

SUMTER COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

SUBJECT: Approve Villages of Sumter (VOS) – Collier Neighborhood Recreation Center and TV (The Villages of Lake-Sumter) Hope Lutheran Church Expansion reviewed at the February 20, 2012, and February 6, 2012, DRC Meetings (Staff recommends approval).

REQUESTED ACTION: Approve Preliminary Plans reviewed at the February 6, 2012, and February 20, 2012, DRC Meetings

Work Session (Report Only)

Regular Meeting

DATE OF MEETING: March 13, 2012

Special Meeting

CONTRACT: N/A

Effective Date: _____

Managing Division / Dept: _____

Vendor/Entity: _____

Termination Date: _____

Planning

BUDGET IMPACT: _____

Annual

Capital

N/A

FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The Development Review Committee is compiled of staff from several county agencies and consulting engineers. The Committee meets weekly to review applications for Use and Development Permits. The DRC's recommendations are then forwarded to the BOCC. The plans were reviewed and found to be in compliance with the Land Development Code with only minor changes required.

1) VOS – Collier Postal Park & Neighborhood Recreation Center - Major Development – Preliminary Plan Approval

Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: The Villages of Lake-Sumter, Inc. - Property Location: North of Buena Vista off of Hendry Drive/The Villages – Total Acreage of Project: 2.02 MOL - Project Proposal: Develop a postal park & neighborhood recreation center and related infrastructure.

2) Hope Lutheran Church Community Center Expansion - Major Development – Preliminary Plan Approval

Property Owner: Hope Lutheran Church – Property Developer: Hope Lutheran Church - Property Location: NE of C-466 E and Morse Blvd./The Villages – Total Acreage of Project: 6.44 acres MOL - Project Proposal: Construct a building addition and related infrastructure.

The Villages®

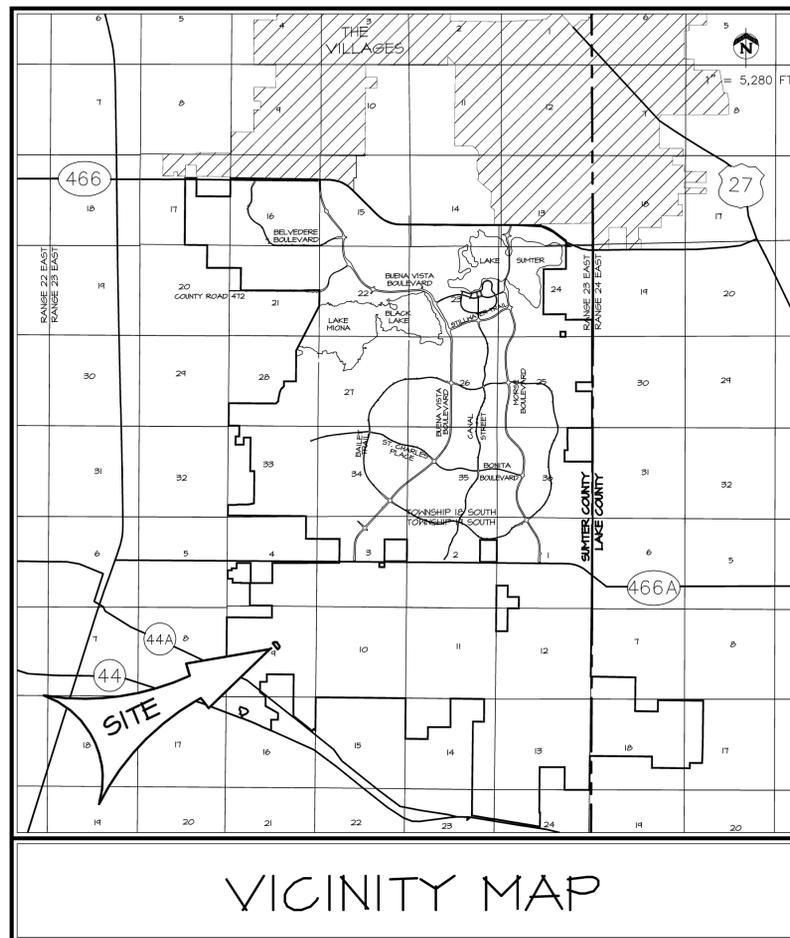
PRELIMINARY / ENGINEERING PLAN OF COLLIER POSTAL PARK AND NEIGHBORHOOD RECREATION CENTER (SC-313NR)

LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE S89°31'04"E, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 351.34 FEET; THENCE DEPARTING SAID SOUTH LINE N00°22'56"E, 134.49 FEET TO THE POINT OF BEGINNING; THENCE N37°51'27"W, 404.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 585.67 FEET AND A CHORD BEARING AND DISTANCE OF N35°26'44"W, 55.09 FEET TO WHICH A RADIAL LINE BEARS S51°51'30"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°23'31", AN ARC DISTANCE OF 55.11 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N56°45'21"E, 84.40 FEET; THENCE N85°25'28"E, 160.20 FEET; THENCE S34°48'16"E, 299.04 FEET; THENCE S08°57'27"W, 96.08 FEET; THENCE S52°02'33"W, 133.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.02 ACRES, MORE OR LESS.



