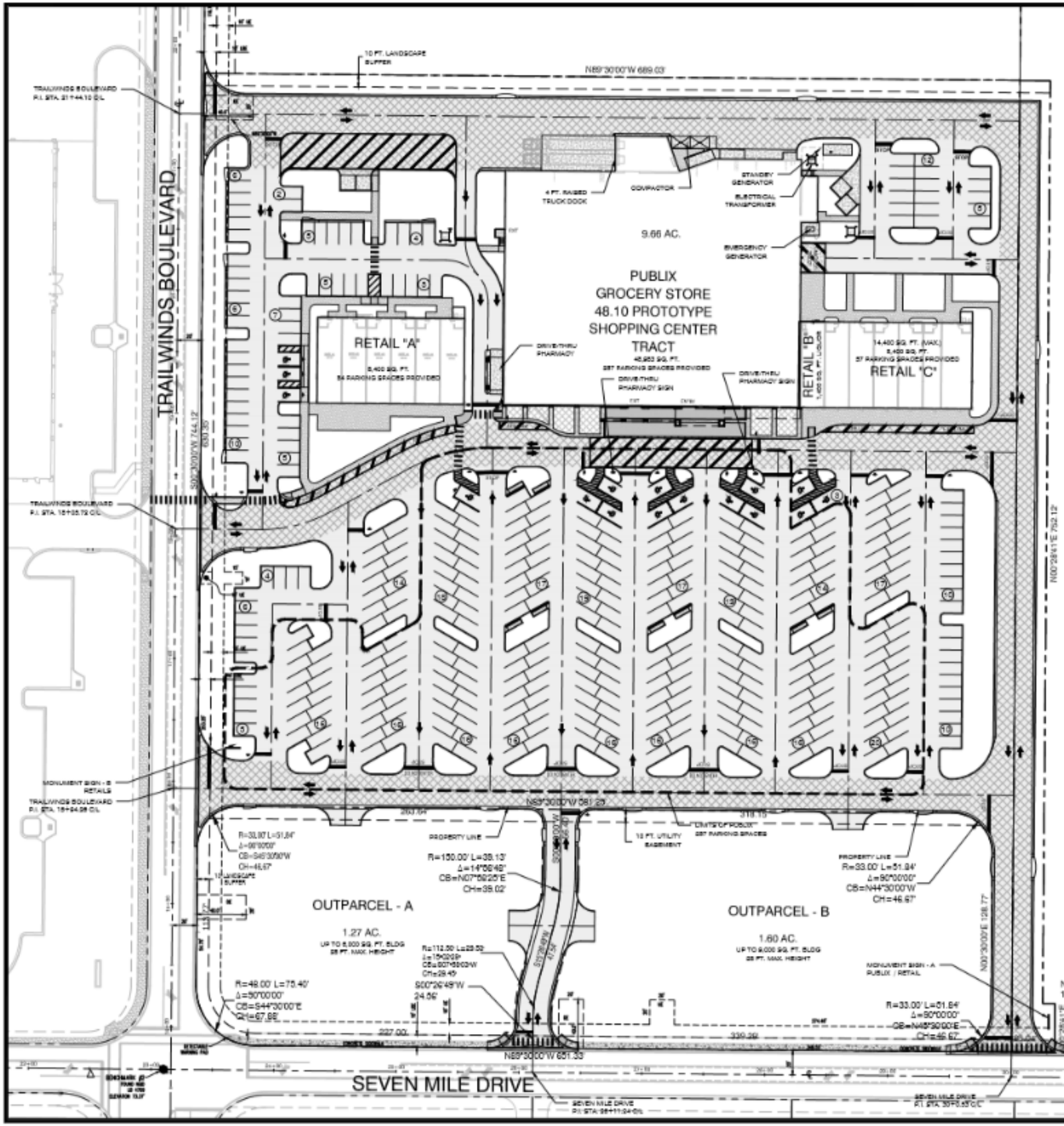

Christopher A. Hotta, State of Florida, Professional Engineer, License No. 73843. This item has been electronically signed and sealed by Christopher A. Hotta, P.E. on September 28, 2018 using a SHA-1 authentication code.
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N

SCALE IN FEET
1"=40'

SURFACE LEGEND

- ▭ PROPOSED 1-1/2" ASPHALT PAVEMENT
- ▭ PROPOSED 2" H.D. TRU-OK ASPHALT PAVEMENT
- ▭ PROPOSED H.D. CONCRETE
- ▭ PROPOSED SIDEWALK

SITE DATA

1. PROJECT AREA = SHOPPING CENTER TRACT ± 9.66 AC. (420,939 SQ. FT.)
   OUTPARCEL - A ± 1.27 AC. (55,370 SQ. FT.)
   OUTPARCEL - B ± 1.60 AC. (69,609 SQ. FT.)
   TOTAL PROJECT AREA ± 12.53 AC
2. ZONING = PD
3. PROJECT ADDRESS - TO BE ASSIGNED
4. BUILDING TYPE
   GROCERY STORE - 1 STORY; CONCRETE BLOCK (46,923 SQ. FT.)
   RETAIL "B" - 1 STORY; CONCRETE BLOCK (1,400 SQ. FT.)
   RETAIL "A" - 1 STORY; CONCRETE BLOCK (6,400 SQ. FT.) SHELL
   RETAIL "C" - 1 STORY; CONCRETE BLOCK (8,400 SQ. FT.) SHELL
5. PARKING DATA:
   REQUIRED PARKING: USED SHOPPING UNDER 40,000 SQ. FT. = 3.5 SPACES PER 1,000 SQ. FT.
   GROCERY = 46,923 SQ. FT. = 171 SPACES REQUIRED
   RETAIL "A" = 6,400 SQ. FT. = 50 SPACES REQUIRED
   RETAIL "B" = 1,400 SQ. FT. = 9 SPACES REQUIRED
   RETAIL "C" = 8,400 SQ. FT. = 30 SPACES REQUIRED
   TOTAL PARKING REQUIRED: 260 SPACES

