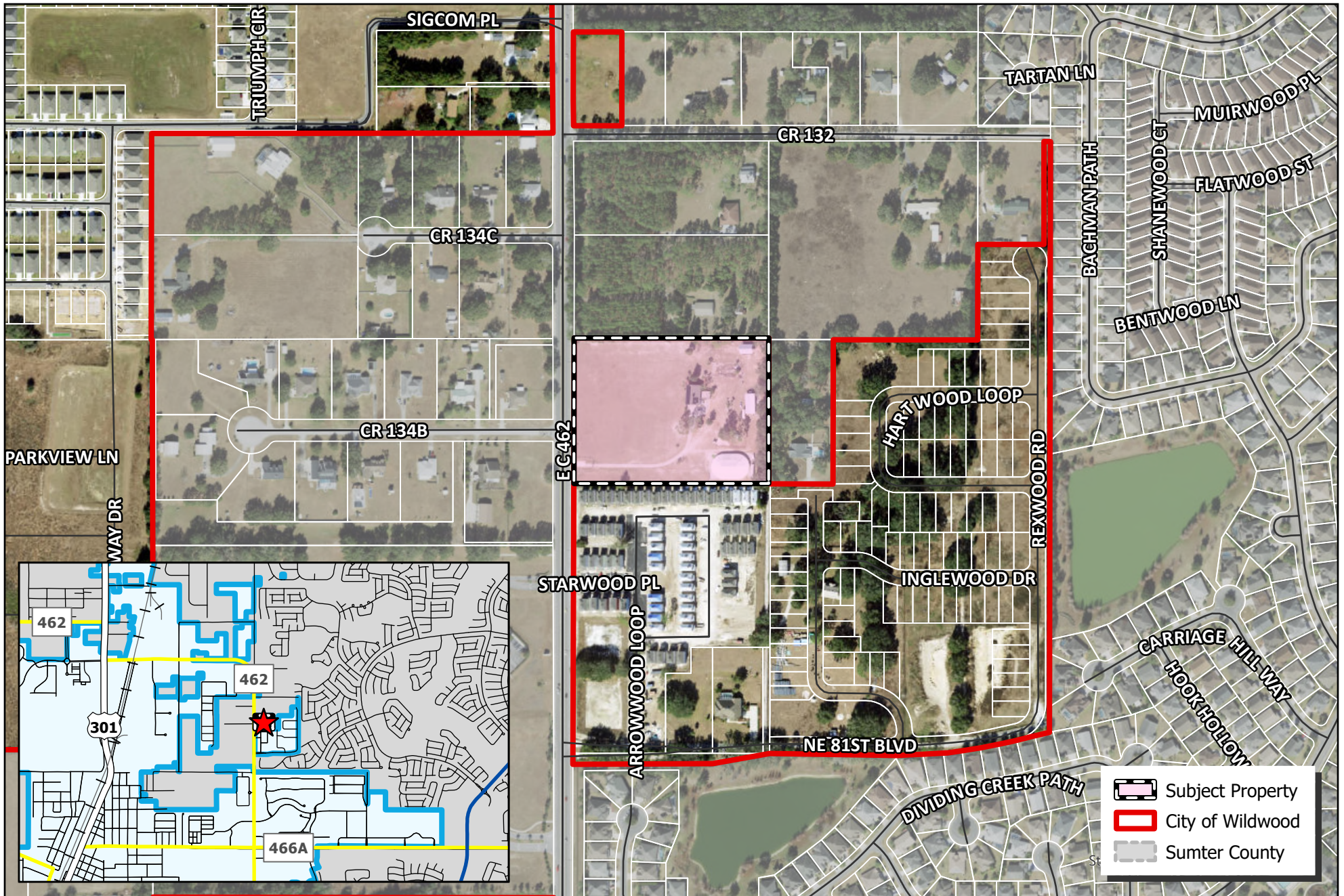
*****PLEASE NOTE: Two hard copies of plans (Civil & Landscape), along with the electronic copy are required with every submittal. Partial submittals are not accepted.*****

DEVELOPMENT SERVICES

1. Applicant submitted a utility easement application, and it is currently under review with the city attorney.
2. Performance surety at 120% of the construction cost is needed for the off-site infrastructure improvements that will be owned and maintained by the City of Wildwood. Please provide a draft for language review before execution.

UTILITIES – WATER/WASTEWATER

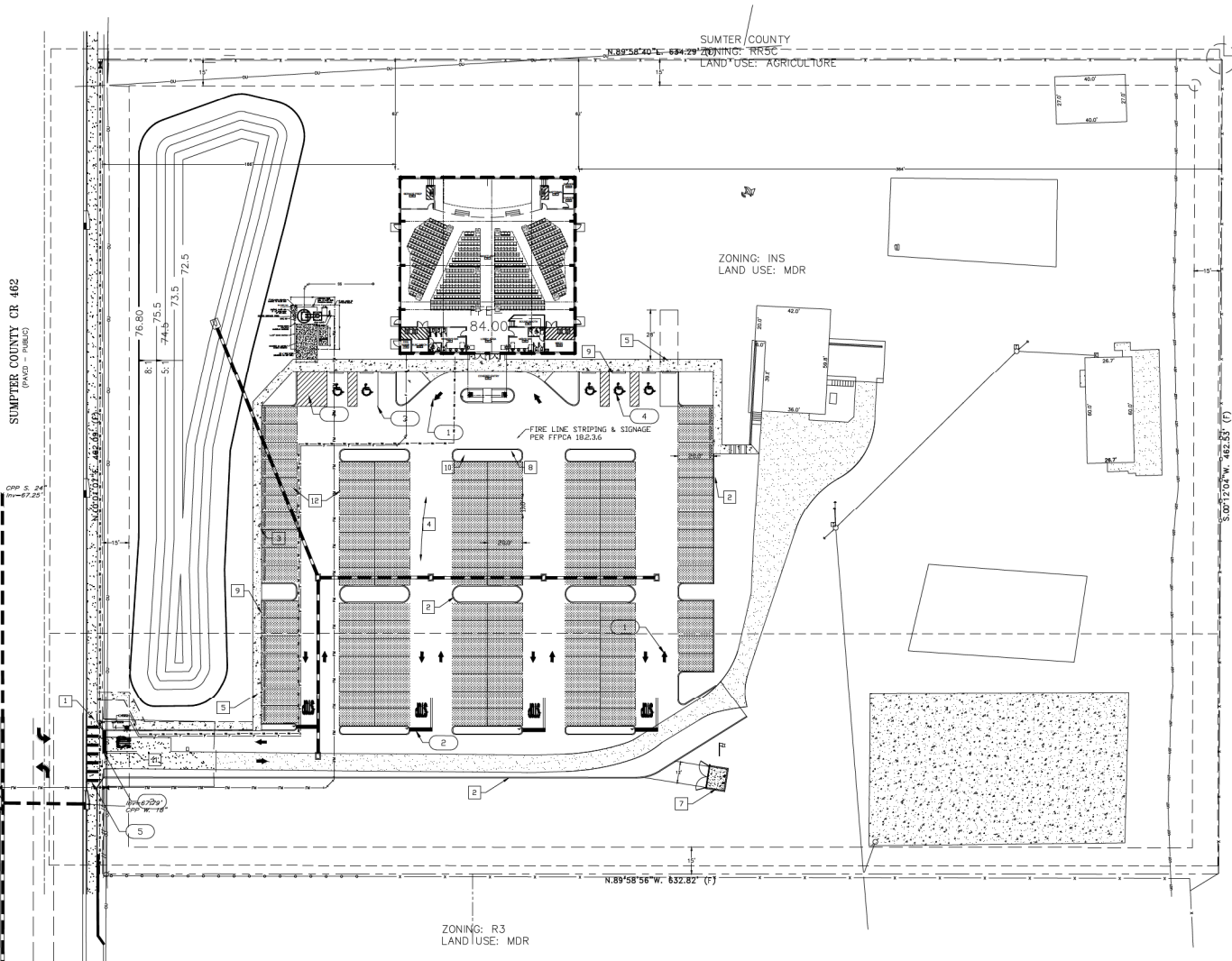
1. Sheet C4 Utility Plan, General Utility Notes #23: New city water, sewer, and re-use details are available on the city's web site – www.wildwood-fl.gov in the Development Services department. Some of the detail sheets have changed. Please verify and adjust accordingly.
2. Sheet C4 Utility Plan: At the dead end of the 10" water main, please refer to city water detail sheet W-12, Automatic Blow Off. The proposed 460 LF of water main will become stagnant without proper flushing. Replace regular 2" blow off.
3. Sheet C-1 Notes and Specifications: Section XV. Water, Sewer, Distribution and Collection System Notes states "Water meter valves shall be installed by the governing municipality." Remove the statement as that is part of the construction process performed by the contractor. The city will install meters only.



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.01 0.03 0.04 0.06 Miles 	SP 2204-004 FREEDOM FELLOWSHIP CHURCH PARCEL D33-020	MAP 1B LOCATION MAP DEC 2024
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SUMTER COUNTY CR 462
(PAVD - PUBLIC)

CIP S. 24
R=67.25'



PAVEMENT MARKINGS & SIGNAGE

- 1 DIRECTIONAL ARROWS
- 2 24" WIDE WHITE STOP BAR W/
24" STOP SIGN (R1-1)
- 3 PAVEMENT STRIPING (4" WHITE)
- 4 HANDICAP PAVEMENT SYMBOLS
WITH HANDICAP SIGN
- 5 PEDESTRIAN CROSSWALK

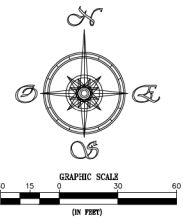
SITE NOTES

- 1 SIDEWALK RAMP W/DETECTABLE WARNING
- 2 FDOT TYPE D CURB
- 3 MONOLITHIC CURB AND SIDEWALK
- 4 ASPHALT PAVEMENT
- 5 CONCRETE SIDEWALK
- 6 CONCRETE PAVEMENT
- 7 DUMPSTER ENCLOSURE
- 8 FIRE HYDRANT
- 9 WHEEL STOP
- 10 FIRE DEPARTMENT CONNECTION

LEGEND:

(#) NUMBER OF PARKING SPACES

- 11 4" WHITE THERMOPLASTIC (25')
- 12 SOD PARKING AREAS



SITE INFORMATION

PROPERTY ID: D33-020
ADDRESS: 5156 E. CR 462, WILDWOOD, FL 34785
LAND USE: PF- PUBLIC FACILITY
ZONING: INS
PROPERTY AREA = 292,894 SF, 6.72 ACRES
CHURCH NON-RESIDENTIAL SQUARE FOOTAGE: 10,000 SF
MAXIMUM FLOOR AREA RATIO: 0.35, ACTUAL FAR= .037
OPEN SPACE REQUIRED 20%
PROVIDED: 99,752 SF IMPERVIOUS AREA = 0.34,
75% OPEN SPACE

EXISTING USE: VACANT/RESIDENTIAL
PROPOSED USE: RELIGIOUS INSTITUTION

BUILDING SETBACKS: REQUIRED SIDE 10 FEET
REQUIRED FRONT 25 FEET
REQUIRED REAR 15 FEET

PROPOSED HEIGHT - 38 FEET

REQUIRED BUILDING SEPARATION: 10 FEET

TRAFFIC: PER ITE 10TH EDITION, CODE 560
175 DAILY TRIPS, 11AM PEAK TRIPS

REQUIRED PARKING : 1 SPACE PER 4 PEOPLE
552 SEATS = 138 SPACES REQUIRED

PROVIDED PARKING: 122 SPACES PROVIDED (W 5 H/C SPACES)

FLOOD ZONE: PER FIRM MAP 12119C0069D,
EFFECTIVE DATE 9/27/2013,
SITE IS LOCATED IN ZONE X, AREA OF NO FLOODING.

NUMBER OF EMPLOYEES (DAILY) : 5

SOIL CLASSIFICATION
SOILS TYPE 8 - 100% OF SITE. LAKE FINE
SANDS, 0 TO 5 PERCENT SLOPES. HYDROLOGIC
GROUP=A

ZONING: R2
LAND USE: MDR

SIGNAGE	
STREET NAME	D3 (VARIABLE)
	F39-30-04 (1'1" X 18"), PER FDOT RULES #7305
STOP	R1-1 (30" X 30")
	R3-3L (30" X 36")
	R3-3R (30" X 36")
	R5-1 (30" X 30")
	R6-1 (36" X 12")

SITE LEGEND

- SITE BOUNDARY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- TYP TYPICAL
- 10 PARKING SPACES
- S/W SIDEWALK
- R2 5' RADIUS



FREEDOM FELLOWSHIP CHURCH SITE PLAN WILDWOOD, FL 32785

REV	DATE	DESCRIPTION	BY	APP
1	7/15/2022	MODIFIED BUILDING	LMP	LMP
2	8/15/2022	MODIFIED BUILDING	LMP	LMP
3	8/25/2024	MODIFIED BUILDING	LMP	LMP

RCE CONSULTANTS, LLC
807 Avenue Drive
Altamonte Springs, FL 32714
Phone No. 407-651-6621
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurance Palmer
080974

RCE CONSULTANTS, LLC
Certificate of Authorization 2087

PROJECT #
30-2021

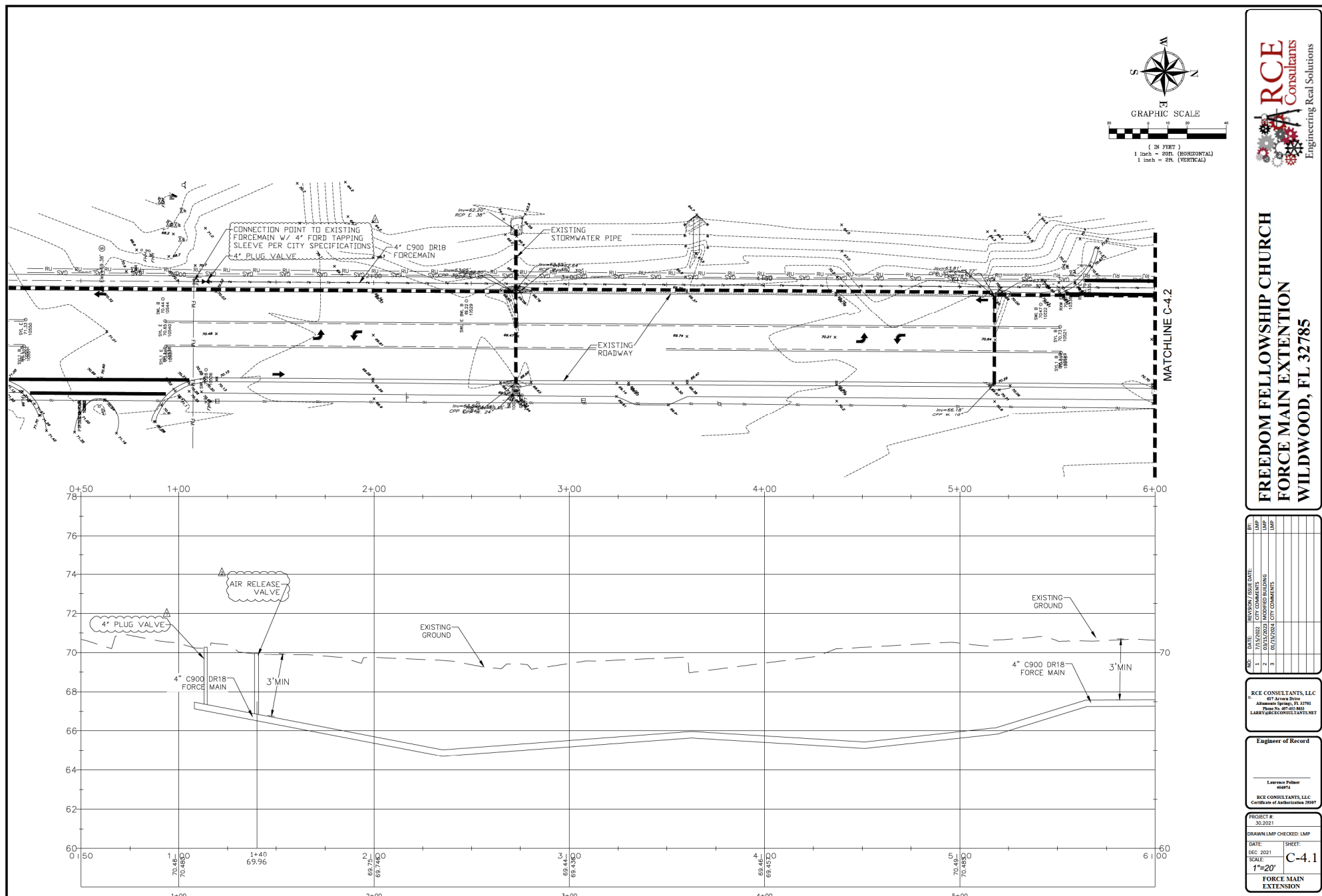
DRAWN/LMP CHECKED: LMP

DATE: DEC 2021

SCALE: 1"=30'

SHEET: C-3

SITE PLAN



**FREEDOM FELLOWSHIP CHURCH
FORCE MAIN EXTENSION
WILDWOOD, FL 32785**

REV.	DATE	REVISION / ISSUE DATE	BY	CHKD.
1	7/15/2021	CITY COMMENTS	LMP	LMP
2	8/12/2021	CITY COMMENTS	LMP	LMP
3	8/12/2021	CITY COMMENTS	LMP	LMP

RCE CONSULTANTS, LLC
417 S. Green Street
Altamonte Springs, FL 32714
Phone: 407-401-8800
LARRY@RCECONSULTANTS.NET

Engineer of Record

Larry Palmer
888714

RCE CONSULTANTS, LLC
Certificate of Authorization 10877

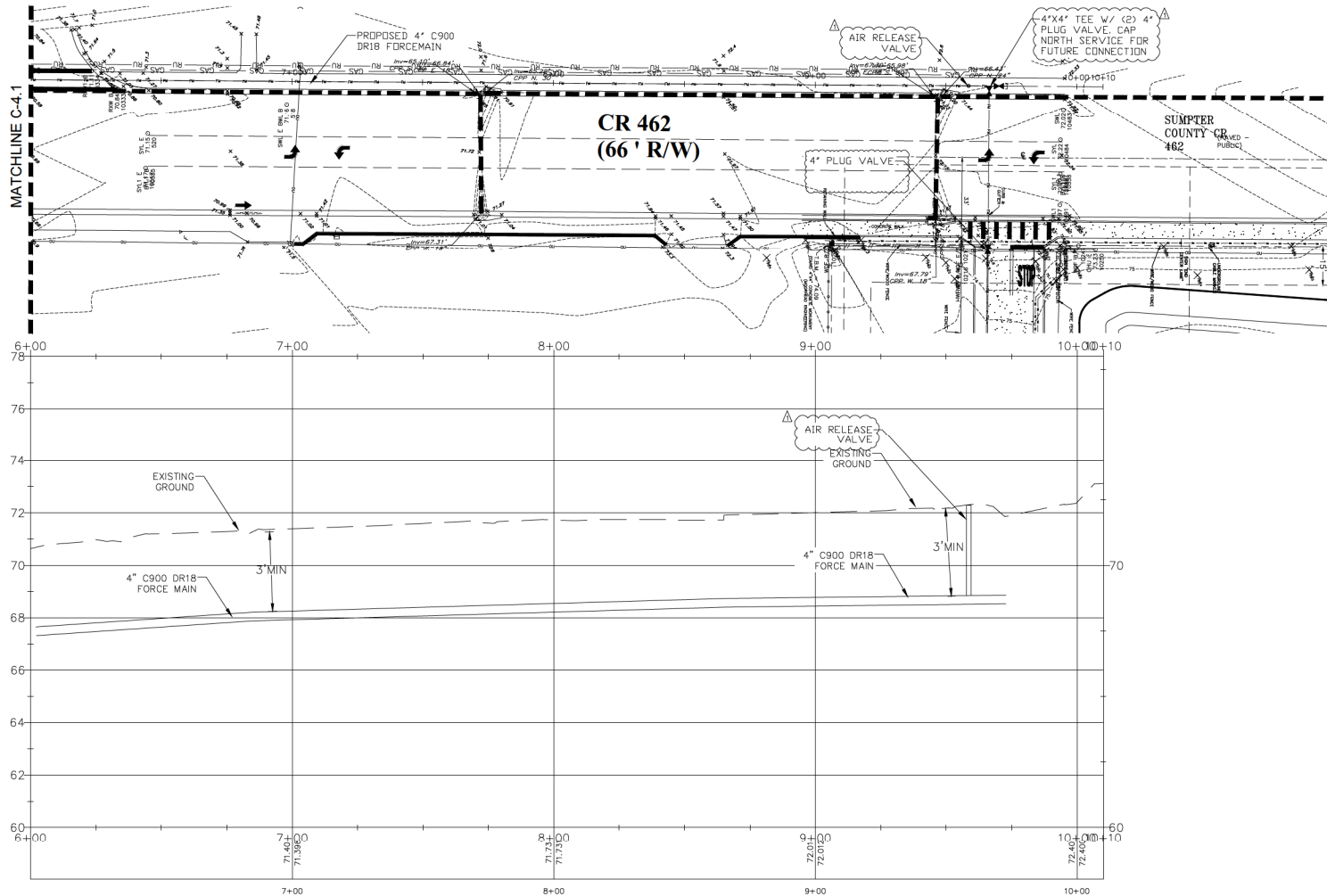
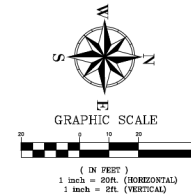
PROJECT #
30-2021

DRAWN/LMP CHECKED: LMP

DATE: DEC 2021 SHEET: C-4.1

SCALE: 1"=20'

**FORCE MAIN
EXTENSION**



**FREEDOM FELLOWSHIP CHURCH
FORCE MAIN EXTENSION
WILDWOOD, FL 32785**

REV.	DATE	REVISION / ISSUE DATE
1	7/15/2021	CITY COMMENTS
2	7/15/2021	CITY COMMENTS
3	7/15/2021	CITY COMMENTS

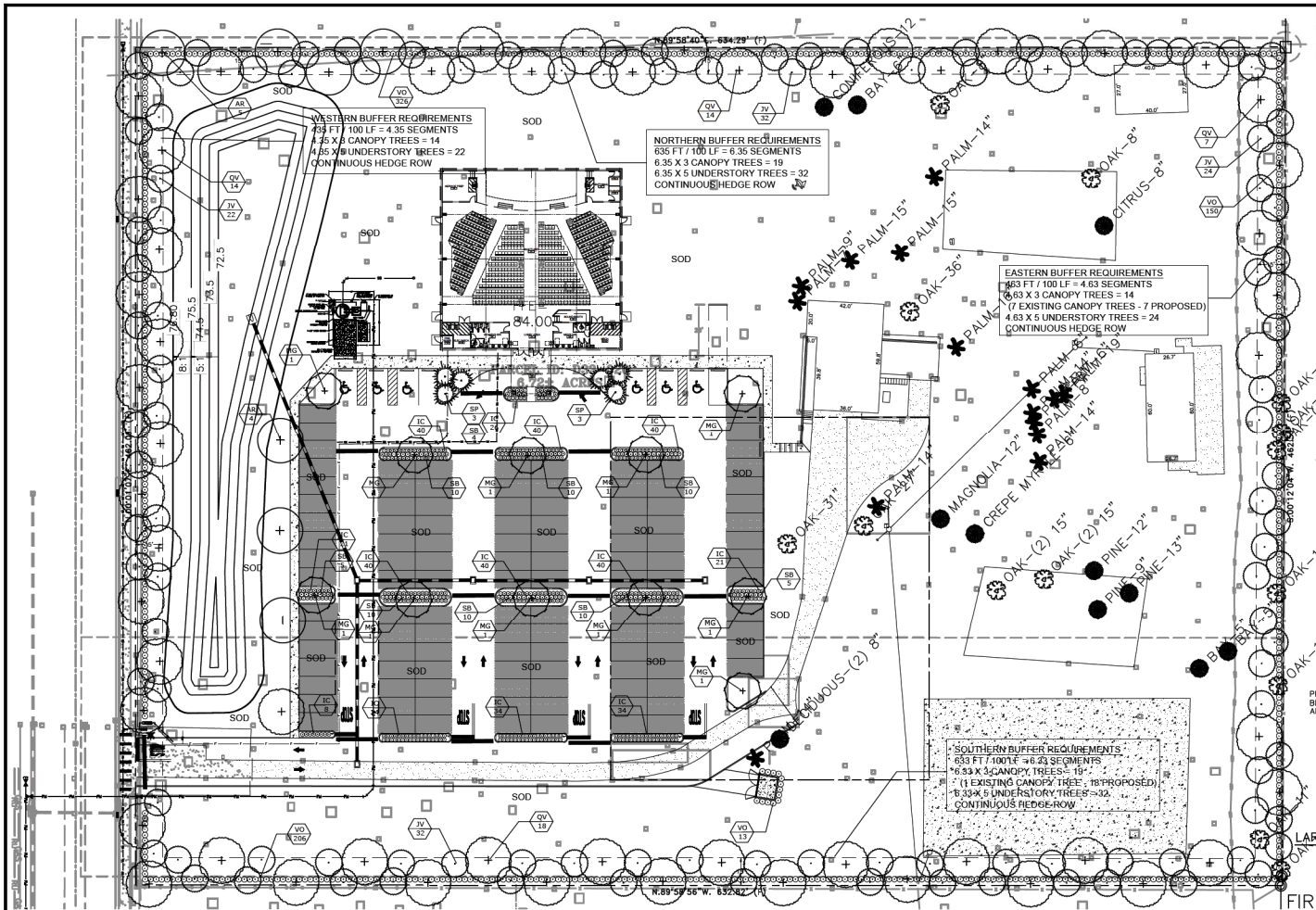
RCE CONSULTANTS, LLC
417 Arroyo Drive
Altamonte Springs, FL 32714
Phone: 407-417-8800
LARRY@RCECONSULTANTS.NET

Engineer of Record

Lawrence Palmer
00074

RCE CONSULTANTS, LLC
Certified as a Professional Engineer

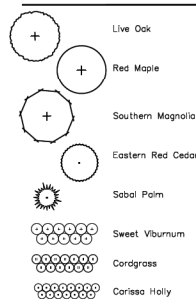
PROJECT #
30-2021
DATE
DEC 2021
SCALE
1"=20'
SHEET
C-4.2
**FORCE MAIN
EXTENSION**



PLANT LIST:

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
TREES & SHRUBS				
6	AR	Acer rubrum	Red Maple	24" Min. Ht., 3 Gal., 24" O.C.
110	JV	Juniperus virginiana	Eastern Red Cedar	3" Cal., 8' Ht. x 8' Sprd.
11	MG	Magnolia grandiflora 'D.D. Blanchard'	Magnolia 'D.D. Blanchard'	3" Cal., 10' - 12' Ht. x 5' Sprd.
54	QV	Quercus virginiana	Live Oak	3" Cal., 10' - 12' Ht. x 5' Sprd.
6	SP	Sabal palmetto	Sabal Palm	10' Minimum clear trunk, straight
SHRUBS, VINES & GROUND COVER				
414	IC	Ilex coriase	Coriase Holly	24" Min. Ht., 3 Gal., 24" O.C.
74	SB	Spartina bakeri	Cord Grass	36" Min. Ht., 3 Gal., 30" O.C.
705	VO	Viburnum odoratissimum	Sweet Viburnum	36" Min. Ht., 7 Gal. 36" O.C.
SOD & MISCELLANEOUS ITEMS				
SOD	Pasopalum notatum		Bahia Solid Sod	SOLID SOD, SOD WILL NOT BE IRRIGATED
MULCH	Shredded Mainland Mulch			

PLANT LEGEND:



LANDSCAPE NOTES:

1. All plant material shall be Florida Grade No. 1 or better as specified in "Grades and Standards for Nursery Plants," Plants 1 and 2, by Division of Plant Industry, Florida, Department of Agriculture and Consumer Services, and shall conform to current American Standard for Nursery Stock, published by the American Nursery Standards Institute.
2. The landscape contractor shall be responsible for verification of quantities the plant list. In the event of a conflict between quantities on the plant list and the plans, the plans shall control and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any variation from these plans must be approved by the Landscape Architect or owner's representative.
3. Contractor is responsible for compliance with all applicable building codes, ordinances and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.
4. The landscape contractor is responsible for inspection of existing conditions and promptly reporting all discrepancies and improper conditions (weeds, mulch, debris, etc.) to the Landscape Architect prior to bidding. Contractor is responsible for soil analysis prior to installation of plantings, and is responsible for all soil amendments to conform to specifications.
5. All tree material shall be container grown unless otherwise specified.
6. The landscape contractor shall acquaint himself with all civil drawings as they relate to paving, site grading, and all utilities, (including water, sewer and electrical supply) to preclude future interference and ensure trouble free installation. The exact location of all existing structures, underground utilities, existing underground sprinklers and pipe may not be known. The contractor warrants that he will be responsible for any future interruption or damage to existing systems which must remain operational. The contractor shall protect utility services which must remain operational and shall be responsible for their repair and/or replacement as determined by him.
7. Mulch shall be organic and shall not be placed on top of the root ball or placed against the trunk. Mulch shall be applied a minimum of 12" to 18" from the trunk of any sized tree. Materials such as rock and shells that do not biodegrade, or not deemed acceptable, failure to install mulch (and type of mulch) as provided in the specification above constitute a failed inspection. See <http://art.floridaplant.com/wood/over-mulching.html> for more information.
8. Refer to specifications for complete requirements.
9. In the event of a conflict between quantities on the plant list and the plans, the plan shall take precedent.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with a permanent automatic irrigation system providing 100% coverage.
2. An automatic moisture sensor/shutoff shall be part of the system.
3. All tree, shrub, and groundcover material proposed for this site is medium to low water use. Micro or drip irrigation will be installed in these beds.