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

OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
THE VILLAGES, FL 32162
JOHN R. GRANT, VICE PRESIDENT

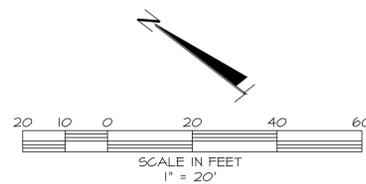
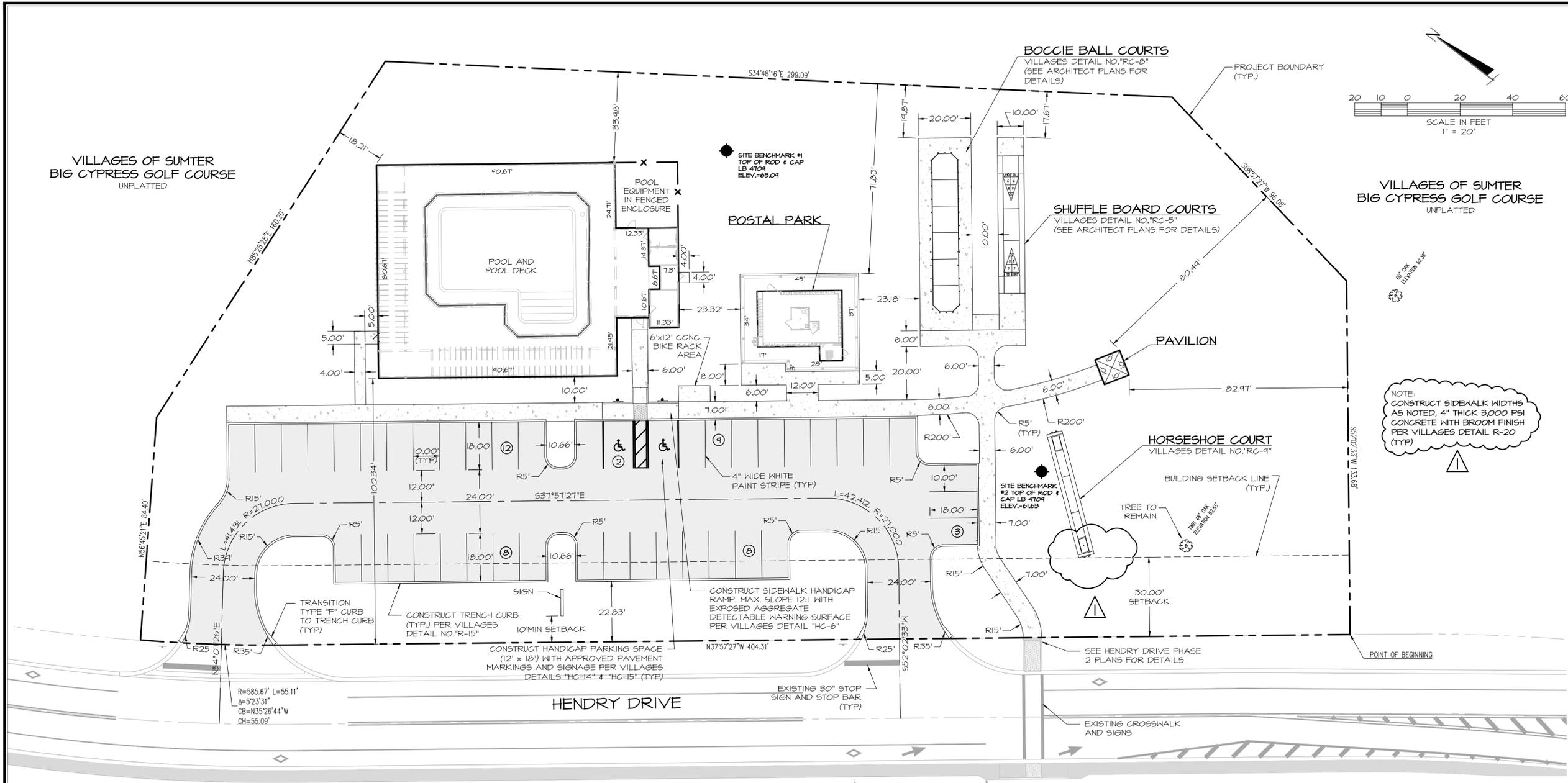
ENGINEER:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E.
FL. LIC. NO. 58058

INDEX OF SHEETS

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EI	EROSION CONTROL PLAN

NOTES:

- THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, DATED NOV 1, 2011, PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
- ELEVATIONS SHOWN WERE OBTAINED BY SURVEY AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
- NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RE-SUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. 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.