   STANDARD PARKING SPACES (PROVIDED):
   RETAIL "A" (64 SPACES PROVIDED) 10 SPACES PER 1,000 SQ. FT. RETAIL
   10 x 18 MIN. PARKING = 61 SPACES
   12x18' HANDICAP PARKING = 3 SPACES
   PUBLIX (221 SPACES PROVIDED) 5.1 SPACES PER 1,0000 SQ. FT. GROCERY
   10 x 18 MIN. PARKING = 241 SPACES
   12 x 18 HANDICAP PARKING = 10 SPACES
   RETAIL "B" (9 SPACES PROVIDED) 4.5 SPACES PER 1,000 SQ. FT. RETAIL
   10 x 18 MIN. PARKING = 9 SPACES
   RETAIL "C" (57 SPACES PROVIDED) 6.5 SPACES PER 1,000 SQ. FT. RETAIL
   10 x 18 MIN. PARKING = 54 SPACES
   12x18 HANDICAP PARKING = 3 SPACES
   TOTAL PARKING PROVIDED: 356 SPACES (5.5 SPACES PER 1,000 SQ. FT.)

   HANDICAP PARKING SPACES (REQUIRED): 10 SPACES
   HANDICAP VAN ACCESSIBLE SPACES (REQUIRED): 2 SPACES
6. ENGINEER/SURVEYOR = FARNER BARLEY & ASSOCIATES, INC.
   4400 N.E. 83RD ROAD
   WILDWOOD, FLORIDA 34785
   (352) 748-3126
7. PERMITTING AGENCIES:
   CITY OF WILDWOOD FLORIDA SJRWMD FDEP
8. WATER AND SANITARY SEWER PROVIDED BY CITY OF WILDWOOD FLORIDA.
9. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DECO.
10. SOLID WASTE BY LOCAL PROVIDER.
11. TELEPHONE SERVICE BY CENTURYLINK.
12. GAS PROVIDED / SERVICED BY: TECO
13. LOCATED IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
14. MONUMENT SIGN SETBACKS PER CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS.
15. AREAS FOR TOTAL SITE BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	
RETAIL "A"	± 6,840 SQ. FT.
GROCERY, RETAIL "B" (LIQUOR)	
AND RETAIL "C"	± 69,183.17 SQ. FT.
SUB-TOTAL BUILDING AREA	± 67,668 SQ. FT. (1.55 AC.) 16.7%
PROPOSED IMPERVIOUS AREA	
DUMPSTER / H.D. CONCRETE	
AND SIDEWALKS	± 23,044 SQ. FT.
ROADS / PARKING	± 239,422 SQ. FT.
SUB-TOTAL IMPERVIOUS AREA	± 262,466 SQ. FT. (6.47 AC.) 62.4%
TOTAL PERVIOUS AREA	± 158,473 SQ. FT. (3.64 AC.) 37.6%
TOTAL SITE AREA	± 420,939 SQ. FT. (9.66 AC.) 100%
PROJECT AREA	± 420,939 SQ. FT. (9.66 AC.) 100%

BUILDING SETBACKS

- 25 FT. FROM TRAILWINDS BOULEVARD R/W (WEST PROJECT AREA BOUNDARY)
- 25 FT. FROM SEVEN MILE DRIVE R/W (SOUTH PROJECT AREA BOUNDARY)
- 0 FT. FROM REAR (NORTH PROJECT AREA BOUNDARY)
- 0 FT. FROM SIDE (EAST PROJECT AREA BOUNDARY) INTERIOR LOT LINE

NOTICE TO CONTRACTOR:

1. BEFORE DIGGING IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING IN/AND/OR OFF SITE.

NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
2. ALL RADII ARE 3' UNLESS INDICATED OTHERWISE.
3. ALL DIMENSION SHOWN ARE TO BOP UNLESS INDICATED OTHERWISE.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD FREE SLIP RESISTANT PAINT.
6. REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER.
7. ALL HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE WITH A MAXIMUM RUN SLOPE OF 5% NOT TO EXCEED 12:1 WITH OUT THE ADDITION OF HANDICAP HANDRAIL SYSTEM ALONG THE WALKPATH IN AREA OF MAX. SLOPE (GREATER THAN 5% BUT LESS THAN 12:1). IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00% CROSS SLOPE, PER CERTIFICATE OF OCCUPANCY) IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR, THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DEVELOPER.
8. CONSTRUCT SIDEWALK WIDTHS AS NOTED, 4" THICK, 3,000 PSI CONCRETE WITH BROOM FINISH (TYP.)
9. GENERATOR SITING NOTE: 1,000 GAL. DIESEL TANK MUST NOT BE WITHIN 100' OF RESIDENTIAL WELL OR 300' OF A NON-POTABLE WELL SOURCE.
10. THIS LAYOUT HAS BEEN DESIGNED TO MEET THE PUBLIX SITE DEVELOPMENT MANUAL MARCH 2014 EDITION.

FARNER BARLEY
ENGINEERS
SURVEYORS
PLANNERS
AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4400 N.E. 83rd Road ◇ Wildwood, Florida 34785 ◇ (352) 748-3126

TRAILWINDS VILLAGE
MARKET AT TRAILWINDS
MASTER SITE PLAN

DATE 09-28-18
DRAWN BY DLB
CHKD BY CAF
FILE NAME
JOB NO. 180177.0000

SHT C-04 OF C-21