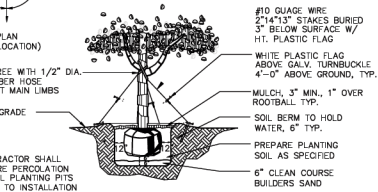


PROTECT TREE WITH 1/2" DIA
BLACK RUBBER HOSE
ABOVE FIRST MAIN LIMBS

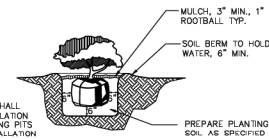
FINISHED GRADE

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING PITS
PRIOR TO INSTALLATION

LARGE TREE DETAIL

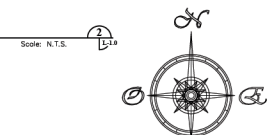


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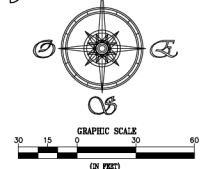


NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING PITS
PRIOR TO INSTALLATION

SHRUB DETAIL



Scale: N.T.S.



**FREEDOM FELLOWSHIP CHURCH
LANDSCAPE PLAN
WILDWOOD, FL 32785**

[illegible]

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

**Landscape Architect
of Record**

Copyright by:

C00033 (01/14/44)
P1000

**Christopher M. Kennedy
LA 0608355**

PROJECT #: 30.2021	
DRAWN:CK CHECKED: LMP	
DATE: DEC 2021	SHEET: L-1
SCALE: 1"=30'	
LANDSCAPE PLAN	

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER.
- 3) ALL 1" PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 4) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING A FLEXIBLE JOINT CONNECTION TO THE LATERAL LINE PIPING.
- 5) ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & WALLS.
- 6) THROTTLE VALVE IRRIGATION CONTROL VALVES ARE REQUIRED TO PREVENT FLOODING.
- 7) THIS NOTE INTENTIONALLY LEFT BLANK
- 8) THIS NOTE INTENTIONALLY LEFT BLANK
- 9) ALL CONTROL WIRE SPLICES SHALL BE MADE IN CONTROL VALVE BOXES USING KEAT BUSHING CONNECTORS AND KEAT BUSHING WIRE NUTS.
- 10) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (VELUM OR MYLAR) SHOWING ALL IRRIGATION INSTALLATION, A MYLAR OR VELUM OF THE ORIGINAL PLAN MAYBE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR REFERENCE. THE DRAWING SHALL SHOW THE LOCATION OF ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 11) ALL CONTROL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 12) SOME LINES ARE DRAIN OFF SET IN ROADWAYS AND SIDEWALKS FOR CLARITY. INSTALL ALL IRRIGATION LINES NOT SHOWN IN SLEEVES IN LANDSCAPE AREAS.
- 13) THIS NOTE INTENTIONALLY LEFT BLANK
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE TO EXISTING UTILITIES.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AND THE EQUIPMENT CONNECTION, (BUT OTHER, NOT A PART OF THIS CONTRACT)
- 17) IRRIGATION WATER CONNECTION, AND SYSTEM CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL CODES.
- 18) SIZE ALL IRRIGATION LATERAL LINES AT VELOCITIES LESS THAN 5 FEET PER SECOND.
1/2"-6 GPM, 3/4"-9 GPM, 1"-16 GPM, 1 1/2"-35 GPM, 2"-55 GPM, 2 1/2"-80 GPM.

 ELECTRIC IRRIGATION CONTROLLER, NUMBER OF STATIONS SHOWN ON THE PLAN.
PEDISTAL MOUNT, METAL CABINET WITH RAINSWITCH.
120VAC SINGLE PHASE, ELECTRIC POWER BY OTHERS.
HUNTER EC-XXX-M

 ELECTRIC VALVE BODY, PLASTIC BODY WITH FLOW CONTROL. MOUNTED IN 1" PLASTIC VALVE BOX. SIZE INDICATED ON DRAWING.
RAINBIRD PER-PRS, SCRUBBER VALVE SERIES

 ELECTRIC VALVE INDICATOR, SHOWS VALVE LOCATION, STATION NUMBER, SIZE, AND ZONE GPM VOLUME.

 1" BRONZE QUICK COUPLER VALVE IN VALVE BOX. MOUNT ON O-RING TYPE SWING JOINT. MOUNT IN 1" RECTANGULAR VALVE BOX. PROVIDE ONE 55K-1 OCV KEY PER FOUR QUICK COUPLER VALVES.
RAINBIRD 3RC SERIES

 ISOLATION VALVE. PROVIDE 1.5" VALVE BOX WITH EXTENSIONS.
2.5" AND SMALLER - BRONZE THREAD ON TYPE WITH WHEEL HANDLE.

 SIZE: PVC MAINLINE PIPE, CLASS 200, PVC.
3" AND SMALLER, SOLVENT WELD PIPE AND PVC SOLVENT WELD FITTINGS.

 SIZE: PVC LATERAL PIPE, CLASS 160, SOLVENT WELD, PVC.
SIZE LATERAL PIPE AT VELOCITIES OF 5 FEET PER SECOND OR LESS.

 PVC SLEEVE PIPE, SCH. 40 PVC, SOLVENT WELD PIPE.

SIZE: S.L.V.

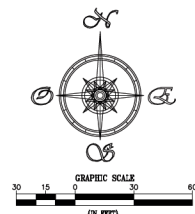
RAINBIRD 1800 SERIES BODIES & ADAPTERS
PROVIDE SPRAY NOZZLES PER PLAN
USE POLY-PIPE OR PVC FLEXIBLE CONNECTIONS

S ● 12" POP-UP SHRUB SPRAY BODY
Z ▲ 6" POP-UP TURF SPRAY BODY

HUNTER PGP SERIES ROTOR
PROVIDE ROTOR NOZZLES PER PLAN
USE PVC FLEXIBLE CONNECTIONS

 25' 90 TURF ROTOR

LETTER	GPM AT 30 PSI	RADIUS	PATTERN
A	1.0	15'	QUARTER
B	1.5	15'	ONE THIRD
C	2.0	15'	HALF
D	2.0	15'	TWO THIRD
F	3.0	15'	THREE QTR.
G	4.0	15'	FULL
H	0.5	12'	LOW QUARTER
I	1.0	12'	LOW GAL. THIRD
J	1.0	12'	LOW GAL. HALF
K	1.8	12'	LOW GAL. 2 THIRD
L	1.5	12'	LOW GAL. 3 QUAR
M	2.0	12'	LOW FULL
N	0.3	10'	FLAT QUARTER
P	0.5	10'	FLAT THIRD
R	0.5	10'	FLAT HALF
S	0.5	10'	FLAT 2 THIRD
T	0.5	10'	FLAT 3 QUARTER
U	0.6	4' X 15'	END STRIP
V	1.2	4' X 30'	SIDE STRIP
W	1.2	4' X 30'	CHALKER STRIP
X	1.7	8' X 18'	CONCRETE
Y	1.0	5'	STREAM BUBBLER
Z	VARIABLES	15'	ADJUSTABLE ARC



RCE
Consultants
Engineering Real Solutions

**FREEDOM FELLOWSHIP CHURCH
IRRIGATION PLAN
WILDWOOD, FL 32785**

[illegible]

RCE CONSULTANTS, LLC
617 Arvera Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

**Landscape Architect
of Record**



Christopher M. Kennedy
LA 4460355

PROJECT #: 30.2021	
DRAWN:CK CHECKED: LMP	
DATE: DEC 2021	SHEET: I-1
SCALE: 1"=30'	
IRRIGATION PLAN	

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2310-004 Wildwood Self Storage

REQUESTED ACTION: Staff recommends approval upon resolution of outstanding comments

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2310-004 Wildwood Self Storage
Parcel Number	G33-154
Acreage	4.86 Acres, MOL
Property Location	The property is addressed as 6022 Marsh Bend Trail, Wildwood, FL 34785, approximately 2.0 miles south of E C 470
Owner	Wildwood Climate Storage, LLC
Applicant	Sylvie Germana with The Contineo Group

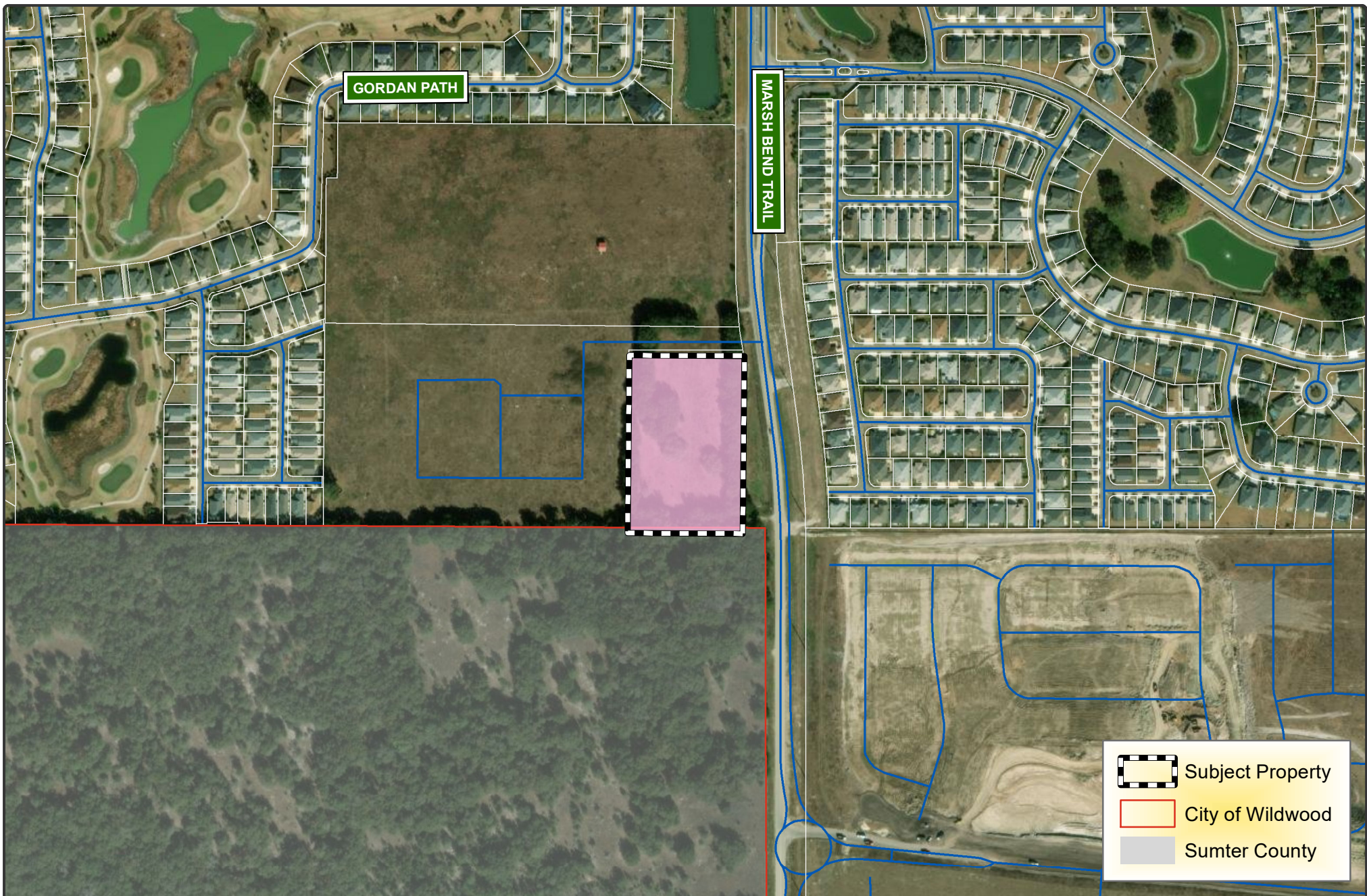
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a three-story self-service 101,250-square-foot storage building, providing for five parking spaces, including two (2) Florida ADA accessible parking spaces and three regular parking spaces, together with associated infrastructure such as landscaping buffers, loading area, storm water dry retention pond, site lighting improvements, and commercial driveway on 4.86 acres MOL, as per the attached plans. There is a portion of the parcel that will remain undeveloped. The site has been reviewed to be in compliance with Planned Development Ordinance O2023-19.

As of the writing of this report, the project has outstanding comments from the City Attorney and the Utilities Dept. Please see the comment review sheet report enclosed. Once the outstanding comments are addressed, SP 2310-004 is expected to meet the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 12/2/2024

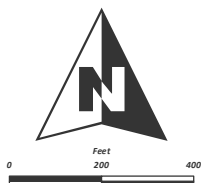


Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2310-004

WILDWOOD SELF STORAGE

PARCEL G33-154

MAP 1B

**LOCATION
MAP**

**OCTOBER
2023**



WILDWOOD

FLORIDA

City of Wildwood

Project #: SP 2310-004 Wildwood Self Storage

Parcel G33-154

Representative: Sylvie Germana w/ The Contineo Group

11/20/2024

*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. *****

CITY ENGINEER

No comments.

DEVELOPMENT SERVICES

No comments.

CITY ATTORNEY:

1. Owner name does not match between site plan application, site plan, property record card, deeds provided, concurrency determination, tree removal permit, etc. Please revise as necessary. Authorized agent may need to be redone as well. (Not Satisfied).
 - A. RESPONSE: Application and plans have been updated to show Nicholas West as the Project Developer
 - I. Not Satisfied: The owner on the property card and deed is Wildwood Climate Storage, LLC, but the owner on the application is Nicholas West, and the landowner on the site plan is Thomas Group Investments #1, LLC. Even if Nicholas West is the authorized agent and developer, the owner needs to be listed on the site plan application and the site plan itself. Please revise as necessary.
 - a. RESPONSE: Owner information has been updated.
 - i. Not Satisfied: Wildwood Climate Storage, LLC is now showing as the owner on the Application and property card but not the site plan. Thomas Group Investments #1 LL is showing as the landowner on the site plan.

- a) Cover sheet has been updated to show Wildwood Storage, LLC as the owner.
 - 1) Not Satisfied; Please provide the revised site plan with updated owner.

01)Site plan background now shows Wildwood Climate Storage LLC as the owner.

i) Partially satisfied; please add the owner's address and phone number.

- 2. Sheet C500 – It appears that an easement may be necessary to accommodate proposed water connection. Please add a note to utility plan showing proposed end of city maintenance for water connection to clarify. (Partially Satisfied. As it does not appear that there is an easement for city utilities on proposed site, please submit an easement application. If there is an easement, please clearly mark the easement on the site plan.)

A. RESPONSE: After discussions with the residential development behind the property we will now be utilizing a private pump station and tying into the public forcemain.

- I. Not Satisfied. Plans do not appear to show what was stated in the response. Additionally, the end of city maintenance note shows the City's side of utilities on the property at issue.

a. RESPONSE: Apologies for misinterpreting the initial comment. Easement is now shown up to the water meter and end of city maintenance is called out on the utility sheet.

- i. Partially Satisfied; please submit an easement application for the proposed water and sewer connections for City of Wildwood utilities.

a) The Application for Easement was provided, but the Title Search is for Thomas Group Investments #1, LLC, and the commitment date is 06/30/23. Please provide a current Title Search.

01)Current title search has now been attached. Ownership in the property card shows that it belongs to Wildwood Climate Storage LLC.

i) The document submitted is not a title search, but rather a title commitment. The request was for the

applicant to provide a title search or an opinion of title from a licensed attorney.

3. City attorney reserves the right to make further comments upon resubmittal (Standing Comment)
 - A. Standing Comment.
 - I. **RESPONSE: Understood.**
 - a. **Standing Comment.**

FIRE

No comments.

POLICE

Standing Comment regarding traffic control devices for all development in the City of Wildwood:

1. All traffic control signals, or devices must comply with the Florida State Statutes regarding the installation.
2. 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 signs size and height.

PUBLIC WORKS (WILDWOOD)

Public Works Road

No comment.

Stormwater / Tree Mitigation

Standing Comment.

No comment.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES &TRAFFIC ANALYSIS

No comments.

UTILITIES – WATER/WASTEWATER

1. Sheet C500 Utility Plan:

- a. The city has an existing 10" water main already on the west side of Marsh Bend Trail that you can tie into with a 10 x 8 tapping saddle and stay with the right of way. The connection point will be before Zora/Eden meters/backflow.
 - b. The 2" pvc proposed for potable can be either poly or push on pipe. No glued fittings unless under 2".
 - c. Utility Notes #14 states that irrigation is included as design/build, but no provision has been shown for water supply. Please identify a connection point for the irrigation water supply.
2. Sheet C501, C503, C701, C702, C703: Update and replace City of Wildwood specifications and detail sheets to the latest version, dated 2024.
3. Sheet IR-1 Irrigation Plan:
 - a. The city's water system pressure is provided at 55/56 psi and the design pressure for irrigation listed in the notes is 65 psi,
 - b. Note B in the plan legend calls for a ¾" RPZ and as stated in 1-C no water supply is proposed. Please correct and show water supply.

Utilities Miscellaneous – Standing Comment

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.

WILDWOOD CLIMATE STORAGE

6022 MARSH BEND TRAIL
WILDWOOD, FL 34785
PARCEL ID: G33-154
CITY OF WILDWOOD CONSTRUCTION:

UTILITY SERVICE PROVIDERS

WATER
CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
352.330.1336

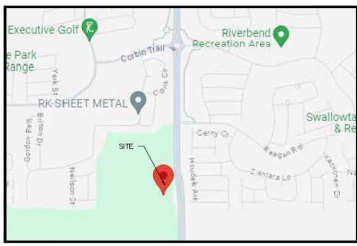
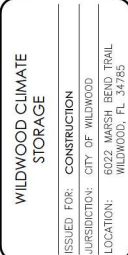
SEWER
CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
352.330.1336

ELECTRIC
FCO (FLORIDA ELECTRIC COMPANY)
PO BOX 301
SMITHVILLE, FL 33565-0301
352.793.3801

STORMWATER
SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT
2370 BROAD STREET
BROOKSVILLE, FL 34604
352.786.1251

FIRE PROTECTION
SUNTER COUNTY FIRE STATION 21
1448 CR 454
LAKE PANASOFFKEE, FL 33538
772.287.1117

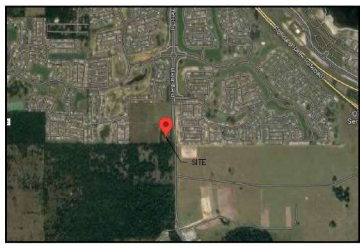
SOLID WASTE
SUNTER COUNTY SOLID WASTE
810 CR 529
LAKE PANASOFFKEE, FL 33538
352.688.4401



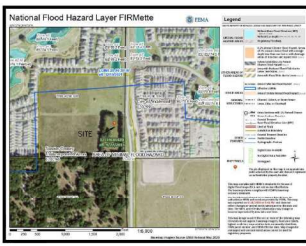
VICINITY MAP
SCALE: 1" = 1000'



USGS QUAD MAP
NTS



AERIAL MAP
NTS



FEMA MAP
NTS

SCOPE OF WORK

THE PROPOSED PROJECT INVOLVES THE DEVELOPMENT OF A NEW 3 STORY SELF STORAGE FACILITY AS WELL AS THE ASSOCIATED UTILITIES. A STORMWATER POND WILL BE CONSTRUCTED TO SERVE THE PARCEL AS WELL AS A FUTURE OUTPARCEL.

GENERAL NOTES:

- CONTRACTOR'S RESPONSIBILITY TO INCLUDE, BUT NOT LIMITED TO:
1. CAUSE THE WORK TO BE COMPLETED PER FEDERAL, STATE AND LOCAL CODES DURING ALL PHASES OF THE PROJECT.
 2. VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
 3. COORDINATE WITH UTILITY PROVIDERS TO CONFIRM THE LOCATION OF EXISTING AND PROPOSED SERVICES WILL BE ADEQUATE FOR THE DEVELOPMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITY LOCATIONS AND PROPOSED LOCATIONS ARE APPROXIMATE IN NATURE.
 4. CONSTRUCTION LIMITS SHALL BE PROPERLY MARKED AND BARRIERS CREATED AS NECESSARY TO PROTECT CONSTRUCTION PERSONNEL AS WELL AS THE PUBLIC, DURING ALL OTHER GOVERNING STANDARDS.
 5. PROVISION OF ALL NECESSARY WORK IN ORDER TO CAUSE THE PROJECT TO BE COMPLETED WHETHER OR NOT THE WORK IS SPECIFICALLY DESCRIBED WITHIN THE PROJECT DESIGNS OR REQUIRED BY REGULATION IN THE COURSE OF WORK.
 6. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT.
 7. DEMOLITION RESPONSIBILITIES:
 - A. CONSTRUCTION DEBRIS AND REFUSE RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE CONSTRUCTION LOCATION UNDER ADEQUATE TRAFFIC AND LOCAL, STATE AND LOCAL REGULATIONS. UNDER NO CIRCUMSTANCES SHALL REFUSE MANAGEMENT COMPROMISE THE DELIVERY, SCHEDULE OR QUALITY OF THE PROJECT.
 - B. FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
 - C. PRIOR TO DEMOLITION COMMENCEMENT, CONTACT LOCAL "CALL DIG" SERVICES.
 - D. EXISTING UTILITIES AND BARRIERS SHALL BE UTILIZED FOR ALL EXCAVATIONS AT ALL TIMES. COMPLETELY FILL ALL EXCAVATIONS AT THE END OF EACH DAY.
 - E. BURNING OF MATERIALS IS PROHIBITED BY PROPER PERMIT FROM GOVERNING AGENCY.
 - F. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - G. EROSION CONTROL MEASURES DURING DEMOLITION PHASE SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT PER FEDERAL, STATE AND LOCAL CODES. NO EARTHMOVING OR DISTURBANCE SHALL BE CAUSED TO HAPPEN UNTIL ALL APPROPRIATE MEASURES HAVE BEEN PUT INTO PLACE.
 8. CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ADJUTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE) FOR THE PARTICULAR PROJECT TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEASON-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
 9. ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
 10. OWNER WILL MAINTAIN STORM SYSTEM.
 11. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
 12. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING, ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE PROBABLY IN 100% PAPER OR 100% PLANTATION GROWN.
 13. CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

SITE SUMMARY	
ZONING	C-2 (COMMERCIAL)
ORDINANCE NO.	02022-100 / 02023-19
DESIGN DISTRICT	NDGH-BORH-000
PROPOSED USE	INDOOR SELF-STORAGE
TOTAL PARCEL AREA	84.85 AC (211,190-SF)
TYPE OF CONSTRUCTION	TYPE I
FLOOD ZONE DESIGNATION	Zone X
ALLOWABLE BLDG. SIZE	105,850-SF
PROPOSED BLDG. SIZE	101,250-SF
MIN. OPEN SPACE	20% (42,250-SF)
OPEN SPACE PROVIDED	42,250-SF
ALLOWABLE FAR	0.5
FAR PROVIDED	0.5
EMPLOYEES ON SITE	0-2
PARKING REQUIRED BASED ON ORDINANCE NO. 02023-19: INDOOR STORAGE: - 4 MINIMUM	

DESCRIPTION:
(AS PREPARED BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE FOREMENTIONED SECTION 17, TOWNSHIP 9 SOUTH, RANGE 19 EAST, FOR THE POINT OF REFERENCE AND RUN N.00 DEG.56'13"W., ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 100.14 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2238, PAGE 348 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING THE TRUE POINT OF BEGINNING, THENCE RUN N.88 DEG.47'00"E., A DISTANCE OF 800.80 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2238, PAGE 348, SAID NORTHEAST CORNER LOCATED ON THE WEST RIGHT OF WAY OF N.W. 1/4, SECTION 17, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS DESCRIBED IN OFFICIAL RECORD BOOK 2011, PAGE 1443 OF SAID PUBLIC RECORDS; THENCE RUN N.05 DEG.27'11"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 365.32 FEET TO THE BEGINNING OF A CURVE CONSEC. WESTERLY, SAID CURVE HAVING A RADIUS OF 2815.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 26 DEG.39'25", AN ARC DISTANCE OF 365.32 FEET (COLOR BEARING AND DISTANCE OF N.02 DEG.14'34"E., 316.21 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.00 DEG.57'11"W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 870.87 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 232 (ALSO KNOWN AS MULHOPPER ROAD/RIGHT OF WAY WITH VARIES); THENCE RUN S.89 DEG.32'48"W., ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 232, A DISTANCE OF 255.32 FEET; THENCE RUN N.88 DEG.30'02"W., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 365.45 FEET; THENCE RUN N.07 DEG.52'36"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 14.93 FEET; THENCE RUN S.89 DEG.30'02"W., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 35.78 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST BOUNDARY OF THE HAMMOCK UNIT NO. 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID EAST BOUNDARY OF THE HAMMOCK UNIT NO. 2 ALSO BEING THE FOREMENTIONED WEST LINE OF SECTION 17; THENCE RUN S.00 DEG.56'13"E., ALONG SAID EAST BOUNDARY OF THE HAMMOCK UNIT NO. 2 AND ALONG SAID WEST LINE OF SECTION 17, A DISTANCE OF 1253.78 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 27.06 ACRES MORE OR LESS.

- | | |
|------|--------------------------------|
| C100 | COVER SHEET |
| C200 | SITE PLAN |
| C300 | GRADING PLAN |
| C400 | DRAINAGE PLAN |
| C401 | DRAINAGE PROFILES |
| C500 | UTILITY PLAN |
| C501 | SANITARY PROFILES |
| C502 | LIFT STATION DESIGN |
| C503 | LIFT STATION DESIGN |
| C504 | LIFT STATION DESIGN |
| C600 | DEMO + EROSION CONTROL PHASE 1 |
| C601 | EROSION CONTROL PHASE 2 |
| C602 | EROSION CONTROL PHASE 3 |
| C700 | STANDARD DETAILS |
| C701 | STANDARD DETAILS |
| C702 | STANDARD DETAILS |
| C703 | STANDARD DETAILS |
| C704 | STANDARD DETAILS |
| C705 | STANDARD DETAILS |
| C800 | GEOTECHNICAL REPORT |
| C801 | GEOTECHNICAL REPORT |
| C802 | GEOTECHNICAL REPORT |
| LS-1 | LANDSCAPE PLAN |
| E-1 | PHOTOMETRIC PLAN |
| E-3 | SURVEY |
| S-2 | SURVEY |

THE PROPERTY BEING DEVELOPED IS LOCATED WITHIN ZONE 'X' (AN AREA OF MINIMAL FLOOD HAZARD) AS CAN BE ABOVE ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 1219C0142D.

PROJECT DEVELOPER

NICHOLAS WEST
ATC, SUITE 408
1575 NORTHSIDE DRIVE NW
ATLANTA, GA 30318
CONTACT: NICHOLAS WEST
PHONE: 706-540-6375
E-MAIL: NWEST@FOUNDRYIG.COM

PROJECT CIVIL ENGINEER

CONTINEO GROUP, LLC
755 COMMERCE DRIVE
SUITE 800
ATLANTA, GA 30030
CONTACT: RON GRUMP, P.E.
PHONE: (404) 556-7721
E-MAIL: RONG@THECONTINEOGROUP.COM

PROJECT LANDSCAPE ARCHITECT

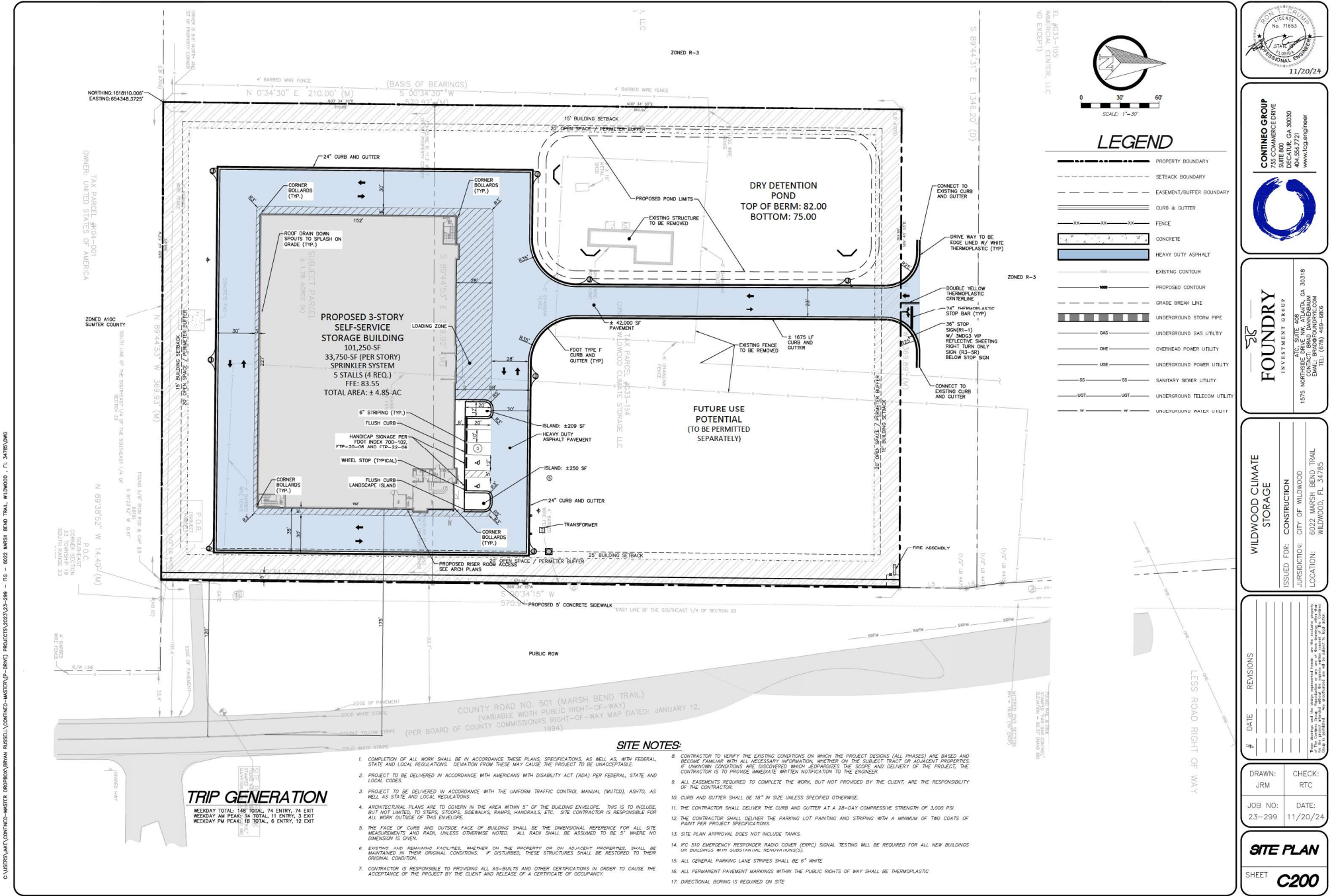
Sylvie Germana
755 Commerce Drive
Suite 800
Atlanta, GA 30030
Phone: (754) 245-7992

AUTHORIZED AGENT

LAND OWNER
WILDWOOD CLIMATE STORAGE, LLC

APPLICABLE PERMIT
SWFWMO
APPROVED

24-HOUR CONTACT: BRAD DANNENBAUM
(404-992-6237)



PROFESSIONAL ENGINEER
No. 71853
11/20/24

CONTINUED GROUP
2500 W. BAYVIEW DRIVE
SUITE 800
DECATUR, GA 30030
404.566.7721
www.continuedgroup.com

FOUNDURY
INVESTMENT GROUP
1575 NORTHEAST DRIVE, NW, ATLANTA, GA 30318
CONTACT: BRAD JAMESBROOK
CONTACT: JAMESBROOK@FOUNDURY.COM
TEL: (770) 469-6856

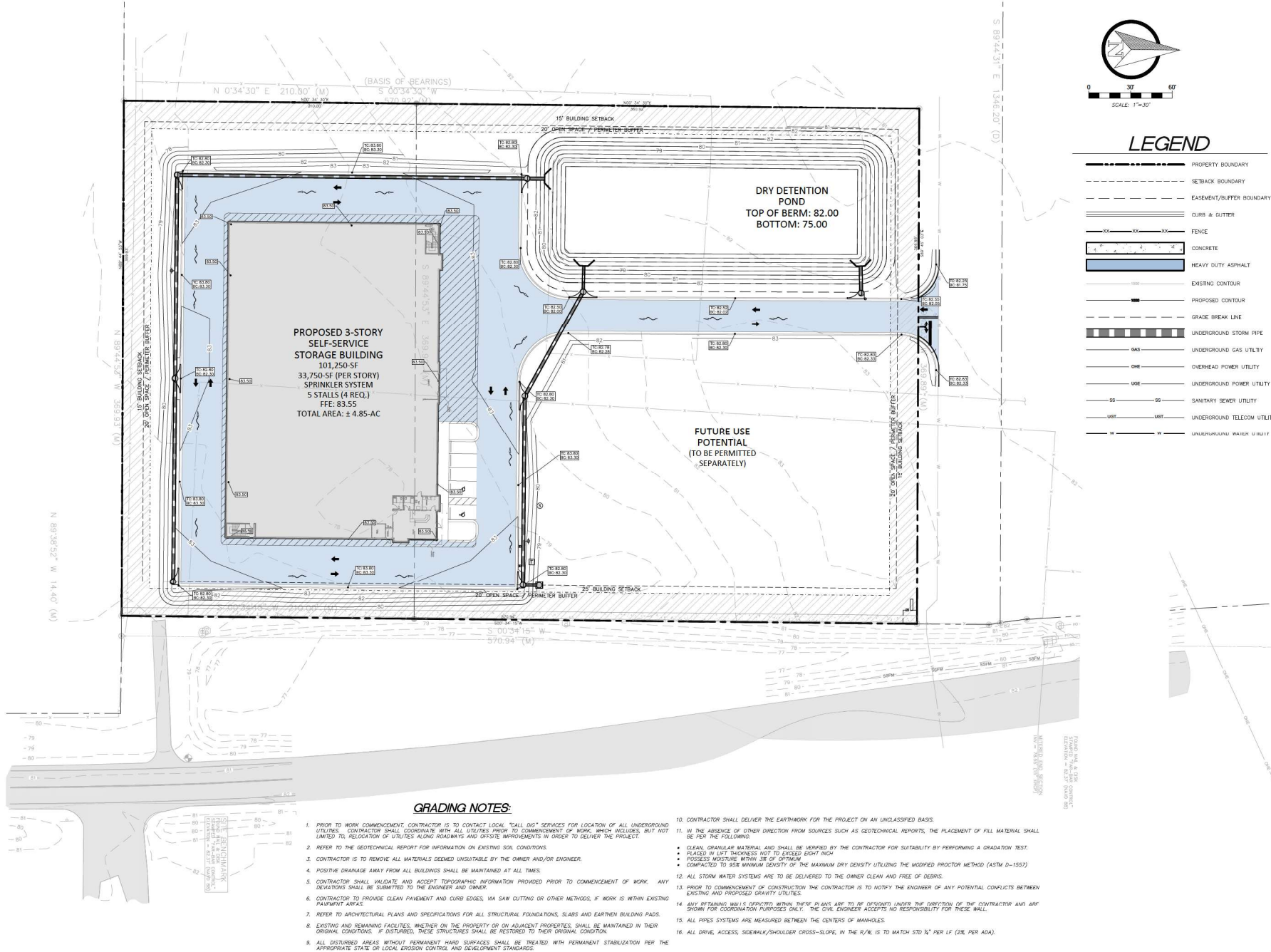
WILDMOOD CLIMATE STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILDMOOD
LOCATION: 6022 MARSH BEND TRAIL, WILDMOOD, FL 34785

#	DATE	REVISIONS

DRAWN:	CHECK:
JRM	RTC

JOB NO: 23-299 DATE: 11/20/24

SITE PLAN
SHEET **C200**



CONTINUED GROUP
2500 W. BAYVIEW DRIVE
SUITE 800
DECATUR, GA 30030
404.566.7271
www.rsg-engineer.com

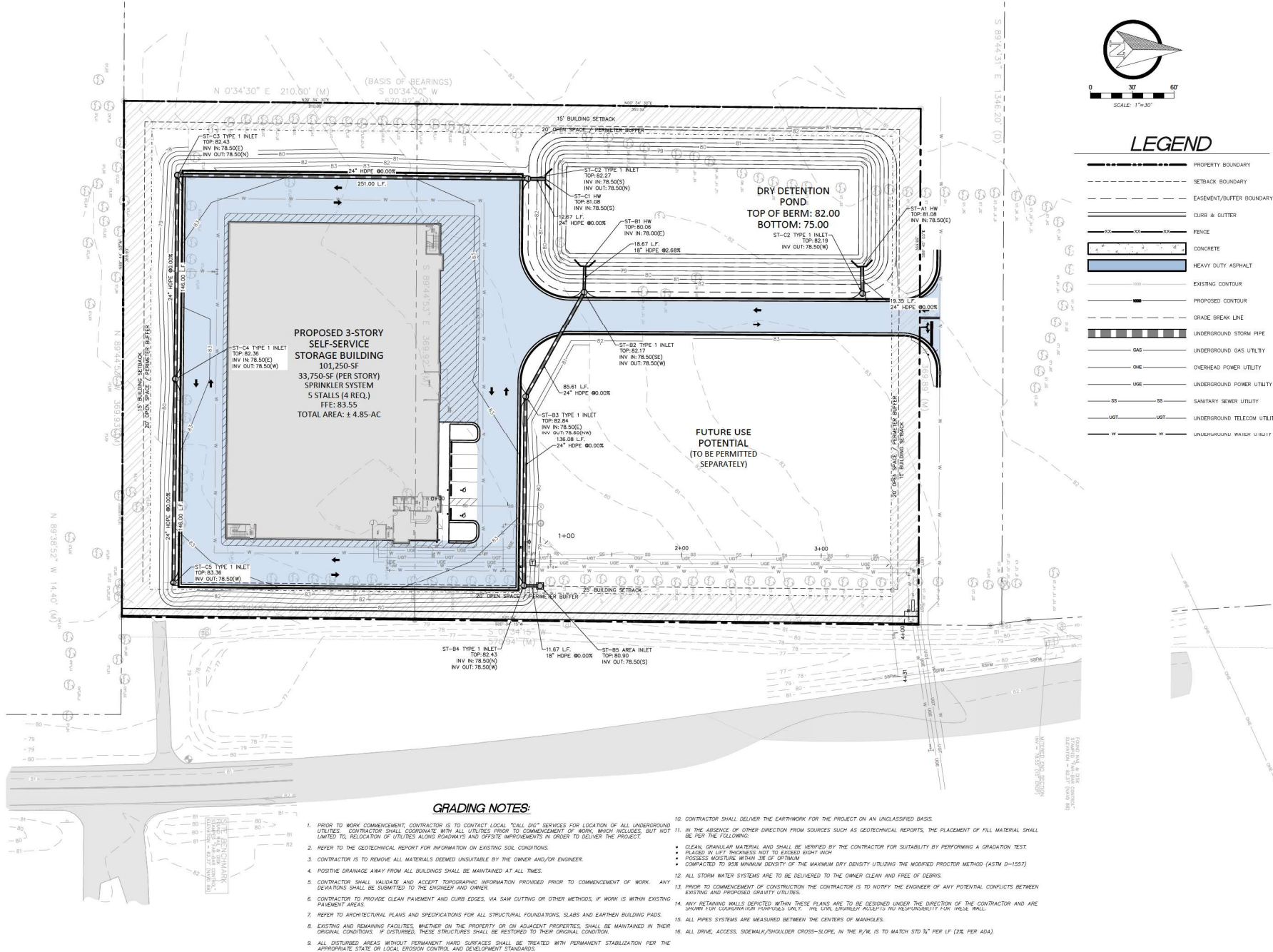
FOUNDry
INVESTMENT GROUP
7000 W. BAYVIEW DRIVE
SUITE 800
1575 NORTHEAST DRIVE, NW, ATLANTA, GA 30318
CONTACT: BRAD JAMES/BRAD
TEL: (770) 469-6826

WILMWOOD CLIMATE STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILMWOOD
LOCATION: 6022 MARSH BEAD TRAIL
WILMWOOD, FL 34785

#	DATE	REVISIONS

DRAWN: JRM	CHECK: RTC
JOB NO: 23-299	DATE: 11/20/24

GRADING PLAN
SHEET C300



11/20/24

CONTINUED GROUP
1575 NORTOLINE DRIVE
SUITE 800
DECATUR, GA 30030
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DECATUR, GA 30030
CONTACT: BRAD JAMESRUSSELL
TEL: (478) 469-6826

WILDMOOD CLIMATE STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILDMOOD
LOCATION: 6022 MARSH BEND TRAIL
WILDMOOD, FL 34785

#	DATE	REVISIONS

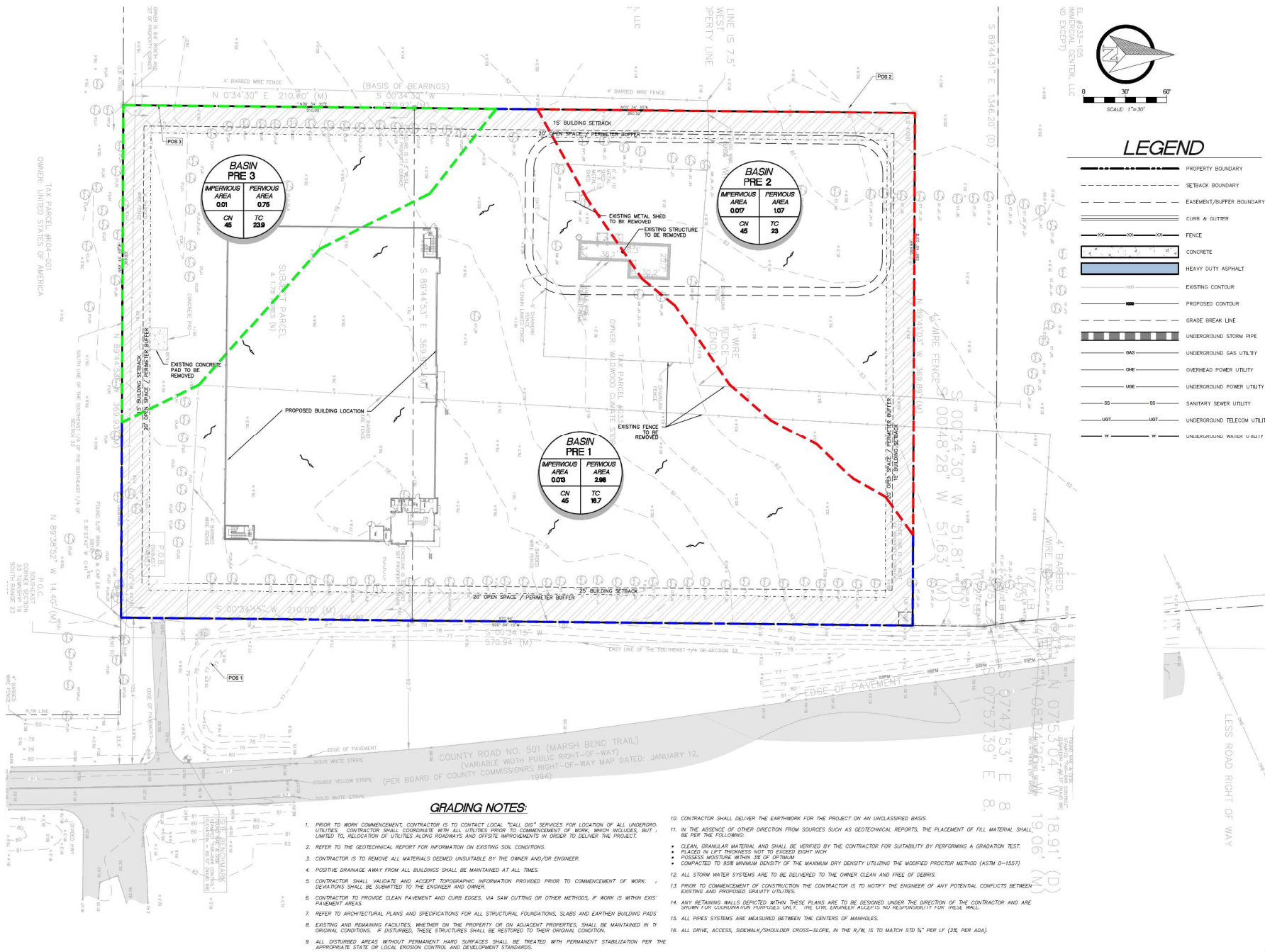
DRAWN:	CHECK:
JRM	RTC

JOB NO:	DATE:
23-299	11/20/24

DRAINAGE PLAN
SHEET **C400**

Profile view of the proposed sewer line. The vertical axis shows elevations from 70 to 85 feet. The horizontal axis shows stationing from 0+00 to 2+58.55. The diagram includes the proposed grade (solid line), the high ground line (HGL, dashed line), and the existing ground (dotted line). A 6" PVC sanitary crossing is shown at station 1+50. Manholes are located at stations 0+24, 0+34, 1+00, 2+43, and 2+50.55. Inverts and slopes are provided for each segment: 81.24' INV @ 0+00 to 0+24 (24" HDPE @ 0.00%), 80.72' INV @ 0+24 to 0+34 (24" HDPE @ 0.00%), 80.61' LF @ 0+34 to 1+00 (24" HDPE @ 0.00%), 79.63' INV @ 1+00 to 2+43 (24" HDPE @ 0.00%), and 78.60' INV @ 2+43 to 2+50.55 (18" HDPE @ 0.00%).

ST-A1
ST-A2
PROPOSED GRADE
EXISTING GRADE
HGL LINE
19.35 L.P. HOPE
24" HOPE
90.000
INT. CUF. 76.500
INT. CUF. 76.500
85
80
75
70
0+00 0+50



PROFESSIONAL ENGINEER
No. 71853
FLORIDA
11/20/24

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DECATUR, GA 30030
404.566.7721
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FOUNDURY
INVESTMENT GROUP
1575 NORTHEAST DRIVE, NW, ATLANTA, GA 30318
CONTACT: BRAD JAMESON
TEL: (770) 469-6856

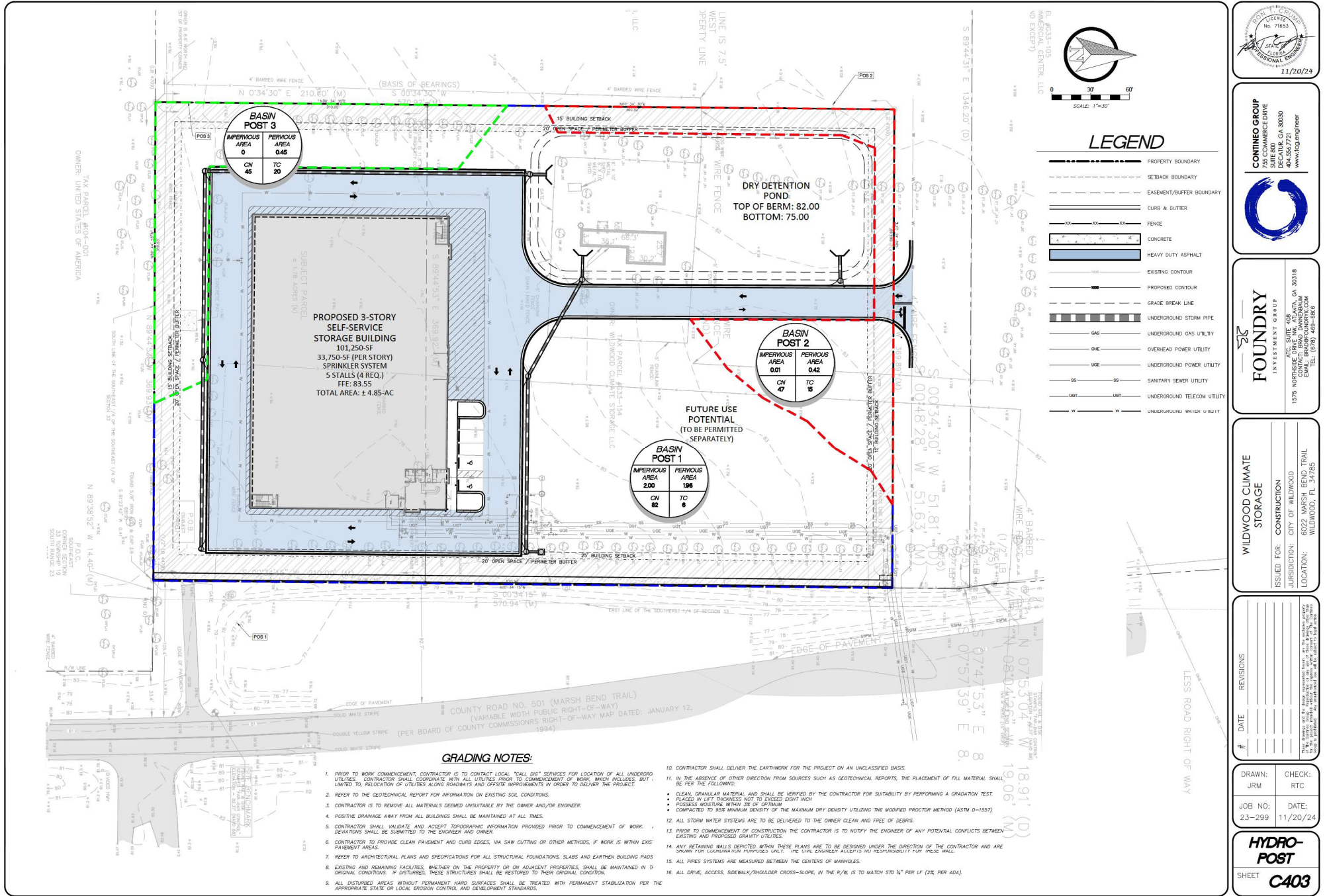
WILDMOOD CLIMATE STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILDMOOD
LOCATION: 6022 MARSH BEND TRAIL, WILDMOOD, FL 34785

#	DATE	REVISIONS

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JRM	RTC

JOB NO: 23-299
DATE: 11/20/24

HYDRO-PRE
SHEET **C402**



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No. 71853
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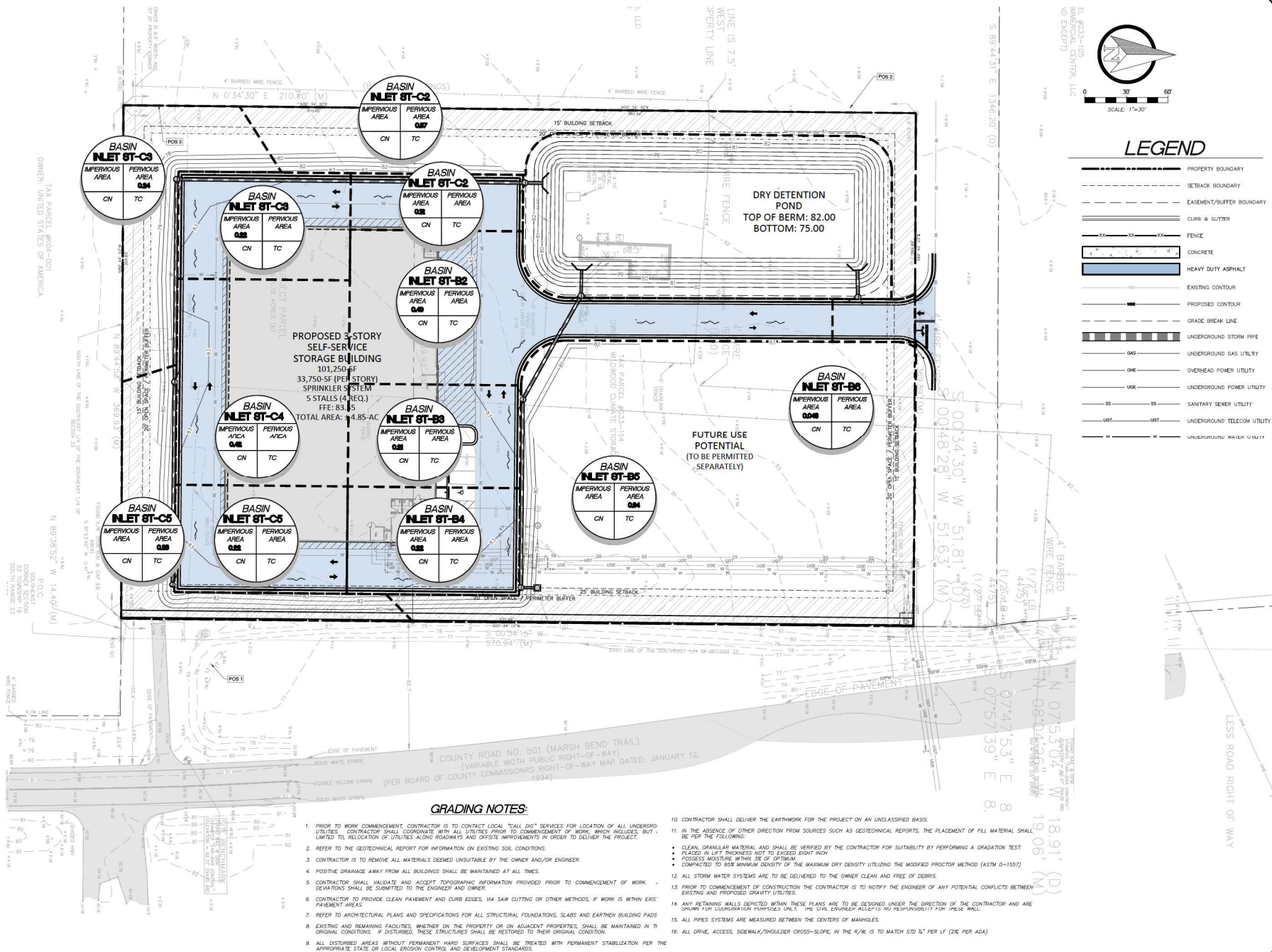
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INVESTMENT GROUP
1575 NORTHEAST DRIVE, NW, ATLANTA, GA 30318
CONTACT: BRAD JAMESBROOK
TEL: (770) 469-6856

WILDMOOD CLIMATE STORAGE
ISSUED FOR: CONSTRUCTION
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LOCATION: 6022 MARSH BEND TRAIL, WILDMOOD, FL 34785

DATE: 23-299
REVISIONS: 11/20/24

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JOB NO: 23-299
DATE: 11/20/24

HYDRO-POST
SHEET C403



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1500 W. BAYVIEW DRIVE
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DECATUR, GA 30030
404.567.7271
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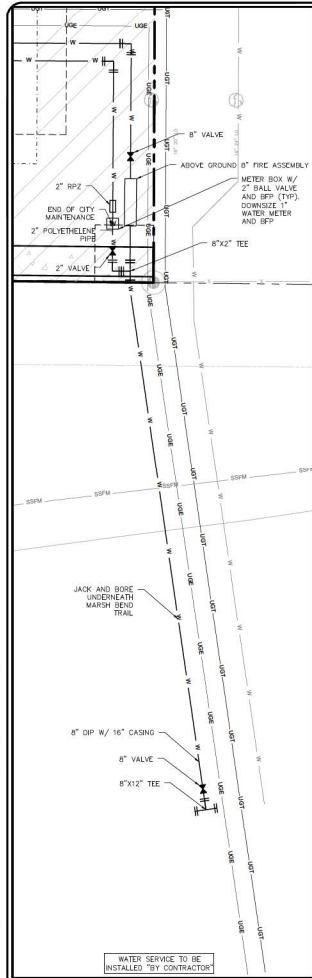
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INVESTMENT GROUP
1575 NORTHEAST DRIVE, NW, ATLANTA, GA 30318
CONTACT: BRAD JAMESBROOK
TEL: (770) 469-6826

WILDMOOD CLIMATE STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILDMOOD
LOCATION: 6022 MARSH BEND TRAIL, WILDMOOD, FL 34785

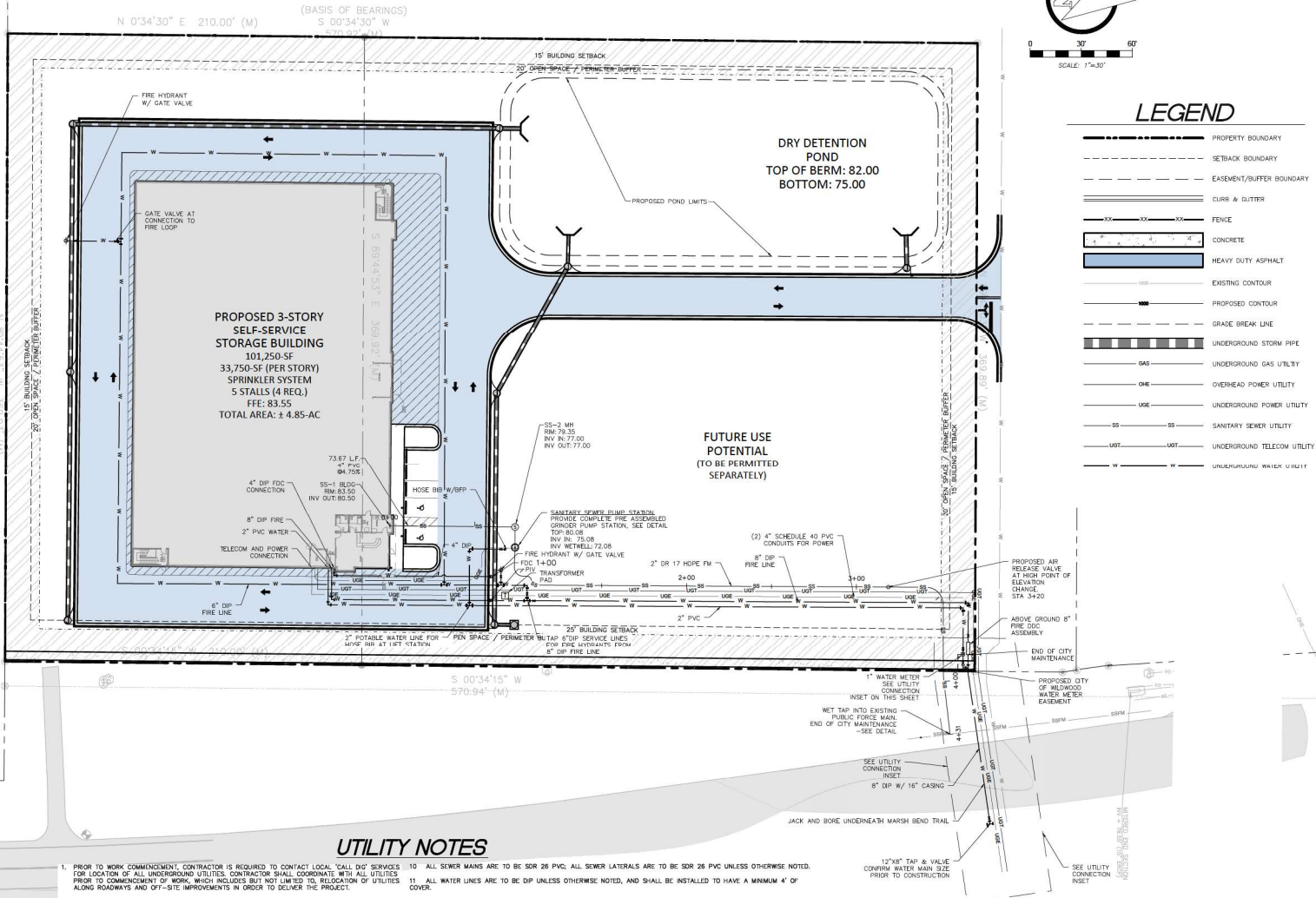
#	DATE	REVISIONS

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CHECK: RTC
JOB NO: 23-299
DATE: 11/20/24

HYDRO-INLETS
SHEET C404



UTILITY CONNECTION INSET
SCALE 1" = 10'



UTILITY NOTES

- PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS REQUIRED TO CONTACT LOCAL "CALL BEFORE YOU DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS AND OFF-SITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
- ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS, LATEST EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FINAL AS-BUILTS AND EASEMENT PLATS.
- THE CONTRACTOR IS TO DELIVER ALL WATER AND SEWER SYSTEMS WITH A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE BUT ARE NOT LIMITED TO, TRANSFORMERS, TRANSFORMER PADS, METERS, ETC.
- THE CONTRACTOR SHALL COMPILE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- THE LOCATION OF ALL UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
- ALL ELECTRICAL, TELECOM, AND GAS LINE CONDUITS ARE TO HAVE BETWEEN 3" AND 5" OF COVER, UNLESS OTHERWISE NOTED.
- ALL SEWER MAINS ARE TO BE SDR 26 PVC; ALL SEWER LATERALS ARE TO BE SDR 26 PVC UNLESS OTHERWISE NOTED.
- ALL WATER LINES ARE TO BE DIP UNLESS OTHERWISE NOTED, AND SHALL BE INSTALLED TO HAVE A MINIMUM 4" OF COVER.
- ALL UTILITY BUILDING CONNECTIONS ARE APPROXIMATE, IN NATURE.
- ALL LIGHTING IS TO BE INSTALLED BY THE CONTRACTOR IN FULL LIGHTING TO BE CONSIDERED AS 30' POLES, WITH 4 LED HEADS. REFER TO PHOTOGRAPHIC PLAN FOR FULL SPECIFICATIONS.
- IRRIGATION FOR THE ENTIRE PROPERTY IS REQUIRED AND IS TO BE INCLUDED AS DESIGN/BUILD.
- THERE WILL BE NO GAS SERVICE PROPOSED ON THIS SITE.
- ALL EXISTING OR PROPOSED WATER, SEWER, OR REUSE APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.
- ANY MAIN OR WATER SERVICE 2 INCH OR ABOVE IN SIZE ARE TO HAVE GATE VALVES INSTALLED; ANY 2 INCH OR LARGER VALVE IS REQUIRED TO HAVE A VALVE TEST SHEET SUPPLIED WITH THE ASSEMBLY.
- ALL NEW BACKFLOW PREVENTERS ARE TO BE INSTALLED "BY CONTRACTOR" AND MAINTAINED "BY OWNER". THE BACKFLOW PREVENTER IS TO BE INSTALLED ON THE CUSTOMER SIDE OF THE WATER METER BOX AT A MINIMUM OF 18 INCHES FROM FINAL GRADE TO BOTTOM OF THE BACKFLOW.
- ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILWOOD CONSTRUCTION SPECIFICATIONS.
- PROPOSED PRIVATE FIRE MAIN AND HYDRANTS MUST BE ABLE TO SUPPORT FIRE SPRINKLER SUPPLY, FDC SUPPLY, AND MANUAL FIREFIGHTING OPERATIONS AS DETERMINED BY PROJECT PPL.
- CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WILWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



0 30 60
SCALE: 1"=30'

LEGEND

	PROPERTY BOUNDARY
	SETBACK BOUNDARY
	EASEMENT/BUFFER BOUNDARY
	CURB & GUTTER
	FENCE
	CONCRETE
	HEAVY DUTY ASPHALT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADE BREAK LINE
	UNDERGROUND STORM PIPE
	UNDERGROUND GAS UTILITY
	OVERHEAD POWER UTILITY
	UNDERGROUND POWER UTILITY
	SANITARY SEWER UTILITY
	UNDERGROUND TELECOM UTILITY
	UNDERGROUND WATER UTILITY

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404.566.7271
www.rdg-engineer.com

FOUNDRY INVESTMENT GROUP
1575 NORTHSIDE DRIVE, NW, ATLANTA, GA 30318
TEL: (770) 469-6826

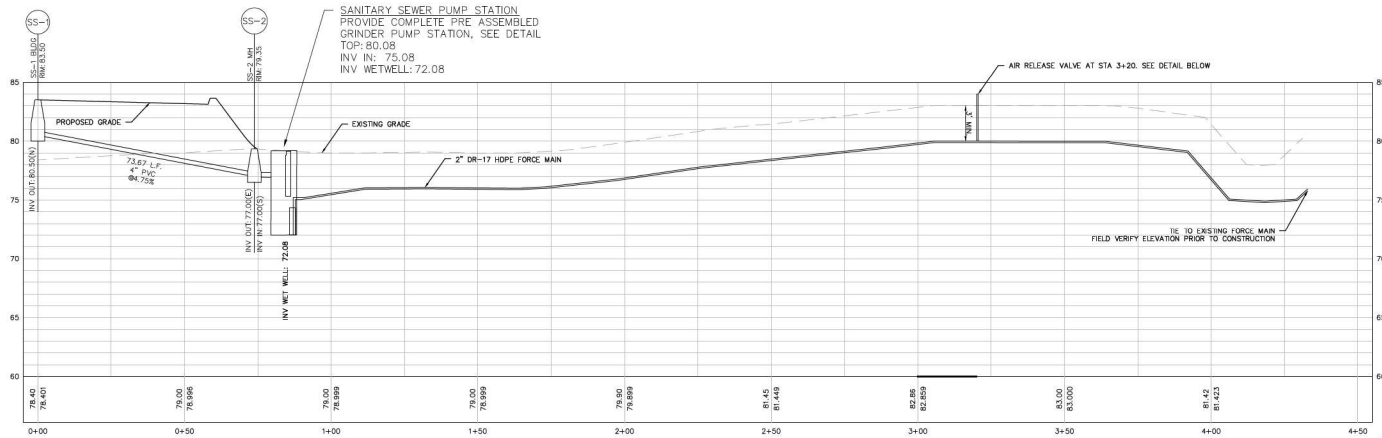
WILWOOD CLIMATE STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILWOOD
LOCATION: 6022 MARSH BEND TRAIL, WILWOOD, FL 34785

DATE	REVISIONS

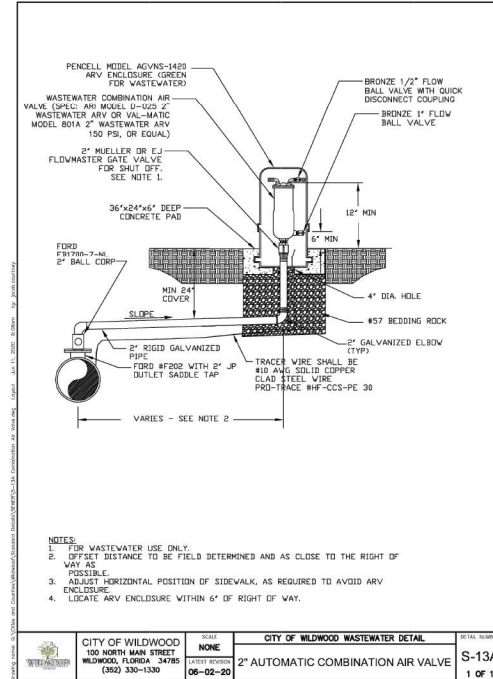
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JOB NO: 23-299	DATE: 11/20/24

UTILITY PLAN
SHEET **C500**

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SANITARY SEWER PROFILE: SSI-FORCEMAIN
VERTICAL SCALE 1" = 5'



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TEL: (770) 469-6826

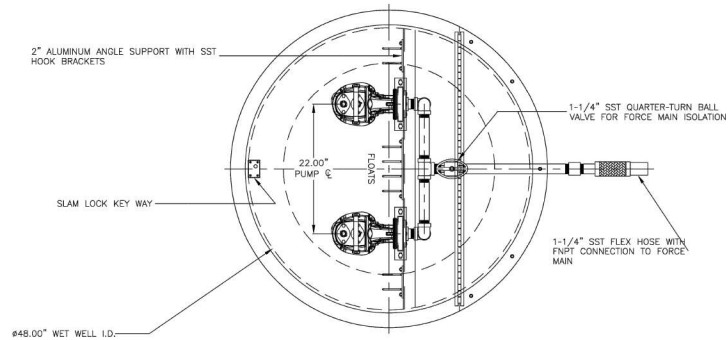
WILDMOOD CLIMATE STORAGE
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LOCATION: 6022 MARSH BEND TRAIL, WILDMOOD, FL 34785

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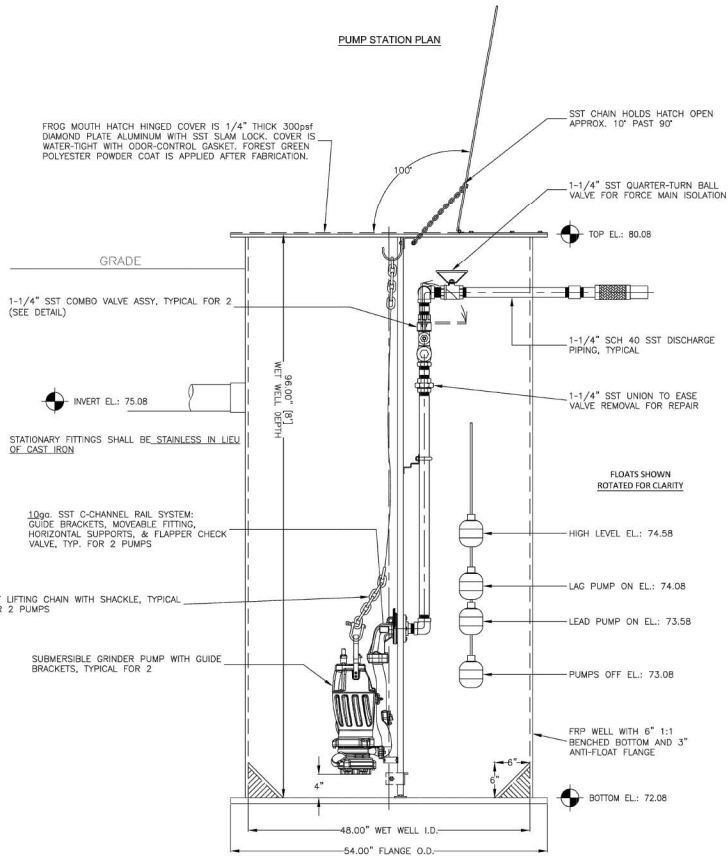
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CHECK: RTC
JOB NO: 23-299
DATE: 11/20/24

SANITARY SEWER PROFILES
SHEET **C501**

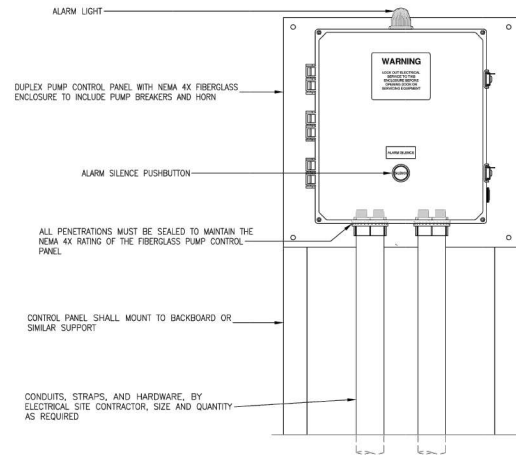
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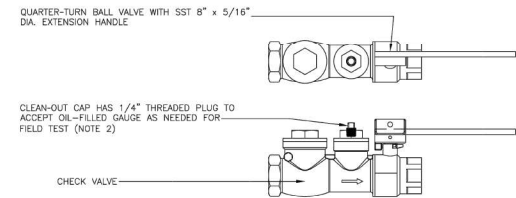
PUMP STATION PLAN



PUMP STATION SECTION



CONTROL PANEL DETAIL



COMBO VALVE DETAIL

NOTES

1. PUMP STATION IS DESIGNED TO MEET A DUTY POINT OF 30 GPM AT 164 FT TDH WHEN OPERATING IN PARALLEL.
2. PUMP STATION SHALL BE PROVIDED AS PACKAGED UNIT FROM VENDOR, INCLUDING PUMP, CONTROLS, FIBERGLASS BASIN, AND INTERNAL PIPING AND FITTINGS.
3. THE PUMP STATION SHOWN IS DESIGNED AROUND A PUMP SELECTION FROM BARNES, PACKAGED AND PROVIDED BY PUMP AND PROCESS EQUIPMENT INCORPORATED. CONTACT JONATHAN KING 404-805-6573 FOR ORDERING INFORMATION.
4. THE SELECTED PUMP IS THE BARNES ZOGP2072L, 2 HP, 240 V, 1-PHASE, 60 HZ, 15 FLA.
5. A DUPLEX PUMP CONTROL PANEL SHALL BE PROVIDED AND INCLUDE THE FOLLOWING: ELAPSED TIME METER FOR EACH PUMP, LIGHTNING ARRESTOR, HIGH WATER ALARM, ALT-1-2 SELECTOR, AND MANUAL ALARM RESET SWITCH. THE PANEL SHALL BE PROVIDED POWER FROM A 240 V, 50 AMP, SINGLE PHASE CIRCUIT.



CONTINO GROUP
7500 WILLOW CREEK DRIVE
SUITE 800
DECATUR, GA 30030
404.366.7271
www.jcg-engineer.com



FOUNDry
INVESTMENT GROUP
JAMES K. KING, CEO
1575 NORFOLK DRIVE, NW, ATLANTA, GA 30318
CONTACT: BOB DANESBAUM
404.366.7271
TEL: (770) 469-6856

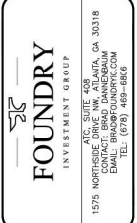
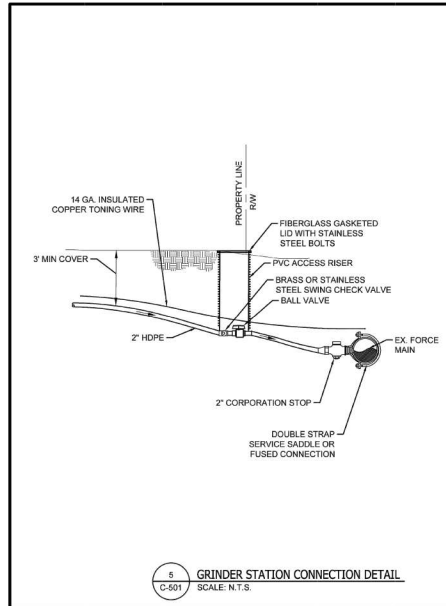
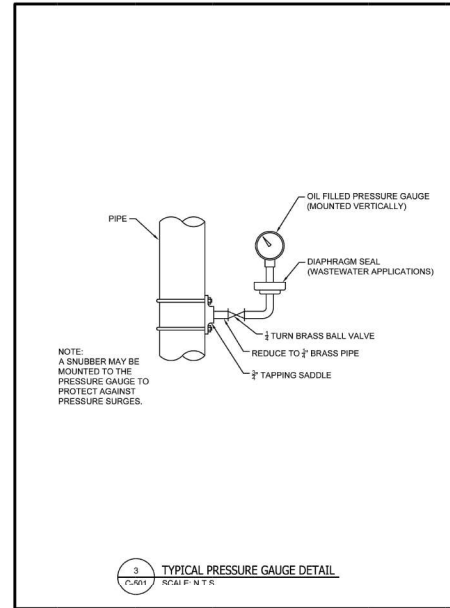
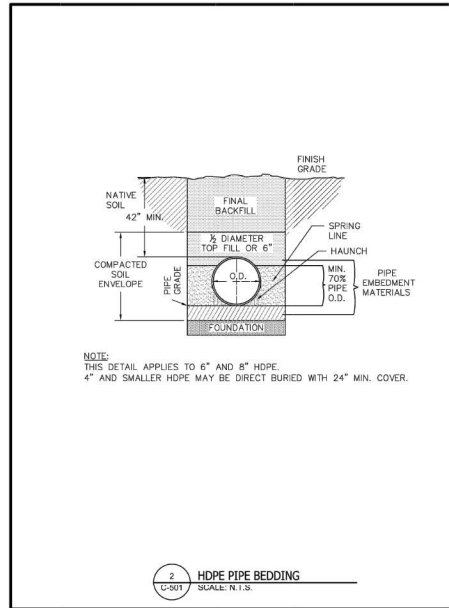
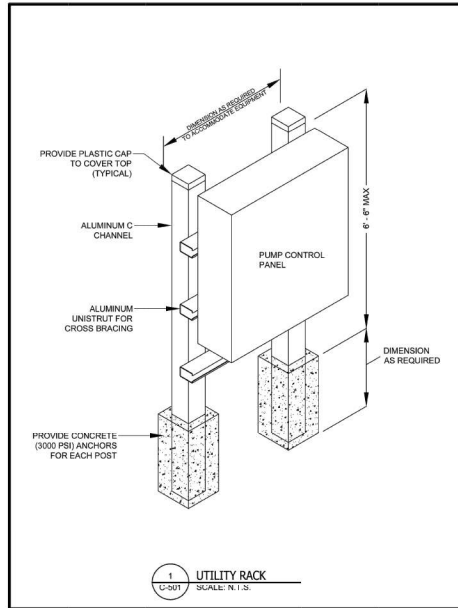
WILDMOOD CLIMATE
STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILDMOOD
LOCATION: 6022 MARSH BEND TRAIL
WILDMOOD, FL 34785

#	DATE	REVISIONS

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LIFT STATION
DESIGN
SHEET C502

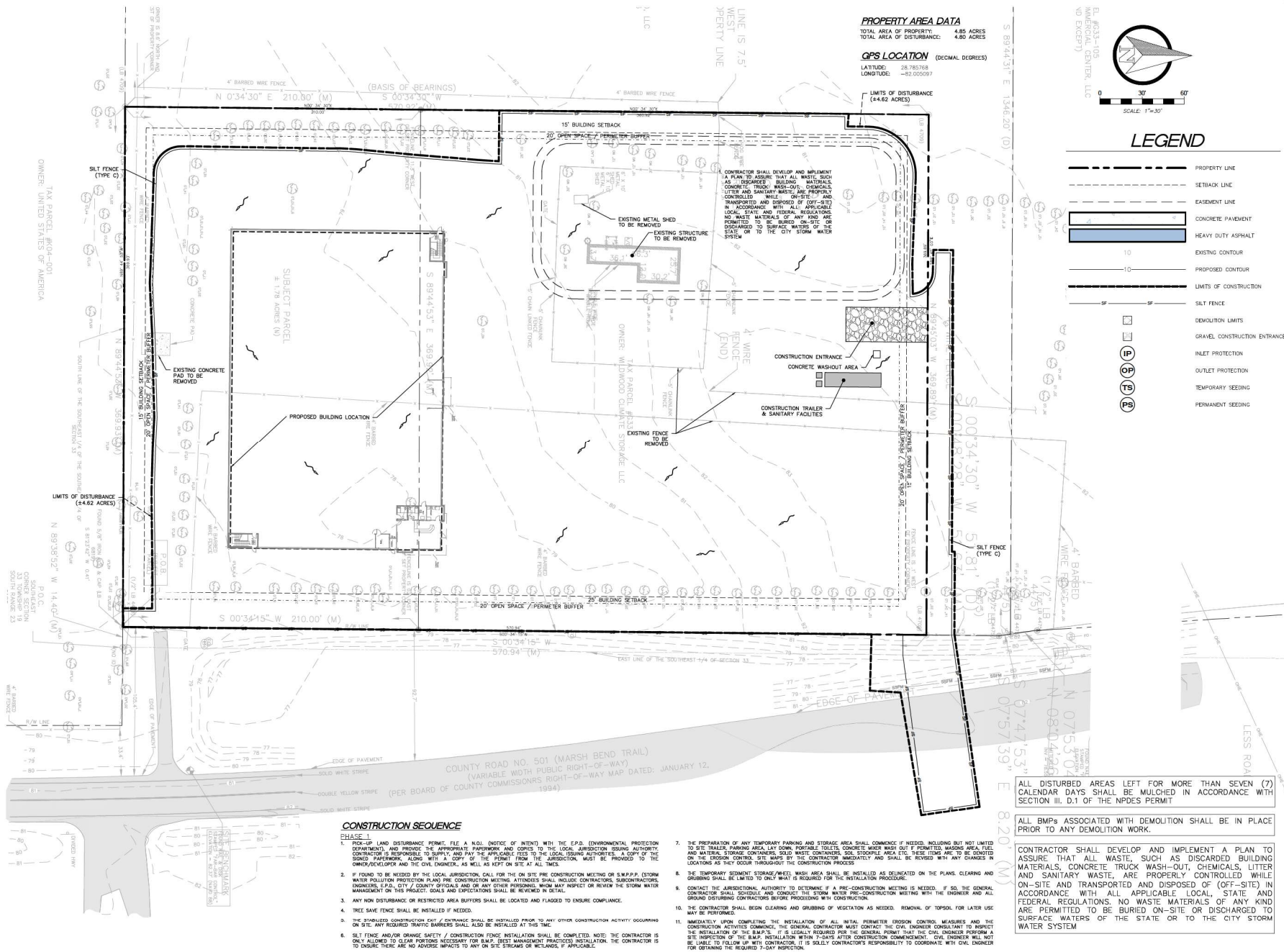
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No. 71853
FLORIDA
11/20/24

CONTING GROUP
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1575 NORTHEAST DRIVE, NW, ATLANTA, GA 30318
CONTACT: BRAD JAMESBROOK
BRAD@FOUNDRYINVESTMENT.COM
TEL: (770) 469-6856

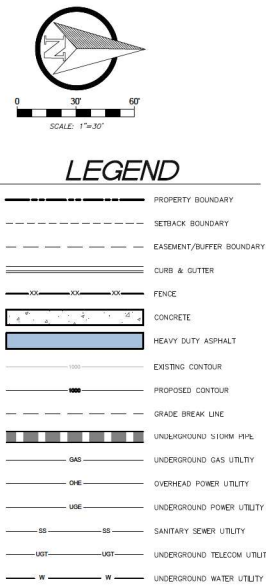
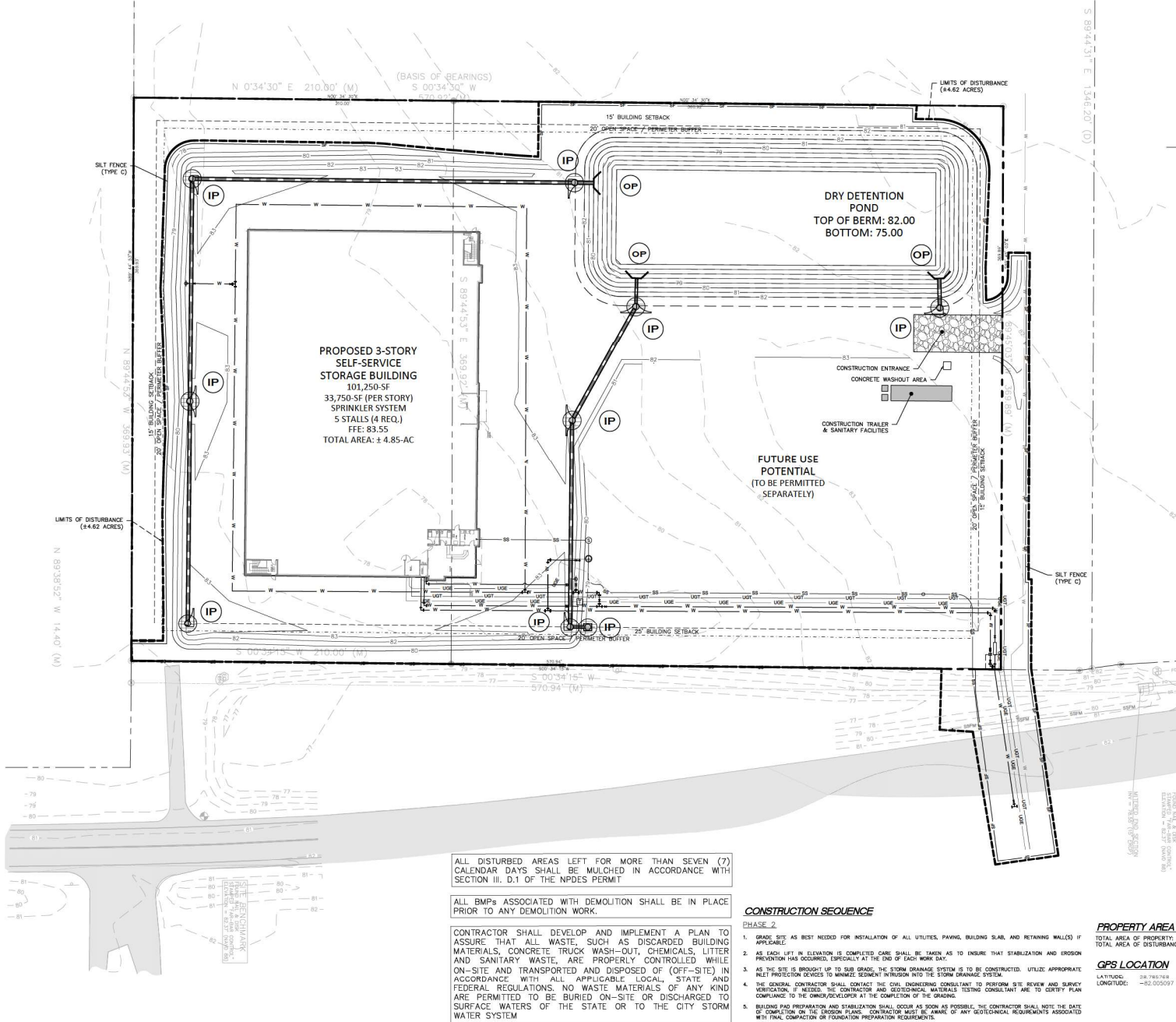
WILMWOOD CLIMATE
STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILMWOOD
LOCATION: 6022 MARSH BEND TRAIL
WILMWOOD, FL 34785

DATE: _____
REVISIONS: _____

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JOB NO: 23-299
DATE: 11/20/24

DEMO AND
INITIAL EC PLAN
SHEET C600

Page 35 of 74



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755 COMMERCE DRIVE
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www.tcg-engineer.com



 **FOUNDRY**
INVESTMENT GROUP

A/C, SUITE 408
NORTH-SIDE DRIVE NW, ATLANTA, GA 30318
CONTACT: BRAD DANNERBAUM
EMAIL: BRAD@FOUNDRYIC.COM
TEL: (678) 469-0866

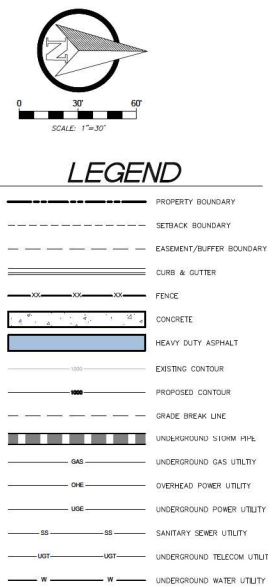
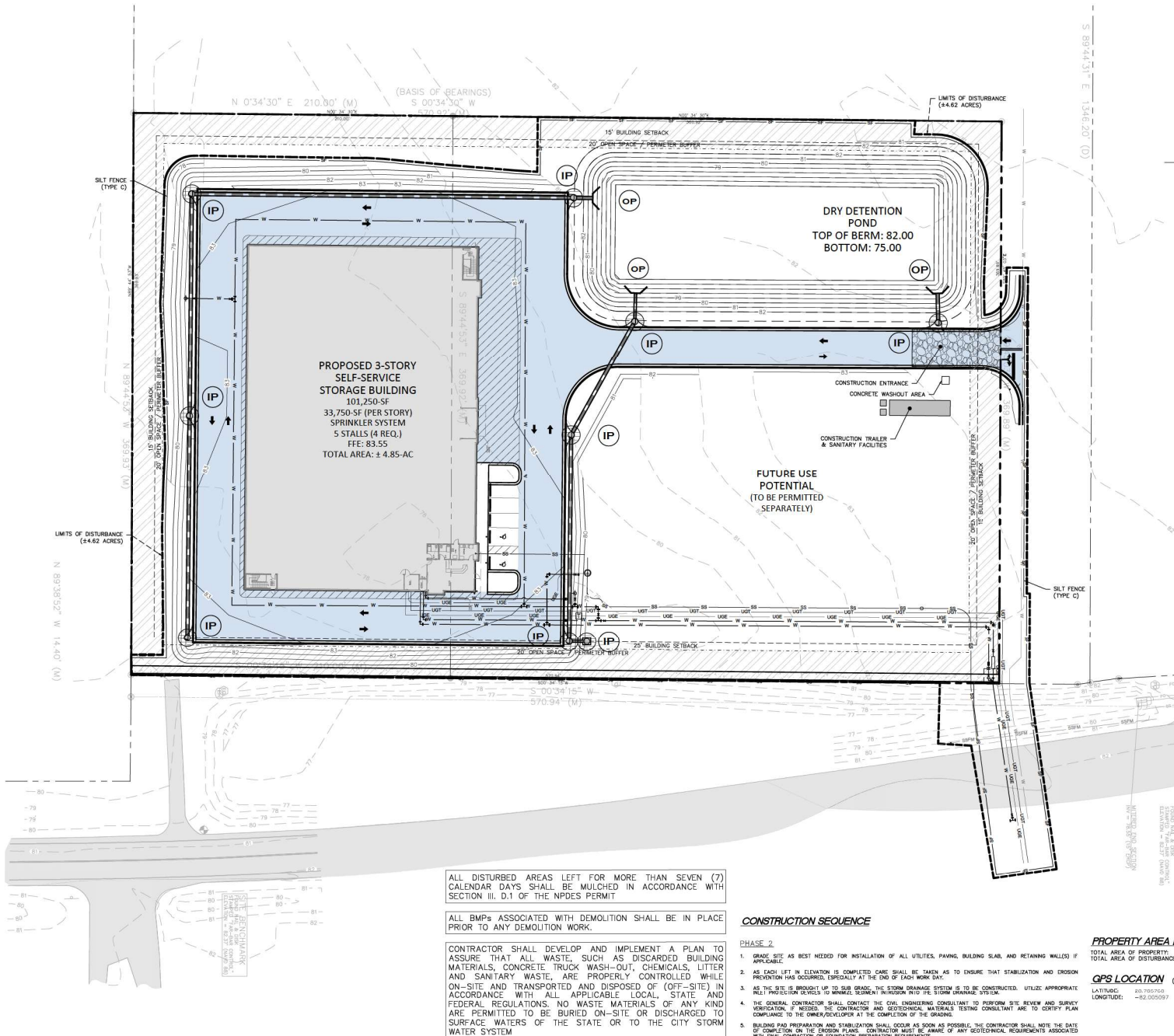
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JURISDICTION:	CITY OF WILDWOOD
LOCATION:	6022 MARSH BEND TRAIL WILDWOOD, FL 34785

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**INTERMEDIATE
EC PLAN**

SHEET **C601**



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JURISDICTION:	CITY OF WILDWOOD
LOCATION:	6022 MARSH BEND TRAIL WILDWOOD, NJ 08095

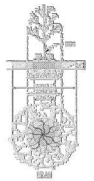
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**FINAL EC
PLAN**

SHEET **C602**

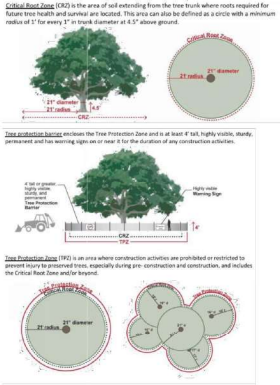
TREE PROTECTION AREAS



Tree Diameter	CRZ Radius	CRZ Diameter
2 inches	2 feet	4 feet + tree trunk
4 inches	4 feet	8 feet + tree trunk
6 inches	6 feet	12 feet + tree trunk
8 inches	8 feet	16 feet + tree trunk
10 inches	10 feet	20 feet + tree trunk
12 inches	12 feet	24 feet + tree trunk

(Zone B) Drip Line
"Drip line" is the area on the ground below the tree with a boundary designated by the edge of the tree's crown. Refer to glossary for definition of tree crown. For young trees, Zone A and B may be one and the same.

Definitions



(Zone C) Feeder Root Zone
"Feeder Root Zone" is the area under and around a tree. The radius of the Feeder Root Zone measures 2 feet per inch of DBH from the trunk outwards and 24 inches in depth. For example, for a 10-inch DBH tree, the Feeder Root Zone is located at least 20 feet out from the trunk and 24 inches deep.

Tree Protection Zone (TPZ)
"Tree Protection Zone" is an Asest defined area surrounding the trunk intended to protect the roots and soil to ensure future tree health and stability. A TPZ consists, at a minimum, of Zone A or B, whichever is greater, or may be another area typically larger as defined by the Arborist. Fencing may not be required in portions of the Tree Protection Zone that are covered by pavement, that will remain undisturbed during the construction activities, but other restrictions and protection measures are required as discussed in the Chapter.

TREE PROTECTION PLANS
Any person conducting construction activities such as excavation, filling, trenching, trenching, compaction, utility work or other land disturbing activity in the Critical Root Zone or Drip Line of any tree, must submit a Tree Protection Plan to be approved by the Town Arborist prior to commencement of work. The tree protection site plan shall be incorporated into the denotation and temporary erosion and sediment control plans.

- Tree Protection Plans shall include each of the following elements:
- 1) An Arborist Report detailing the tree(s)'s health, condition and recommendation for or against retention; and
 - 2) A site plan that is drawn to scale and show:
 - all trees to be preserved on the site including their species, diameter at breast height (DBH) and Tree Protection Zone (including required fencing location);
 - location of existing and/or proposed utilities;
 - proposed grade changes and cross-sections; and
 - location of proposed new trees.
- Tree Protection Plans may be combined with the Stormwater Management Plan.

TREE PROTECTION FENCING
Any person engaging in work that requires a Tree Protection Plan, or any person causing such work to be performed, must ensure that trees shall be sufficiently guarded and protected by those responsible for such work.

- Requirements for tree protection fencing for trees to be preserved during construction are as follows:
- 1) Fencing shall be flush with the initial undisturbed grade.
 - 2) Tree Protection Signs shall be attached to the fencing. Maintain the fencing in place until the Town authorizes removal or a final certificate of occupancy is issued, whichever occurs first. DO NOT allow signs to fall.
 - 3) Ensure that any clearing, grubbing or landscaping done in the TPZ, subsequent to the removal of the fencing, shall be accomplished with light machinery (e.g., and roller or hand labor).

- 4) No construction activity shall occur within the TPZ without prior written approval from the Town. If construction activities are desired to be conducted within the TPZ, the Town shall be given at least 24-hour notice prior to the anticipated commencement of construction activities. Prohibited work involving approval includes but is not limited to:
 - dumping of construction waste;
 - storage of materials;
 - storage of vehicles or equipment;
 - trenching;
 - changing soil grade;
 - compacting soil with vehicle or equipment traffic;
 - installing pavement of any kind;
 - attaching anything to trees along rails, cross arms or poles; or,
 - causing injury by fire or excessive heat.

WORKING IN THE TREE PROTECTION ZONE - PROTECTIVE MEASURES
When certain construction activities are limited or prohibited within the TPZ, it is recognized that some activities cannot be avoided. If any construction activities are to be conducted within the TPZ, the following protective measures shall be conducted:

Surface Protection Measures
If traffic and construction activities cannot be kept out of the Tree Protection Zone for the entire duration of construction, actions shall be taken to displace the vehicular load and/or surface compaction to protect the roots and minimize root damage.

- Surface Protection Measures include:
- 1) applying 6 to 12 inches of wood chip mulch to the surface;
 - 2) using 4-inch plywood over 4 x 4 wood beams over a 4-inch thick layer of wood chip mulch;
 - 3) applying 4 to 6 inches of gravel over a 4-inch thick layer of wood chip mulch;
 - 4) placing steel plates on top of a 4-inch thick layer of wood chip mulch; or,
 - 5) placing commercial or logging road mats on top of a 4-inch thick layer of wood chip mulch.

Supplemental Irrigation
If construction activities are conducted within the TPZ during the months of May through September supplemental irrigation, which shall include hand watering or another regular source of water, shall be provided. Trees shall be irrigated to provide at least 1 inch of water applied once a week directly to the root system using a slow delivery method to allow for adequate infiltration. The delivery method shall be identified on the work plan.

- All trees affected to be retained through construction shall be monitored for signs of drought stress. Signs of drought stress include:
- Leaf curling or rolling
 - Leaf drop
 - Early fall color
 - Dieback on branches (esp. in conifers)

Canopy Clearance Pruning
If canopy clearance pruning is required to provide adequate clearance for construction equipment, the crown raising method of pruning shall be applied to achieve clearance. Typical vehicle clearance is 14 feet over vehicular trafficked areas.

Where excessive pruning would be necessary for construction clearance, temporary tie-up of lower limbs may be considered appropriate so long as the limbs are not structurally damaged.

WORKING IN THE TREE PROTECTION ZONE - TRENCHING / EXCAVATION

- I. General
Boring/Trenching/Jacking is permitted in all Zones providing that:
 - 1) All soil disturbance is at a minimum depth of 2 feet below grade;
 - 2) The resulting / excavation point is not located within Zones A and B and;
 - 3) The diameter of the borehole is not to exceed 6 inches.
- II. Zone A (Critical Root Zone)
 - 1) No disturbance allowed without site-specific inspection and approval of methods to minimize root damage, except in the case of trenching / boring / jacking.
 - 2) Borehole / trench / borehole is not located within Zones A and B and;
 - 3) Trenching/boring/jacking is required to install lines 3 feet below grade or deeper.
- III. Zone B (Drip Line)
 - 1) Operation of heavy equipment and/or stockpiling of materials are subject to Town approval, and requires specific surface protection measures.
 - 2) Trenching may be allowed if adhering to the following:
 - excavation by hand or with a hand-driven trencher may be required;
 - trench width must be limited;
 - no disturbance in Zone A is allowed; and,
 - 25% or more of Zone B must be maintained in an undisturbed condition.
 - 3) Trenching may be required for trenches deeper than 3 feet.
- IV. Zone C (Feeder Root Zone)
 - 1) Operation of heavy equipment and/or stockpiling of materials is subject to Town approval, and may require specific surface protection measures.
 - 2) Trenching is allowed with strict adherence to the following:
 - excavation by hand or with a hand-driven trencher may be required;
 - trench width must be limited;
 - no disturbance in Zone A is allowed; and,
 - 25% or more of Zone C must be maintained in an undisturbed condition.

CRITICAL ROOT ZONE - PROHIBITED CONSTRUCTION ACTIVITIES
The following activities are prohibited within the Critical Root Zone:

- Dumping or storing materials such as building supplies, soil, waste items, vehicles or equipment;

- Parking vehicles;
- Excavating for utility or building construction;
- Constructing new paved surfaces; and
- Significant changes to the grade or drainage pattern to the tree(s).

Any landscaping done in the CRZ subsequent to the removal of the fencing that shall be accompanied by hand operated equipment or, when not feasible to be done by hand, shall be conducted with the smallest motorized equipment necessary.

POST CONSTRUCTION TREE MONITORING
All trees retained through construction shall be monitored and maintained including mulching, irrigation and pruning when necessary. For the next 3 years following construction, trees shall be inspected annually to look for changes in condition and signs of pests or disease. If symptoms persist or worsen, promptly notify the Town's Planning and Zoning Department at (888) 885-9773.

Ongoing protection activities following construction include:

- maintaining a mulched, grass-free area around the trunk to avoid damage by mowers or string trimmers;
- keeping building and other maintenance activities away from the limbs and trunks of trees during repair projects;
- avoiding soil contamination from oil, gasoline, paint, paint thinner, or other chemicals; and;
- not attaching wires, cables, conduit, mailboxes or other objects to the trees.

STATE OF FLORIDA DESIGN & REVIEW MANUAL, LATEST EDITION, JULY 2013

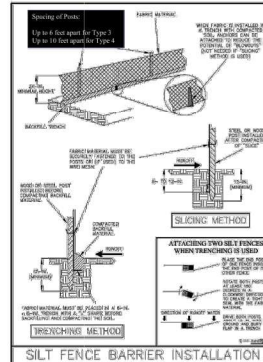


Figure V-12: Illustration of a Silt Fence Barrier

STATE OF FLORIDA DESIGN & REVIEW MANUAL, LATEST EDITION, JULY 2013

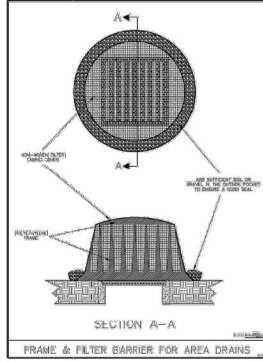


Figure V-14: Illustration of a Frame & Filter Barrier for Area Drains

STATE OF FLORIDA DESIGN & REVIEW MANUAL, LATEST EDITION, JULY 2013

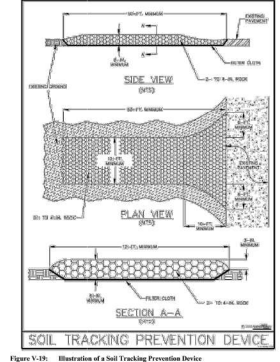


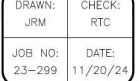
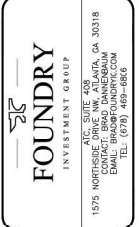
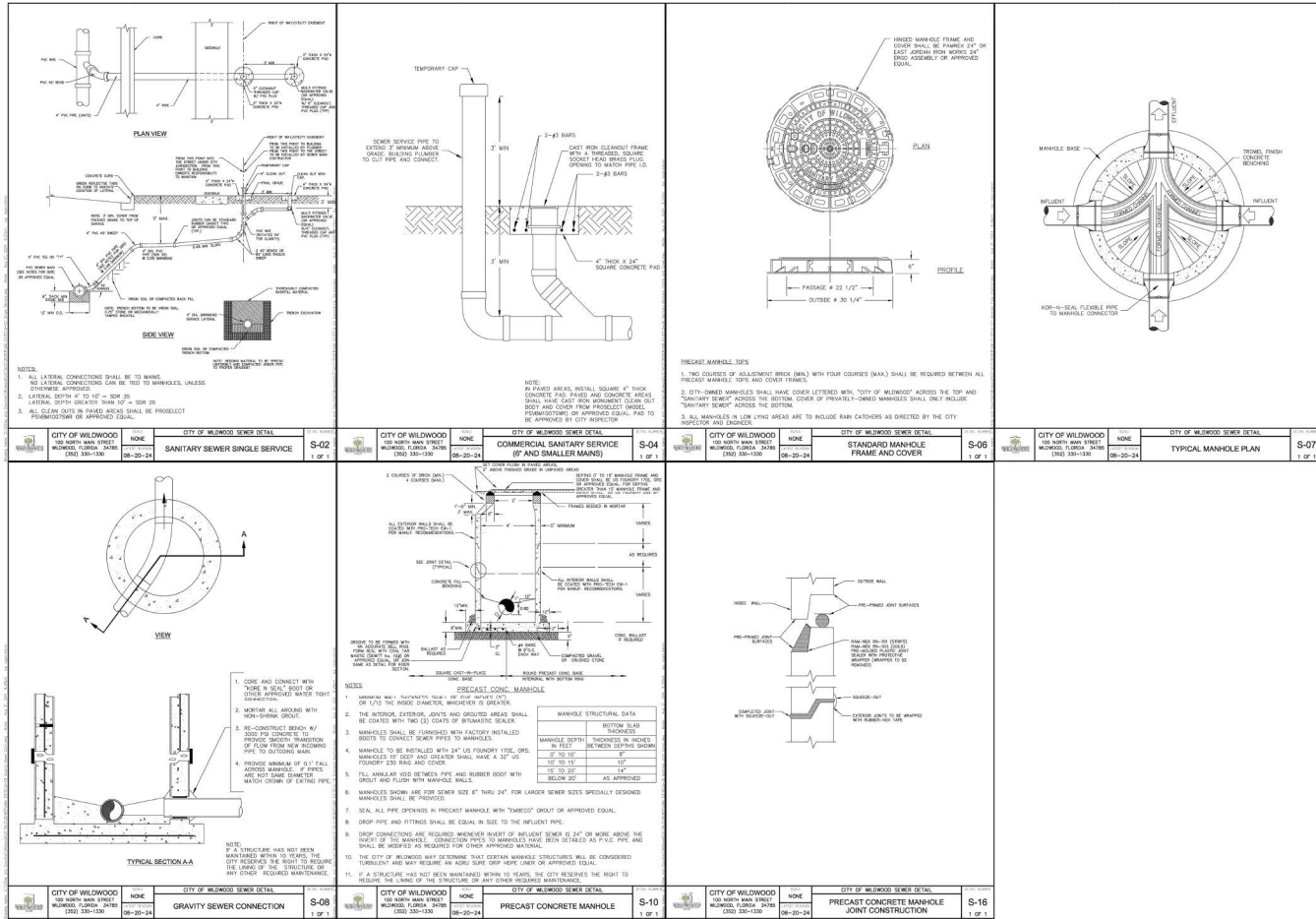
Figure V-15: Illustration of a Soil Tracking Prevention Device



#	DATE	REVISIONS

DRAWN: JRM	CHECK: RTC
JOB NO: 23-299	DATE: 11/20/24

DETAILS
SHEET C700



[illegible][illegible][illegible][illegible][illegible]

FITTING TYPE

DEFLECTION TYPE

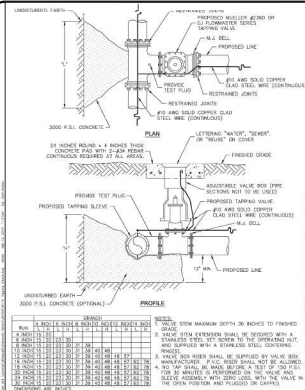
NOTES

1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER WINGS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE REINFORCED PER THE CITY OF MILWAUKEE SPECIFICATIONS.
4. THE DEFLECTION TYPE CHAMBER IS PREFERRED.
5. DO NOT EXCEED 75# OF MANHOLE ACTUATOR REINFORCING WIREMAN (AST) COLLECTION.
6. REFER TO THERMAL REINFORCING DETAIL B-20.

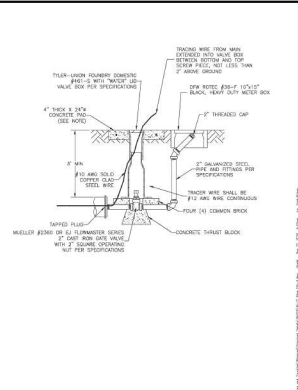
CITY OF MILWAUKEE WATER UTILITIES

W-67

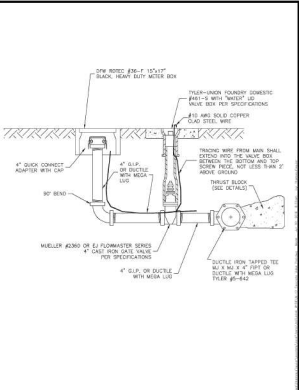
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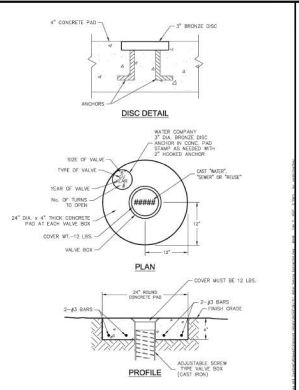
CITY OF WILWOOD
PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 1 OF 1
TAPPING SLEEVE AND VALVE
W-10
1 OF 1



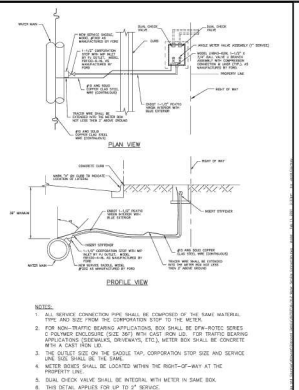
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PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 2 OF 1
2\"/>



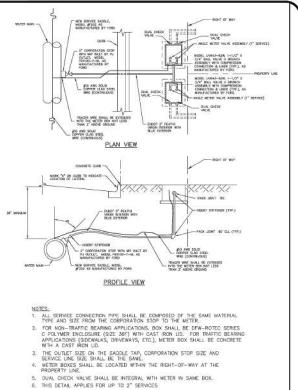
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PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 3 OF 1
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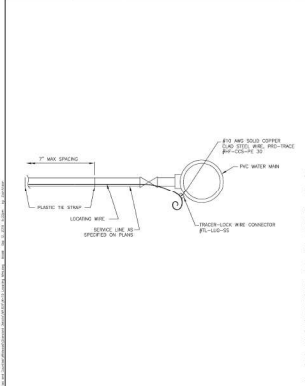
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PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 4 OF 1
CONCRETE VALVE PAD
W-13
1 OF 1



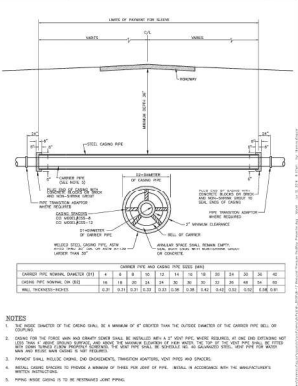
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PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 5 OF 1
SINGLE WATER SERVICE CONNECTION
W-14
1 OF 1



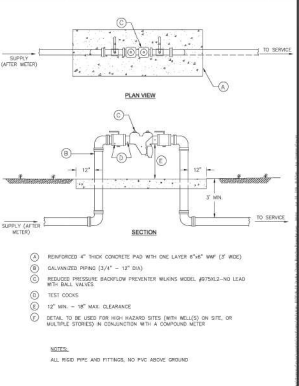
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PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 6 OF 1
DUAL WATER SERVICE CONNECTION
W-14
2 OF 1



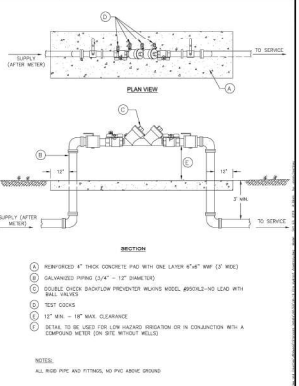
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PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 7 OF 1
LOCATING WIRE DETAIL
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1 OF 1



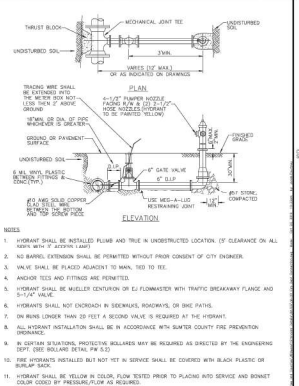
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PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 8 OF 1
UTILITY SLEEVE DETAIL
W-16
1 OF 1



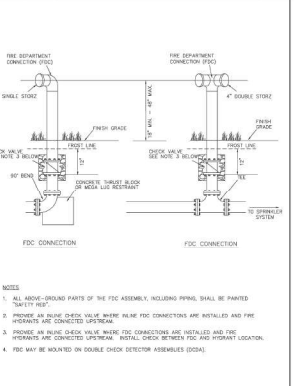
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PROJECT NO. 2015-01-01
DATE 08-10-15
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REDUCED PRESSURE
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W-17
1 OF 1



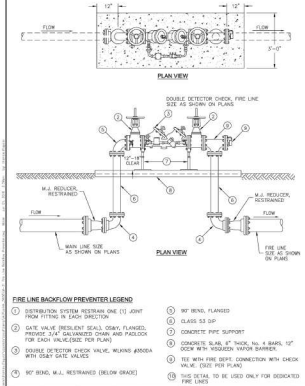
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DOUBLE CHECK
BACKFLOW PREVENTER
W-18
1 OF 1



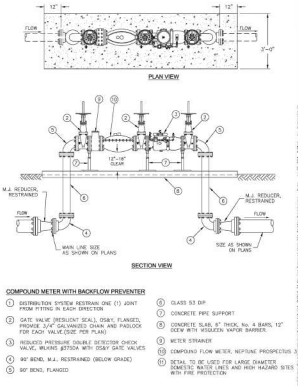
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PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 11 OF 1
FIRE HYDRANT ASSEMBLY
W-19
1 OF 1



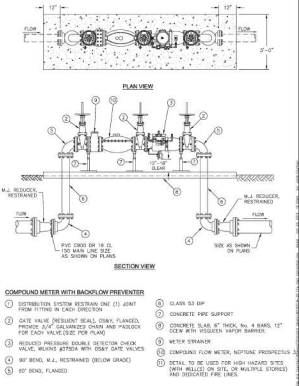
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FIRE DEPARTMENT CONNECTION (FDC)
W-20
1 OF 1



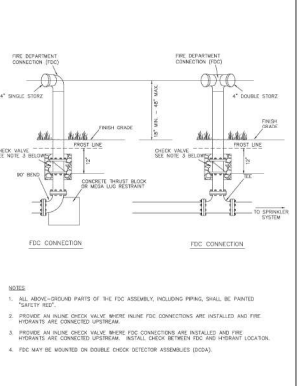
CITY OF WILWOOD
PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 13 OF 1
FIRE LINE BACKFLOW
PREVENTER DEVICE
W-21
1 OF 1



CITY OF WILWOOD
PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 14 OF 1
COMPOUND METER WITH
BACKFLOW PREVENTER
W-22
1 OF 1



CITY OF WILWOOD
PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 15 OF 1
FIRE LINE COMPOUND METER WITH
BACKFLOW PREVENTER
W-23
1 OF 1



CITY OF WILWOOD
PROJECT NO. 2015-01-01
DATE 08-10-15
SHEET 16 OF 1
FIRE DEPARTMENT CONNECTION (FDC)
W-20
2 OF 1



CONTINUED GROUP
1575 NORTHEAST DRIVE, SUITE 800
DECATUR, GA 30030
404.586.7721
www.contingroup.com



FOUNDRY
INVESTMENT GROUP
1575 NORTHEAST DRIVE, SUITE 800
ATLANTA, GA 30318
CONTACT: BRAD JAMESON
TEL: (770) 489-6856

WILWOOD CLIMATE
STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILWOOD
LOCATION: 6022 MARSH BEND TRAIL
WILWOOD, FL 34785

DATE	REVISIONS

DRAWN: JRM
CHECK: RTC
JOB NO: 23-299
DATE: 11/20/24

DETAILS
SHEET C703



CONTINO GROUP
7400 W. BAYVIEW DRIVE
SUITE 800
DECATUR, GA 30030
404.566.7721
www.cgroup.com



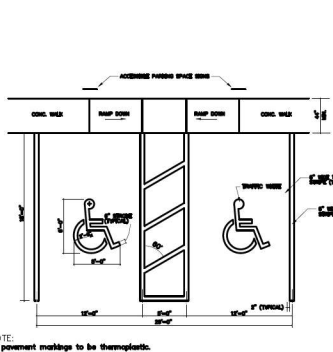
FOUNDry
INVESTMENT GROUP
700 N. WILLOW AVE.
SUITE 200
1575 NORTHSIDE DRIVE, NW, ATLANTA, GA 30318
CONTACT: BRAD DANKS/BRAD@FOUNDry.com
TEL: (770) 469-6826

WILLOW CLIMATE STORAGE
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF WILLOW
LOCATION: 6022 MARSH BEND TRAIL
WILLOW, FL 34785

DATE	REVISIONS

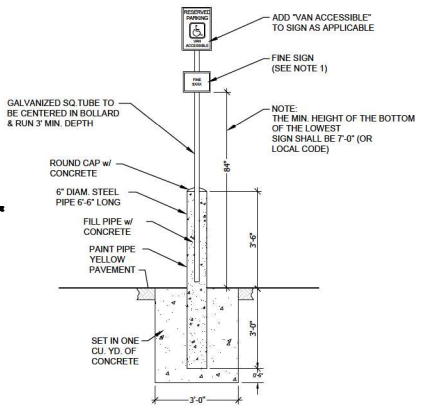
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CHECK: RTC
JOB NO: 23-299
DATE: 11/20/24

DETAILS
SHEET **C704**



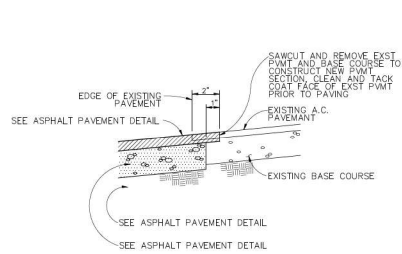
ACCESSIBLE STRIPING DETAIL
NTS

NOTES:
1. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD (LOCAL AND STATE CODE TO SUPERSEDE)

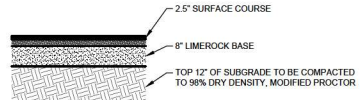


ADA SIGN MOUNTING AND BASE
NTS

NOTES:
1. SIGN STARTING MONUMENTARY FINE TO BE INSTALLED (IF NEEDED) BASED ON LOCAL CODE
2. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LOCAL CODES AND, AS SPECIFIED, MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
3. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD

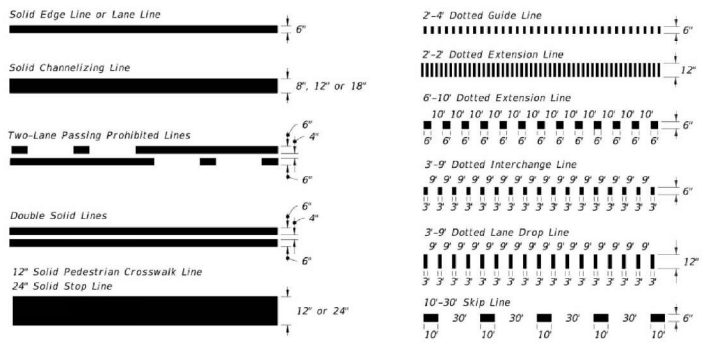
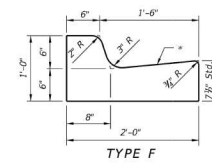


TYPICAL PAVEMENT CONNECTION
NTS



HEAVY-DUTY ASPHALT DETAIL
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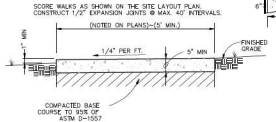
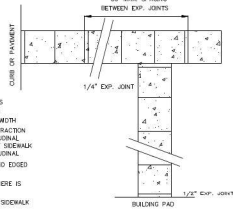
NOTE:
CONFIRM PAVEMENT DESIGN BY GEOTECHNICAL REPORT



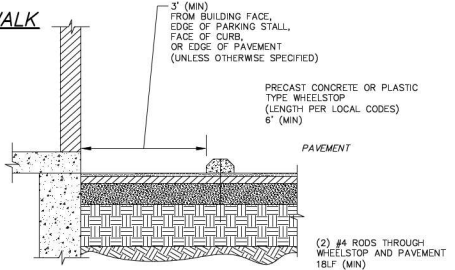
PAVEMENT MARKING LINES

ALL SIDEWALKS SHALL CONTAIN FERRUGINOUS REINFORCEMENT

1. ALL SIDEWALKS SHALL BE 5" (MIN.) THICK
2. CONTRACTION JOINTS SHALL BE SPACED AT 5'-0" FOR SIDEWALKS 5' WIDE AND LESS
3. FOR SIDEWALKS 5' TO 8' WIDE, SPACING OF CONTRACTION JOINTS SHALL BE EQUAL TO WIDTH
4. FOR SIDEWALKS OVER 8' WIDE, SPACE CONTRACTION JOINTS AT 8'-0" INTERVALS AND A LONGITUDINAL CONTRACTION JOINT AT THE CENTERLINE OF SIDEWALK JOINTS AT 5'-0" INTERVALS AND A LONGITUDINAL
5. CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH 1/8" RADIUS
6. WHEN SIDEWALKS ADJUT ROADWAY WHERE THERE IS NO CURB THAT EXTENDS MAX. 4" IN 1"
7. PROVIDE 1/2" EXPANSION MATERIAL WHERE SIDEWALK ADJUTS CONCRETE STRUCTURE
8. A LAYER OF #5 FELD IS REQUIRED BETWEEN WALK AND ADJUTANT PARALLELING CONCRETE CURB

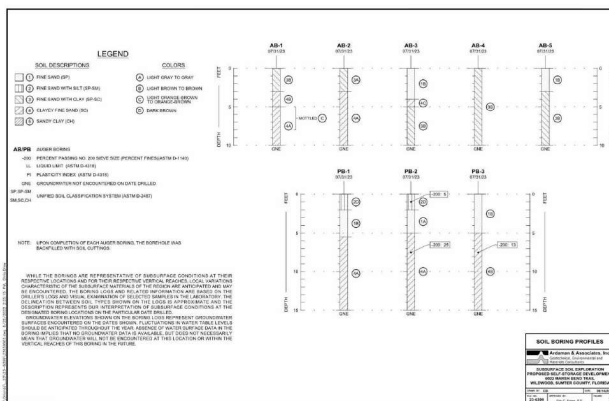
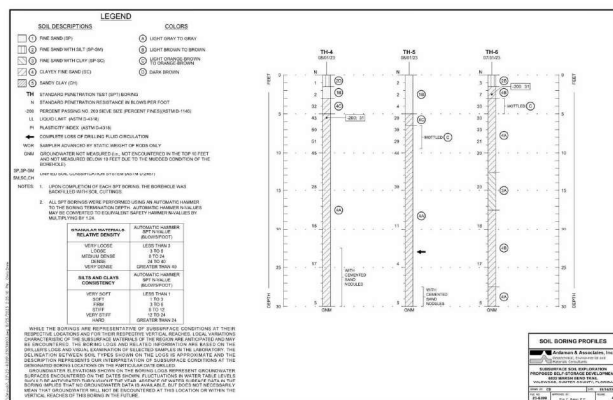
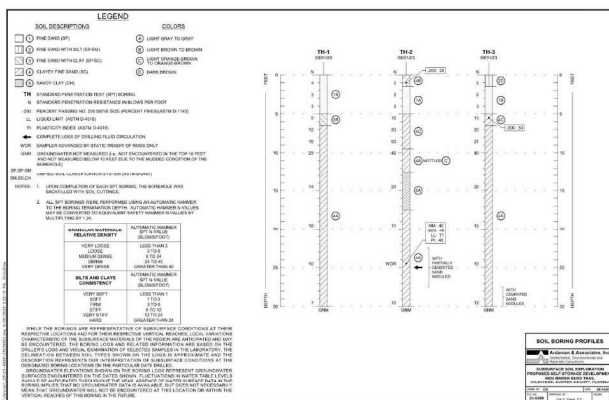
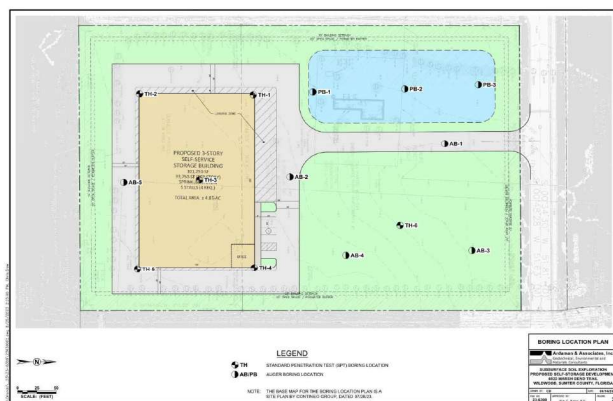


CONCRETE SIDEWALK
NTS



WHEEL STOP
NTS

C:\USERS\JAMES\CONTINO\WORKING\PROJECTS\2023\23-299 - FIC - 6022 MARSH BEND TRAIL, WILLOW, FL, 34785\DWG



STANDARD PENETRATION TEST

The standard penetration test is a widely accepted test method of in situ testing of soils (ASTM D-1586), and ASTM has developed generally follows the test method. A 2-lb (0.9 kg) 30-in (76.2 cm) split barrel sampler attached to the end of a string of drilling rods is driven 18 or 24 inches into the ground by successive blows of a 140-pound hammer freely dropping 30 inches. The number of blows needed for each 6-inch of penetration is recorded. The sum of the blows required for penetration of the second and third 6-inch increments of penetration constitutes the test result or N-value. After the test, the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. The N-value has been empirically correlated with various soil properties.

The tests are usually performed at 5-foot intervals. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is a bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly porous ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid.

Representative split-spoon samples from the soils are brought to our laboratory in air-tight jars for further evaluation and testing, if necessary.

Representative split-spoon samples from the soils are brought to our laboratory in air-tight jars for further evaluation and testing, if necessary.

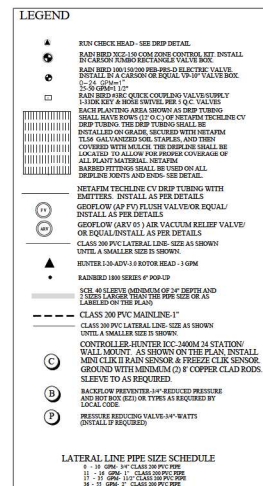
AUGER BORING

Continuous sampling of soil strata close to ground surface is achieved using a continuous flight, helical auger with a cutting head at its end in sections. It is powered by the rotating action of the Kelly bar of a rotary drill. Soil is removed by withdrawing the auger out of the ground without rotation. The soil is then classified and representative samples put in bags or containers for further evaluation and testing, if necessary.

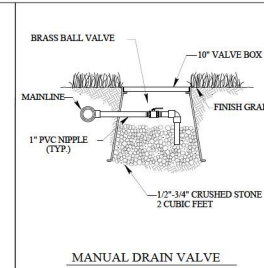
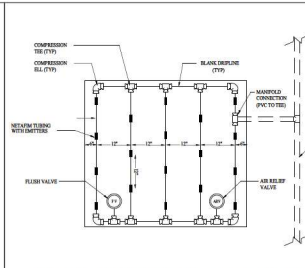
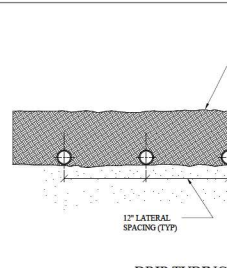
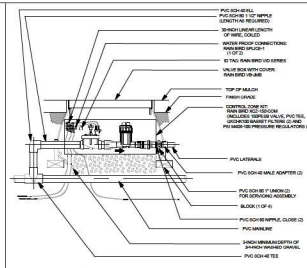
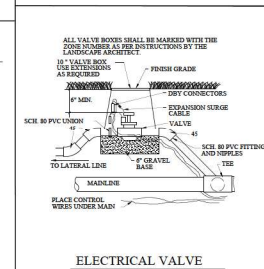
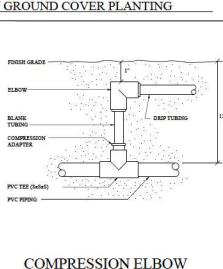
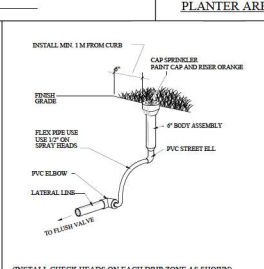
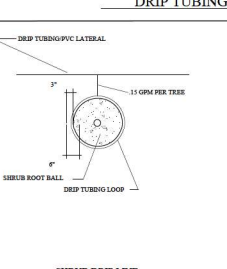
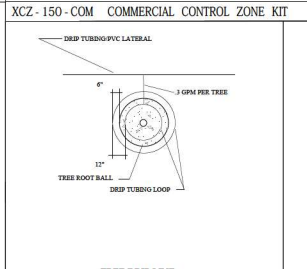
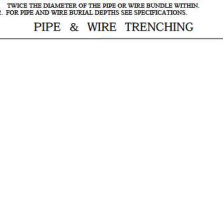
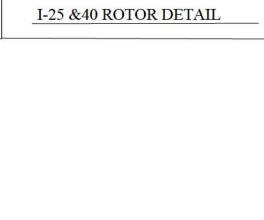
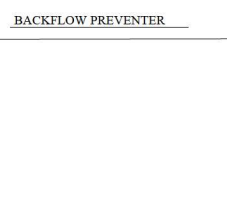
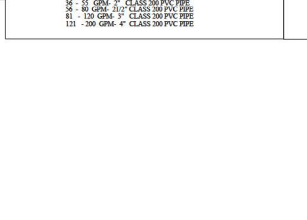
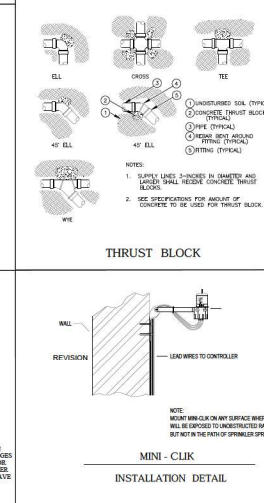
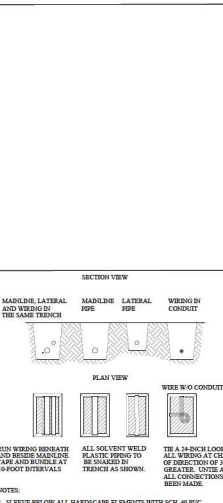
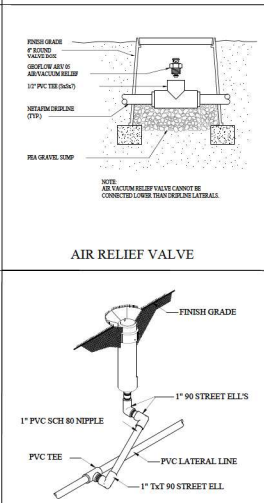
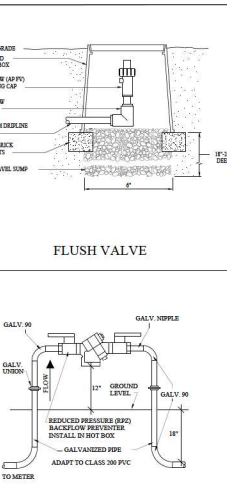
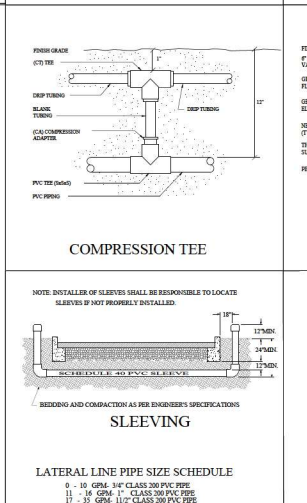
This item has been digitally signed and sealed by RON CRUMP PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Page 45 of 74

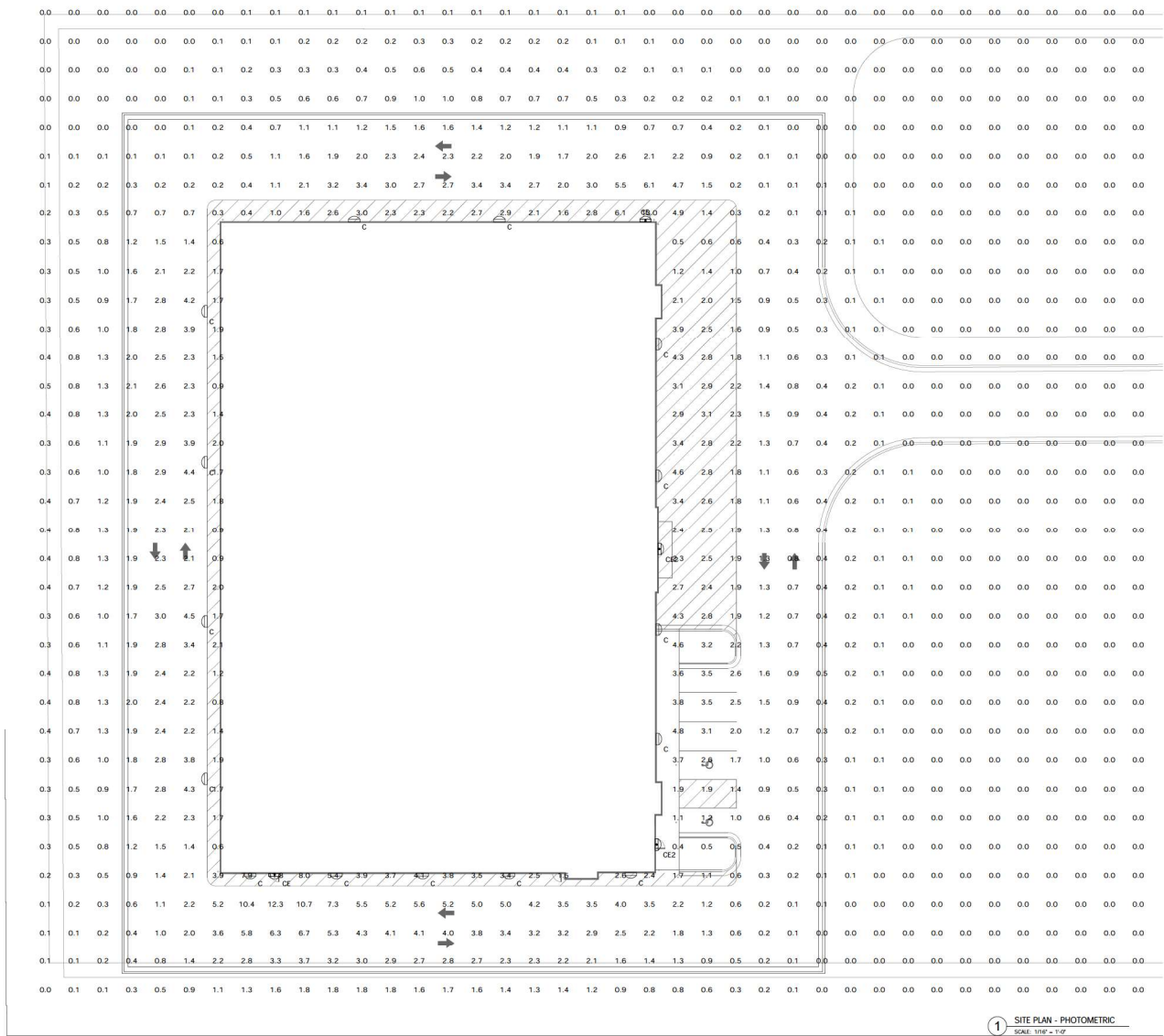


Page 46 of 74

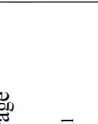
[illegible][illegible][illegible]

SITE LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	VOLTS	NOTE 1
C		(1) 71W LED	LED WALL PACK, 5000K, BUTTON PHOTOCELL	DSW2 LED 200-1000 50K 71W MVOLT	MULTIPLE	MOUNTED AT 16'
CE		(1) 71W LED	EXTERIOR WALL PACK W/ EMERGENCY BATTERY WHITE COLOR	ACQUITY WDG3 LED P3 50K BOCR R4 MVOLT EZOWC PE DDBRD	MULTIPLE	MOUNTED AT 9'

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.92
MINIMUM FOOT-CANDLES	13.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	8860.22
AVERAGE TO MINIMUM FC RATIO	629.55



1 SITE PLAN - PHOTOMETRIC
SCALE: 1/8" = 1'-0"



Wildwood Self Storage
6022 Marsh Bend Trail
Wildwood, FL 34785



ISSUE FOR CONSTRUCTION
REVISIONS

PROJECT NUMBER	202401
DATE	5-1-24

SHEET NUMBER

E3.1

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2408-008 Citizen's First Bank Office Building

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2408-008 Citizen's First Bank Office Building
Parcel Number	Portion of Parcel G08-120
Acreage	2.41 Acres, MOL
Property Location	The property is addressed as 6503 Powell Road, Wildwood, FL 34785, approximately 237 feet north of the intersection of SR 44A and Powell Road.
Owner	The Villages Operating Company
Applicant	Stephen M. Campbell, P.E. with Clymer, Farner, Barley, Inc.

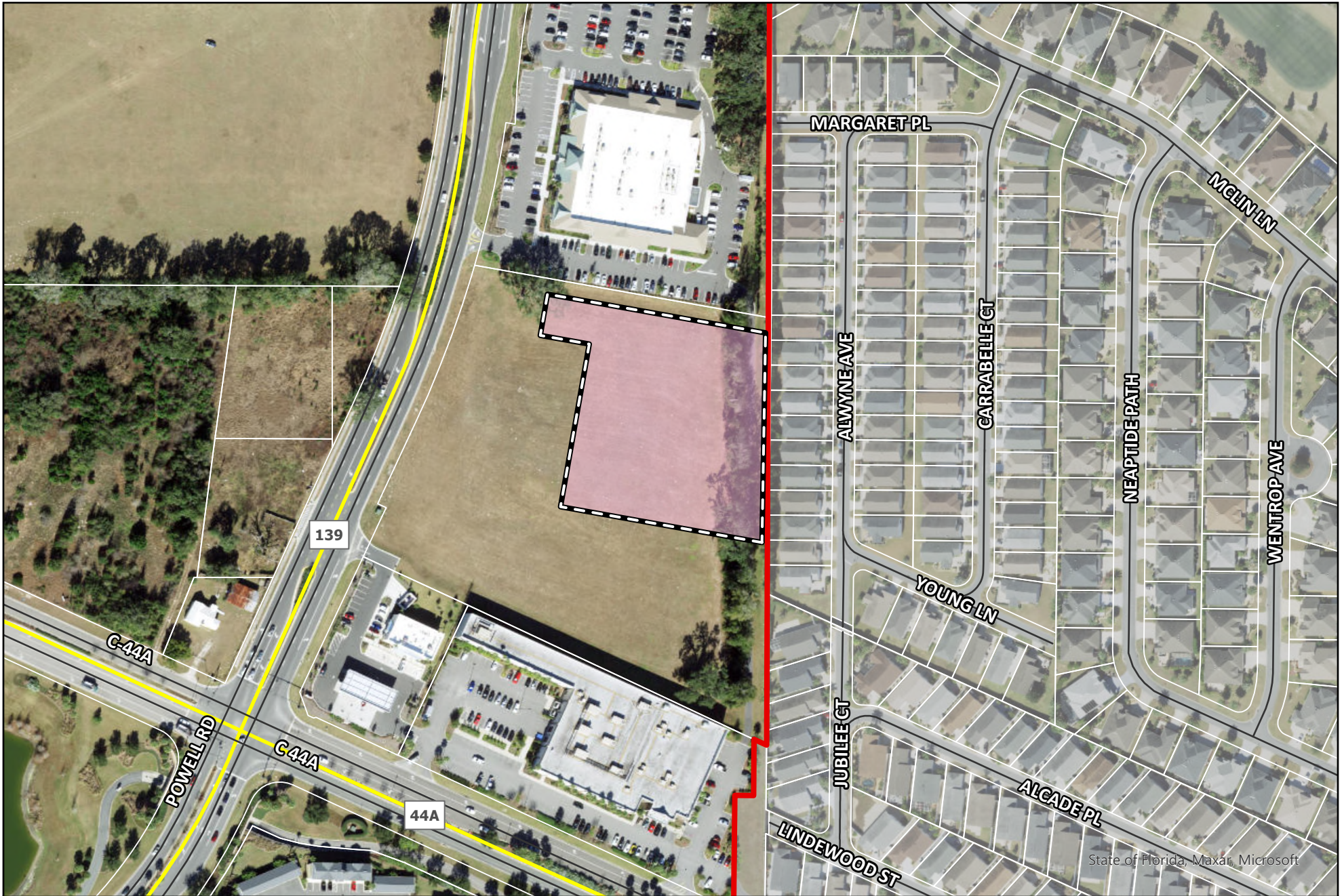
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one-story 20,000-square-foot commercial office building featuring a total of 85 parking spaces, including 81 standard parking spaces, four (4) Florida ADA accessible parking spaces, together with associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on 2.41 acres MOL, as per the attached plans.

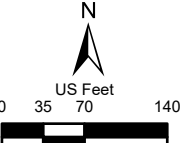
Access to the site will be established by cross access easement through a connecting drive aisle along the southern boundary of the existing Citizen First Bank Site at 6495 Powell Road. Additionally, there is a drainage easement in place to address the storm water runoff. A technical waiver has been submitted to waive the requirements of an Environmental Assessment Report since the property to the north has been developed. SP 2408-008 meets the criteria set forth within the LDRs, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 12/2/2024



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	 US Feet 0 35 70 140	SP 2408-008 CITIZENS FIRST BANK OFFICE BLDG PARCEL G08-120	MAP 1B LOCATION MAP AUG 2024
--	--	--	--	---

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILLOWOOD		8/20/24	UNDER REVIEW
SWFWMD		8/20/24	UNDER REVIEW
FDEP NPDES		BY CONTRACTOR	
FDEP WATER		TO BE SUBMITTED	
FDEP SEWER		TO BE SUBMITTED	



MAJOR SITE PLAN FOR BROWNWOOD PROFESSIONAL PLAZA CITIZENS FIRST BANK OFFICE BUILDING #1 THE VILLAGES, FL

DATE	REVISIONS	BY
8/30/24	REVISED PER CITY OF WILLOWOOD COMMENTS DATED 8/17/24	BFP
11/11/24	REVISED PER CITY OF WILLOWOOD COMMENTS DATED 10/21/24	BFP

LEGAL DESCRIPTION

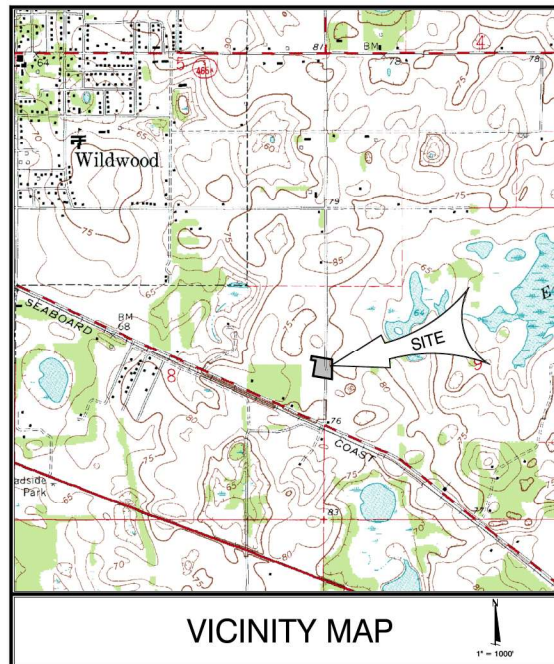
A PARCEL OF LAND LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3891, PAGE 259, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE EAST LINE THEREOF RUN N07°02'07"E, 611.79 FEET TO A POINT ON THE SOUTH BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2133, PAGE 587, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THEREOF RUN S89°00'07"E, 43.33 FEET TO A POINT ON THE WEST BOUNDARY LINE OF VILLAGES OF SUMTER PERRY VILLAGES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 9 AND 5A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY OF PERRY VILLAGES AND THE WEST BOUNDARY OF VILLAGES OF SUMTER CARRABELLE VILLAGES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 22 AND 22A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RESPECTIVELY, RUN N00°57'59"E, 348.58 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PLATTED BOUNDARY RUN N19°55'55"W, 327.54 FEET; THENCE N10°08'19"E, 284.38 FEET; THENCE N70°55'55"W, 79.74 FEET; THENCE N10°04'05"E, 87.00 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3891, PAGE 259; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S77°52'55"E, 354.58 FEET TO AFORESAID WEST BOUNDARY OF VILLAGES OF SUMTER CARRABELLE VILLAGES; THENCE ALONG SAID WEST BOUNDARY RUN S00°57'59"W, 335.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.41 ACRES, MORE OR LESS.

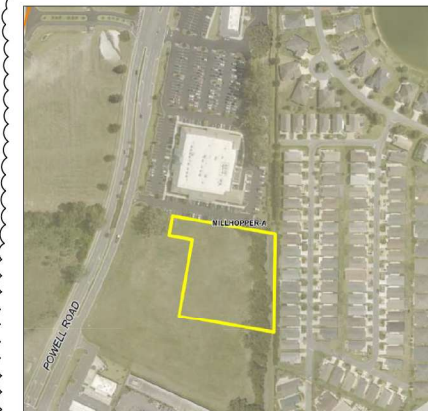
NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



VICINITY MAP

SECTION 8 & 9; TOWNSHIP 19 SOUTH; RANGE 23 EAST
WILLOWOOD, SUMTER COUNTY, FLORIDA



SOILS MAP
SCALE: 1" = 200'

SHEET LIST TABLE

Sheet Number	Sheet Title
01	COVER SHEET
02	MASTER DEVELOPMENT PLAN
03	SITE PLAN
04	GRADING AND DRAINAGE PLAN
05	YARD AND ROOF DRAINAGE PLAN
06	UTILITY PLAN
EC-1	EROSION CONTROL PLAN
AT-1	AUTOTURN - FIRE TRUCK EXHIBIT
AT-2	AUTOTURN - DUMPSTER TRUCK EXHIBIT

NOTES:

- THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN THE "THE VILLAGES, CONSTRUCTION & DEVELOPMENT MANUAL", DATED OCTOBER 2023, OR AS AMENDED BY THESE PLANS.
- ALL UTILITY CONSTRUCTION SHALL BE TO FDEP AND HSCUDO REQUIREMENTS.
- ALL WATER AND SANITARY SEWER UTILITIES WITHIN UTILITY EASEMENTS SHALL BE OWNED & MAINTAINED BY HSCUDO.
- ALL IRRIGATION UTILITIES SHALL BE OWNED AND MAINTAINED BY S.W.C.A.
- THIS PLAN HAS BEEN APPROVED BY THE VILLAGES AND NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL OF AN REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES RESERVES THE ABSOLUTE RIGHT TO REVIEW THE FINISHED CONSTRUCTION AND TO DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. THE PARCEL DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE VILLAGES TO SPECIFICALLY REQUEST A FINAL INSPECTION. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO SUMTER COUNTY BY THE PROJECT ENGINEER.
- ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILLOWOOD, FL 34785
(352) 748-9128
WWW.CFB-INC.COM CA #4709

11-11-2024

WATER AND WASTE WATER UTILITIES
NORTH SUMTER COUNTY UTILITY
DEPENDENT DISTRICT
3801 HESSIE ROAD
THE VILLAGES, FL 32163
(352) 753-6260

ELECTRICAL POWER UTILITIES
SUMTER ELECTRIC COOPERATIVE, INC.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
(352) 793-3801

IRRIGATION UTILITIES
SUMTER WATER CONSERVATION
AUTHORITY (S.W.C.A.)
3818 HESSIE ROAD
THE VILLAGES, FL 32163
(352) 752-6360

CABLE TELEVISION/INTERNET
NEXT LINK COMMUNICATION, LLC
4450 NE 83RD ROAD
WILLOWOOD, FL 34785
TOM MCCORDOUGH, MANAGER
(352) 753-6219

LANDSCAPE ARCHITECT
MICHAEL PAPE AND ASSOCIATES
2351 SE 17TH STREET
OCALA, FL 34471
SUZANNE STANCLIL, PLA
(352) 351-3500

SOLID WASTE COLLECTION
WASTE MANAGEMENT
8556 NE 44TH DRIVE
WILLOWOOD, FL 34785
(352) 748-0206

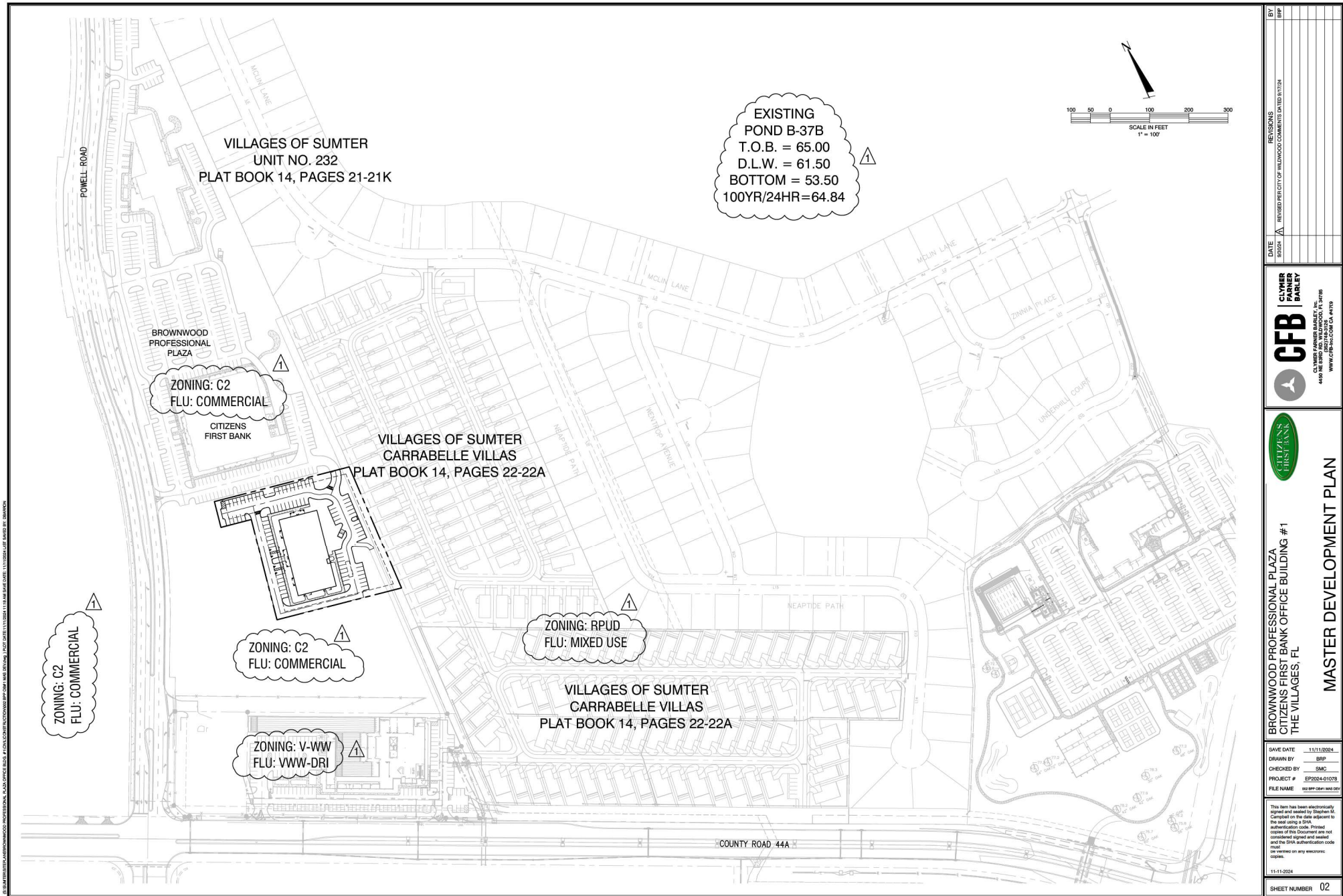
OWNER
THE VILLAGES OPERATING COMPANY
3819 KESSLER ROAD
THE VILLAGES, FL 32163
MARTIN L. DZURO, VP
(352) 753-6260

DEVELOPER
CITIZENS FIRST BANK
6404 POWELL ROAD
THE VILLAGES, FL 32163-2038
TRICIA SNOODGRASS, SVP - COO
(352) 751-2168

ENGINEER
CLYMER FARNER BARLEY, INC.
4450 NE 83RD ROAD
WILLOWOOD, FL 34785
STEPHEN M. CAMPBELL, PE
FL LIC. NO. 83330
(352) 748-9128

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
4450 NE 83RD ROAD
WILLOWOOD, FL 34785
KATE JAMESON, PSM
FL REG. NO. 5912
(352) 748-9128

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DATE	11/11/2024
BY	BRP
REVISIONS	
1	REVISED CITY OF WILMINGTON COMMENTS DATED 8/1/24
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CFB
CLYMER FARBER
CLYMER FARBER FARLEY, Inc.
4400 THE VILLAGES BLVD, SUITE 200
THE VILLAGES, FL 32909
WWW.CFB-FL.COM CA #4176



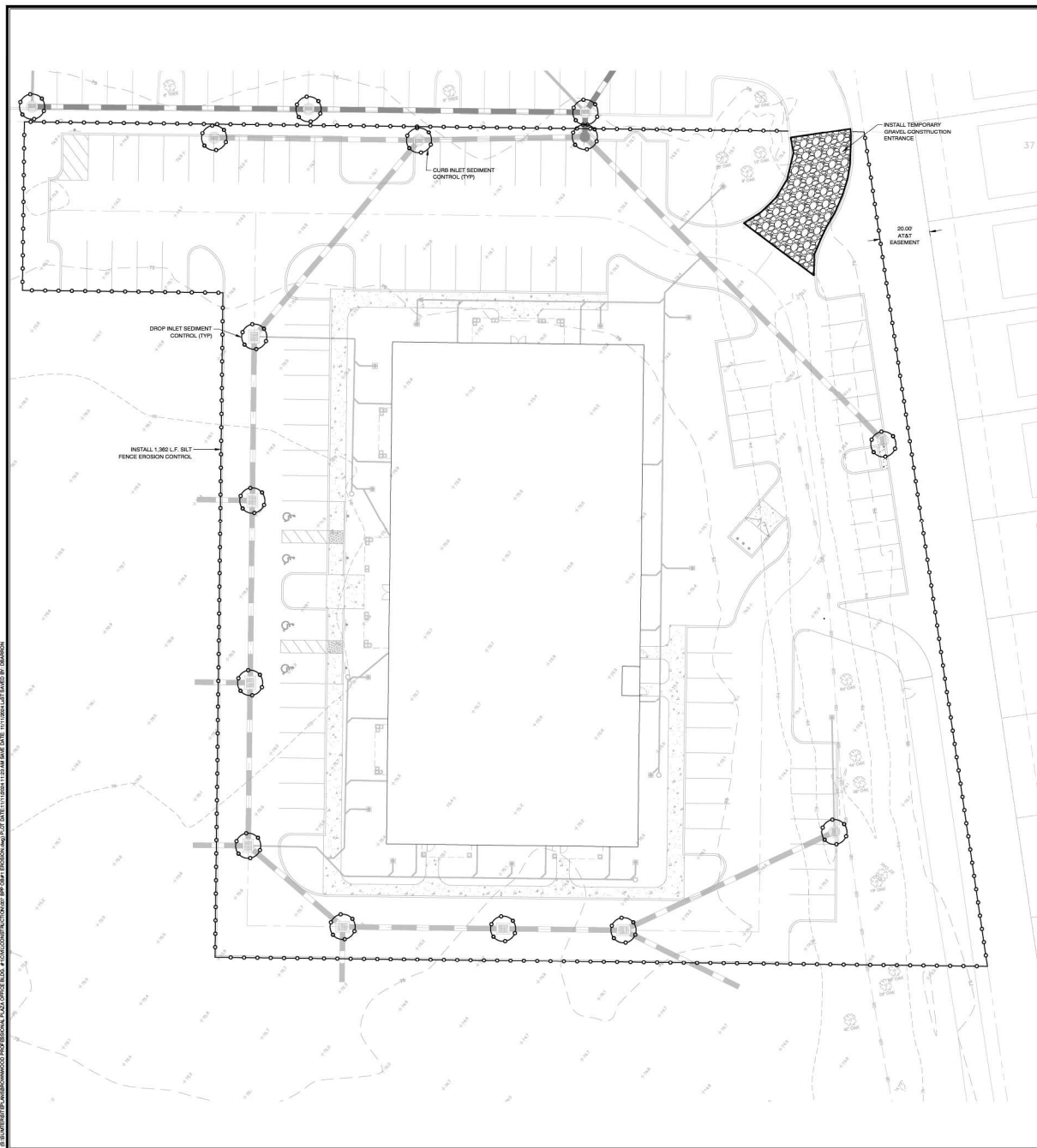
**BROWNWOOD PROFESSIONAL PLAZA
CITIZENS FIRST BANK OFFICE BUILDING #1
THE VILLAGES, FL**

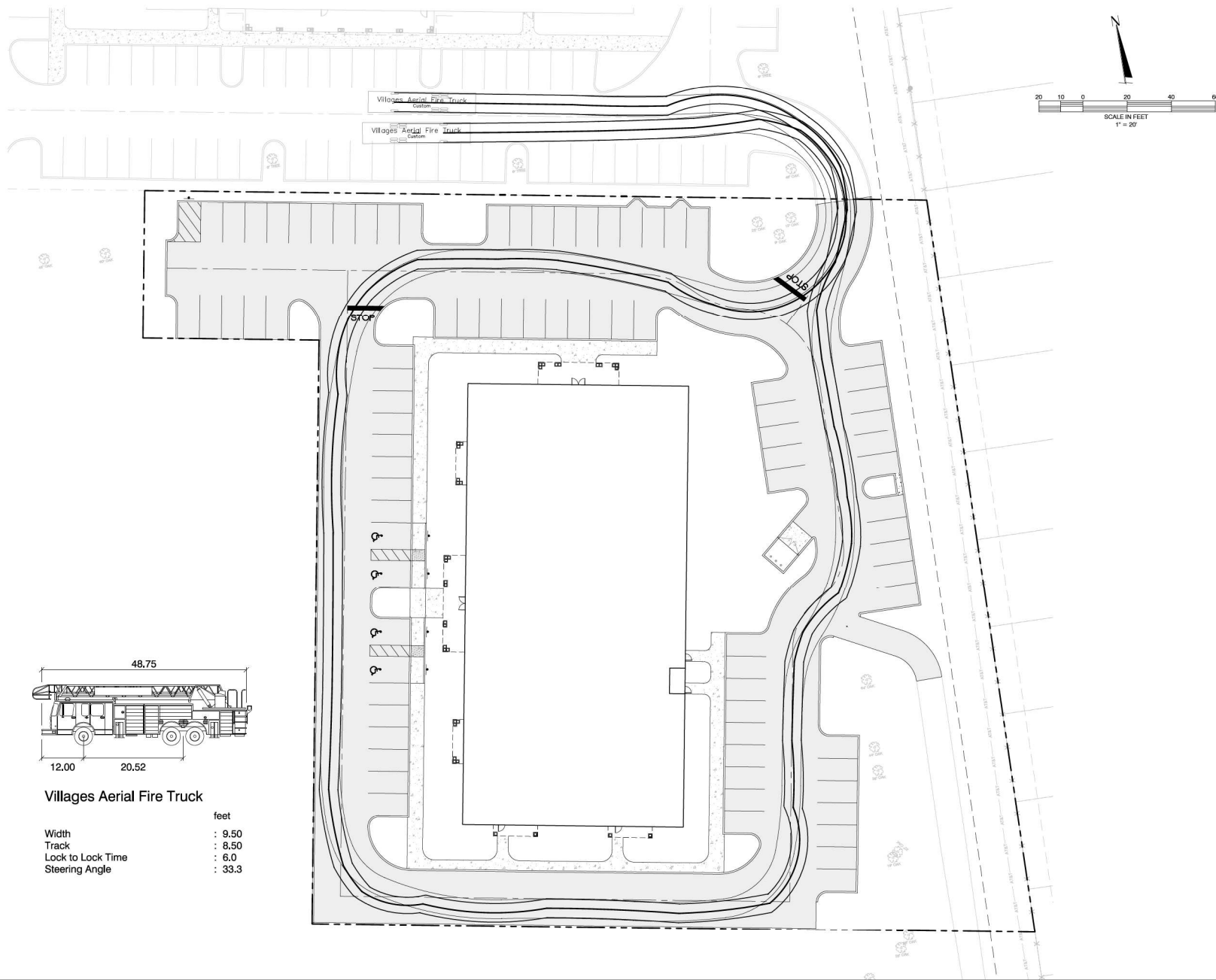
MASTER DEVELOPMENT PLAN

SAVE DATE	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	see next sheet web.dwg

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11-11-2024
SHEET NUMBER 02

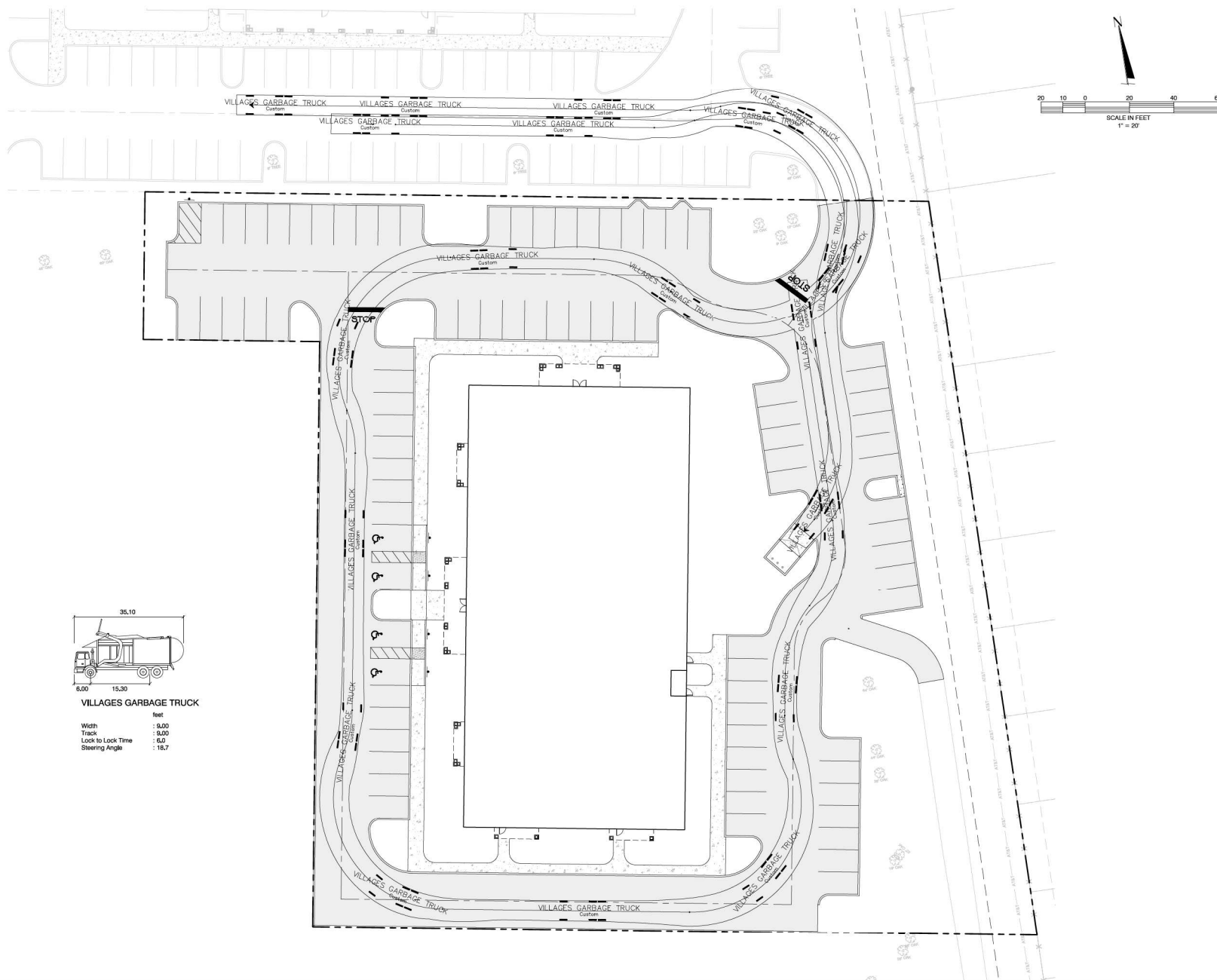




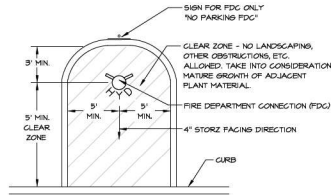
Villages Aerial Fire Truck

	feet
Width	: 9.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

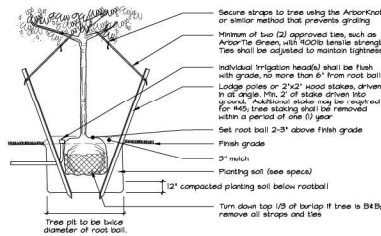
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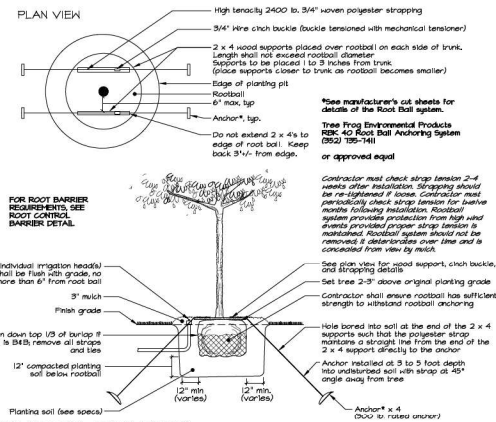
				REVISIONS BY DATE 11-11-2024 REVISED PER CITY OF MIAMI COMMENTS DATED 10/27/2024 DUB	
BROWNWOOD PROFESSIONAL PLAZA CITIZENS FIRST BANK OFFICE BUILDING #1 THE VILLAGES, FL					
AUTOTURN - DUMPSTER TRUCK EXHIBIT					
SAVE DATE: 11-11-2024 DRAWN BY: BSP CHECKED BY: BSMC PROJECT # EP0204-010278 FILE NAME AUTOTURN DUMPSTER TRUCK EXHIBIT					
This Plan has been electronically signed and sealed by Stephen M. Cofrancesco, Jr. in the state adjacent to the seat of justice. Printed copies of this Document are not considered signed and sealed, and the SHA authentication code that is verified on any electronic copies.					
11-11-2024					
SHEET NUMBER AT-					



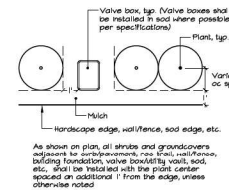
FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3\"/>

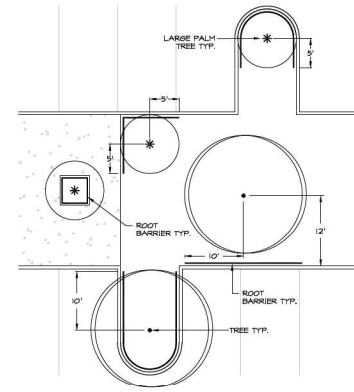


TREE INSTALLATION DETAIL
FOR 3-4\"/>



OFFSET DETAIL
N.T.S.

NOTES:
TREES SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS. TREES WITHIN 12\"/>



ROOT CONTROL BARRIER DETAIL
1\"/>



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Signature ID: 552626124
Using a link authentication code.
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REVISIONS

DATE BY

MPA Michael Pape & Associates, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-FLA.com

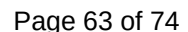


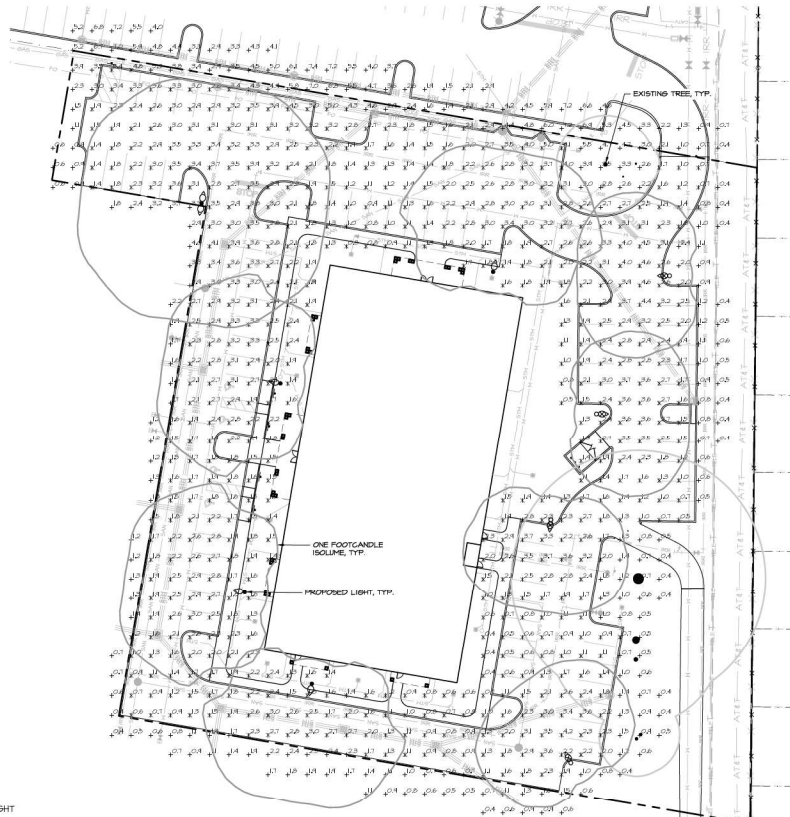
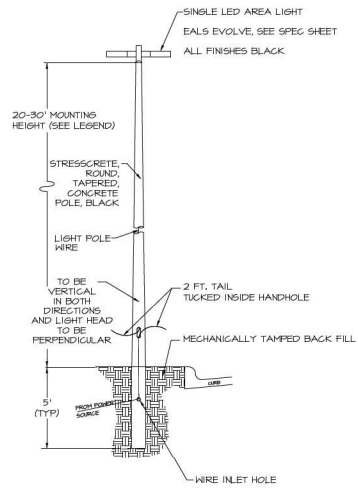
**BROWNWOOD PROFESSIONAL PLAZA
OPERATIONS BUILDING #2
THE VILLAGES, FLORIDA
LANDSCAPE PLAN**

DATE: 05-30-24
DWN BY: SWS/RT
CND. BY: SWS

SHEET 2 OF 2

L-2

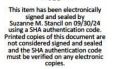
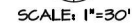




ALL LIGHT FIXTURES/POLES TO MATCH PREVIOUS VILLAGES INSTALLATIONS.
LIGHTS ARE AVAILABLE FOR LEASE THROUGH SECO, OR PRIVATE OWNERSHIP

1. This light location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America. The lighting design and calculations have been provided to the greatest extent possible. Adequate lighting is provided for the interior of the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate lighting levels are provided.
3. Changes to the plan or specifications may cause light levels to vary from those indicated on this plan.
4. Fixtures and Arms shall be oriented as shown on plan.
5. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections to the lighting supply and to ensure that all electrical connections shall be underground and in conduit. Lighting shall be old as lamp out and includes all work necessary to complete the project.
6. All electrical engineering, circuiting, installation details and installation specifications, etc. shall be by others.

Average: 2.20 fc
Min: 0.40 fc (paved surfaces)
Max: 5.40 fc (paved surfaces)



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RECIO
+351 21 306 60 00
SAL. 00364601306401

EVALVE Series

EVALVE 1/2" (20)

1.1.3.20

Technical Data

Standard

Material

Accessories

Options

Dimensions

Weight

Pressure

Flow

Material

Accessories

Options

Dimensions

Weight

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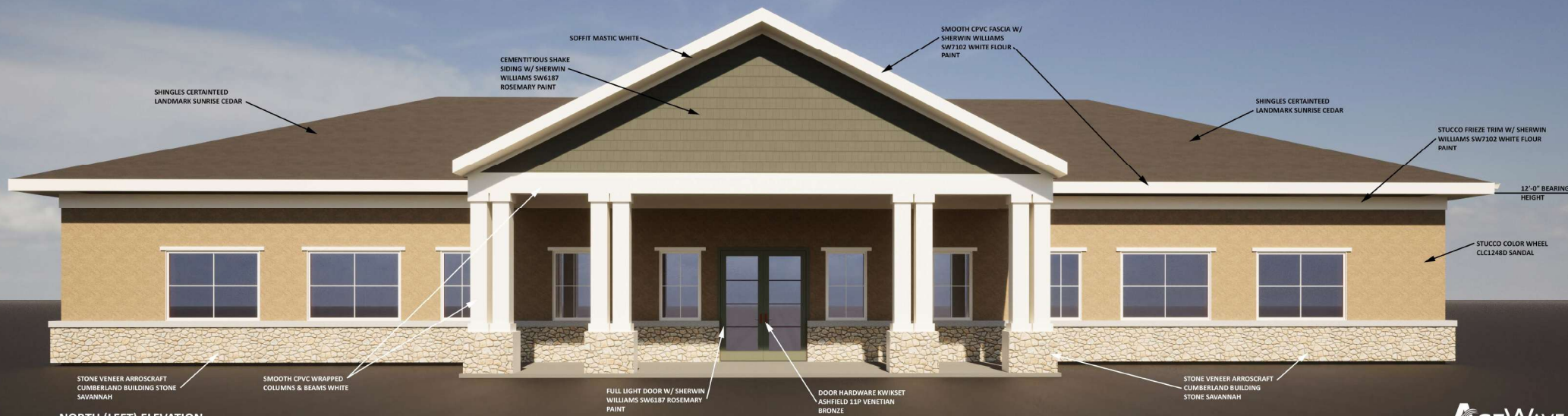
Accessories

Options

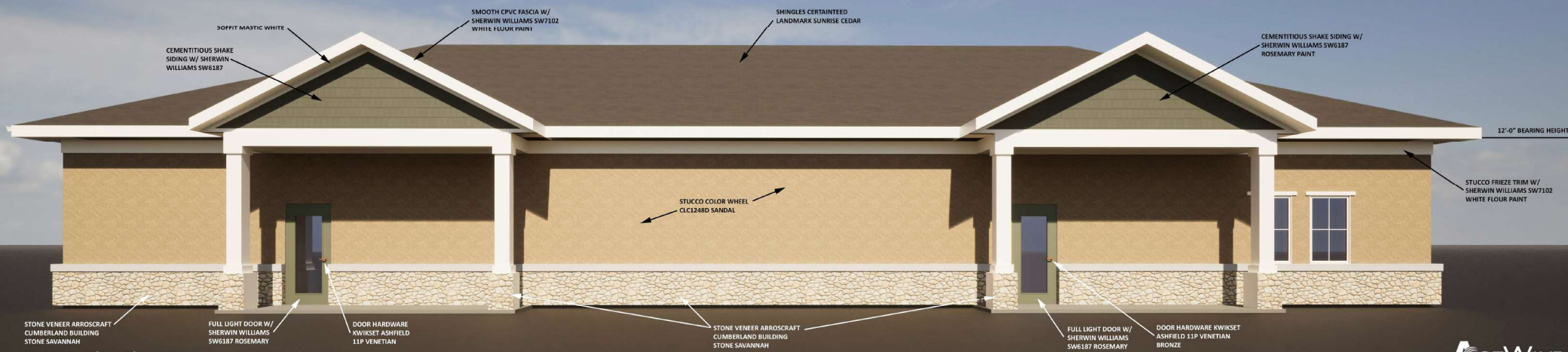
ECL3 Series
2019 January 1st 1971

Showing information

ECL3 Series 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 280







SOUTH (RIGHT) ELEVATION





Project Review Committee Technical Standards Waiver Request

Project Name Citizens First Bank Office Building #1

Project # SP2408-008

1. Briefly describe your waiver request.

A Technical Waiver request is being made to waive preparation and submittal of an Environmental Assessment Report

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

LDR 4.4(D)(2)

3. Please provide the justification for your waiver request.

An Environmental Assessment Report was prepared for the entire parent parcel for the original construction in 2019. The entire parent parcel was developed/disturbed as part of that construction - no new Environmental Report should be required due to the site being previously developed.

Name (Print) Stephen M. Campbell

Date November 04, 2024

Signature _____

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 OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2409-001 CR 472 Temporary Pond

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

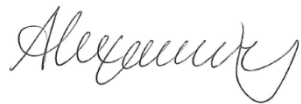
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

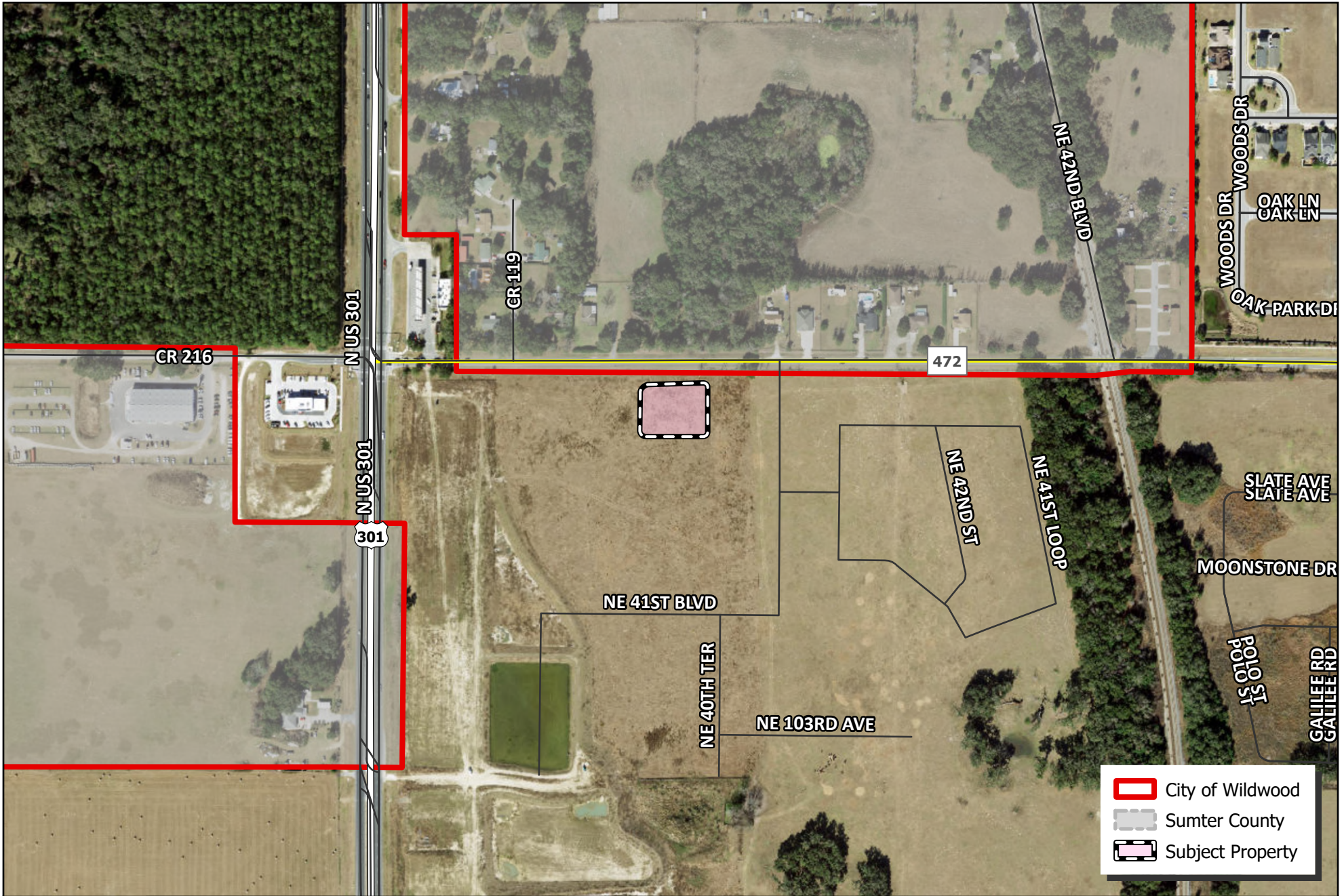
Case No:	SP 2409-001 CR 472 Temporary Pond
Parcel Number(s):	Portion of Parcel D20-120
Acreage:	51.69 +/-
Property Location:	The subject property is generally located 0.07 miles east of N US 301 on CR 472.
Owner/Applicant:	Oxford Crossings, LLC
Date	December 2, 2024

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 1.04-acre dry retention pond within the Oxford Crossings Development on 51.69 acres MOL, on a RMU-10 zoned parcel.

SP 2409-001 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.



Alex Lammers
Planner I, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N 0.00 0.01 0.03 0.04 0.06 Miles	SP 2409-001 CR 472 TEMPORARY POND PORTION OF PARCEL D20-120	MAP 1B
			LOCATION MAP
			NOV 2024

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD			
SWFWMD			

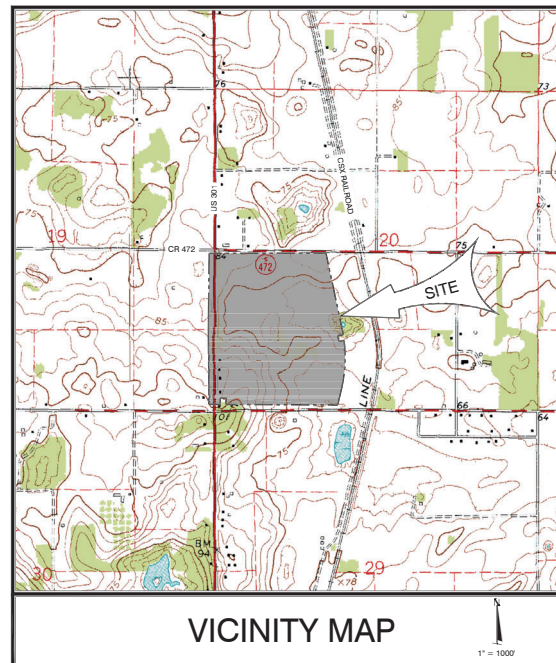
DATE	REVISIONS	BY
09-06-2024	SWFWMD SUBMITTAL	SCS
09-06-2024	CITY OF WILDWOOD SUBMITTAL	SCS
10-17-2024	COW/SWFWMD RAI #1	RJF
11-11-2024	COW/SWFWMD RAI #1 RESUBMITTAL	RJF
11-14-2024	COW/SWFWMD RAI #2	RJF
11-27-2024	COW RAI #3	TDC

MINOR SITE PLAN OF COUNTY ROAD 472 TEMPORARY POND

LEGAL DESCRIPTION

ALL OF WILDWOOD ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 58 1/4 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; EXCEPT LOTS 13 AND 14, BLOCK 20; EXCEPT LOTS 3 THROUGH 20, BLOCK 21; EXCEPT LOTS 17 THROUGH 22, BLOCK 29; EXCEPT LOTS 4 AND 5, BLOCK 46; EXCEPT THE WEST 1/4 OF THAT PORTION OF FOREST AVENUE AND THE NORTHERLY 1/4 OF THAT PORTION OF ELM STREET AS DESCRIBED IN THAT CERTAIN RESOLUTION FILED IN OFFICIAL RECORDS BOOK 379, PAGE 562 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; TOGETHER WITH THE SOUTHERLY 1/4 OF THE EAST 1/4 OF THAT PORTION OF ELM STREET IN SAID WILDWOOD ESTATES AS DESCRIBED IN THAT CERTAIN RESOLUTION FILED IN OFFICIAL RECORDS BOOK 379, PAGE 562 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; LYING NORTHEASTERLY OF A LINE, SAID LINE BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 29 OF SAID WILDWOOD ESTATES, AND RUNNING NORTHEASTERLY AND PERPENDICULAR TO THE SOUTHEASTERLY LINE OF ELM STREET FOR 30 FEET TO THE CENTERLINE OF SAID ELM STREET; ALSO EXCEPT RIGHT-OF-WAY FOR U.S. HIGHWAY 301 ACROSS THE WEST SIDE THEREOF; ALSO EXCEPT RIGHT-OF-WAY OF COUNTY ROAD NO. 472 ACROSS THE NORTH SIDE THEREOF; ALSO EXCEPT RIGHT-OF-WAY FOR CSX RAILROAD ACROSS THE EAST SIDE THEREOF; SUBJECT TO PLATTED STREETS, PARK AND SCHOOL SITE AS REFLECTED ON SAID PLAT; AND LOTS 13, 14, 15, 16, AND 17, BLOCK 21, LESS RIGHT-OF-WAY FOR U.S. HIGHWAY 301; AND LOTS 21 AND 22, BLOCK 29, WILDWOOD ESTATES, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 137, REFILED IN PLAT BOOK 2, PAGE 58 1/4, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; TOGETHER WITH THE WEST 1/4 OF THAT PORTION OF FOREST AVENUE AND THE NORTHERLY 1/4 OF THAT PORTION OF ELM STREET AS DESCRIBED IN THAT CERTAIN RESOLUTION FILED IN OFFICIAL RECORDS BOOK 379, PAGE 562 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; LESS AND EXCEPT RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 301; AND LOTS 19 AND 20, BLOCK 29, WILDWOOD ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 137 AND REFILED IN PLAT BOOK 2, PAGE 58 1/4, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND (O.R. BOOK 1241, PAGE 759)
LOTS 18, 19 AND 20, BLOCK 21, WILDWOOD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 58 1/4, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.



VICINITY MAP

SECTION 20; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

OWNER/DEVELOPER
OXFORD CROSSINGS LLC
734 RUGBY STREET
ORLANDO, FL 32804
JOE HSBETT, MGR
(407) 421-2015

ENGINEER
CLYMER FARNER BARLEY, INC.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
TYLER D. CUNTS, PE
FL LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
4450 NE 83RD ROAD
WILDWOOD, FL 34785
KAYE JAMISON, PSM
FL REG. NO. 5912
(352) 748-3126

SHEET LIST TABLE

Sheet Number	Sheet Title
01	COVER
02	MASTER PLAN
03	GRADING PLAN

NOTES:

1. THE DEVELOPER (OXFORD CROSSINGS LLC) WILL OWN AND MAINTAIN THE ONSITE STORMWATER POND.

This item has been electronically signed and sealed by Tyler D. Counts on the date indicated in the seal using a digital authentication code. Printed copies of this document are not considered signed and sealed and the digital authentication code must be verified on any electronic copies.



11-27-2024