VILLAGES OF SUMTER
BIG CYPRESS GOLF COURSE
UNPLATTED

VILLAGES OF SUMTER
BIG CYPRESS GOLF COURSE
UNPLATTED

NOTE:
CONSTRUCT SIDEWALK WIDTHS
AS NOTED, 4" THICK 3,000 PSI
CONCRETE WITH BROOM FINISH
PER VILLAGES DETAIL R-20
(TYP)

SITE DATA

- TOTAL ACRES = 2.02 AC. (88,199 SQ. FT.)
- ZONING = PUD
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE:
 - POSTAL BUILDING: 1 STORY WOOD FRAMED 18' HEIGHT (1,614 SQ. FT.)
 - POOL BUILDING: ONE STORY CONCRETE BLOCK 16' HEIGHT (849 SQ. FT.)
 - PAVILION (100 SQ. FT.)
- PARKING DATA:
 - NEEDED PARKING (BASED ON THE VILLAGES HISTORICAL DATA) = 34 SPACES
 - STANDARD PARKING SPACES (PROVIDED): 10' x 18' SPACES = 40
 - HANDICAP PARKING SPACES (PROVIDED): 12' x 18' = 2
 - TOTAL PARKING PROVIDED: 42 SPACES
 - HANDICAP PARKING SPACES (REQUIRED): 2 SPACES

SITE DATA

- ENGINEER/SURVEYOR ~ FARNER BARLEY & ASSOCIATES, INC.
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34185
(352) 748-3126
- SOIL TYPE - II MILLHOPPER SANDS
- PERMITTING AGENCIES, -SUMTER COUNTY -SFWMD
- WATER AND SANITARY SEWER PROVIDED BY CENTRAL SUMTER UTILITY COMPANY.
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY SECO
- SOLID WASTE BY LOCAL FRANCHISE.
- TELEPHONE SERVICE BY CENTURY LINK.
- IRRIGATION AND FIRE PROTECTION BY S.W.C.A.
- GAS PROVIDED / SERVICED BY: TECO
- LOCATED IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
- MONUMENT SIGN SETBACKS PER SUMTER COUNTY LAND DEVELOPMENT REGULATIONS.

SITE DATA

- II. AREAS FOR TOTAL SITE
- | | |
|---------------------------------|------------------------------------|
| PROPOSED POSTAL & POOL BUILDING | = 2,464 SQ. FT. (0.06 AC.) 2.71% |
| PROPOSED POOL & POOL DECK | = 7,314 SQ. FT. (0.17 AC.) 8.29% |
| PROPOSED PAVILION | = 100 SQ. FT. (0.002 AC.) 0.11% |
| PROPOSED SIDEWALKS/COURTS | = 6,162 SQ. FT. (0.14 AC.) 6.99% |
| PROPOSED PARKING/DRIVEWAY | = 17,267 SQ. FT. (0.39 AC.) 19.58% |
| TOTAL IMPERVIOUS AREA | = 33,307 SQ. FT. (0.76 AC.) 37.16% |
| OPEN AREA | = 54,892 SQ. FT. (1.26 AC.) 62.24% |
| PROJECT AREA | = 88,199 SQ. FT. (2.02 AC.) 100% |

- BUILDING SETBACK**
- 30 FT FROM HENDRY DRIVE
 - 15 FT FROM CONTIGUOUS PROPERTY LINE ZONED RESIDENTIAL

- NOTICE TO CONTRACTOR:**
- BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.

NOTES:

- 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.
- ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
- ALL DIMENSIONS SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE THERMOPLASTIC.
- SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHT FIXTURES.
- ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING INSPECTION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCEPTABLE LIMITS (MAX. 2.00%) FOR 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 DESIGNERS.

BY	KJF
DATE	2-20-12
REVISIONS	
REVISED PER COUNTY COMMENTS	

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

The Villages
VILLAGES OF SUMTER
COLLIER POSTAL PARK &
NEIGHBORHOOD REC. CENTER
SITE PLAN

DATE	9/21/11
DRAWN BY	MJF
CHKD BY	WLG
FILE NAME	004SITPLAN
JOB NO.	921141.2344

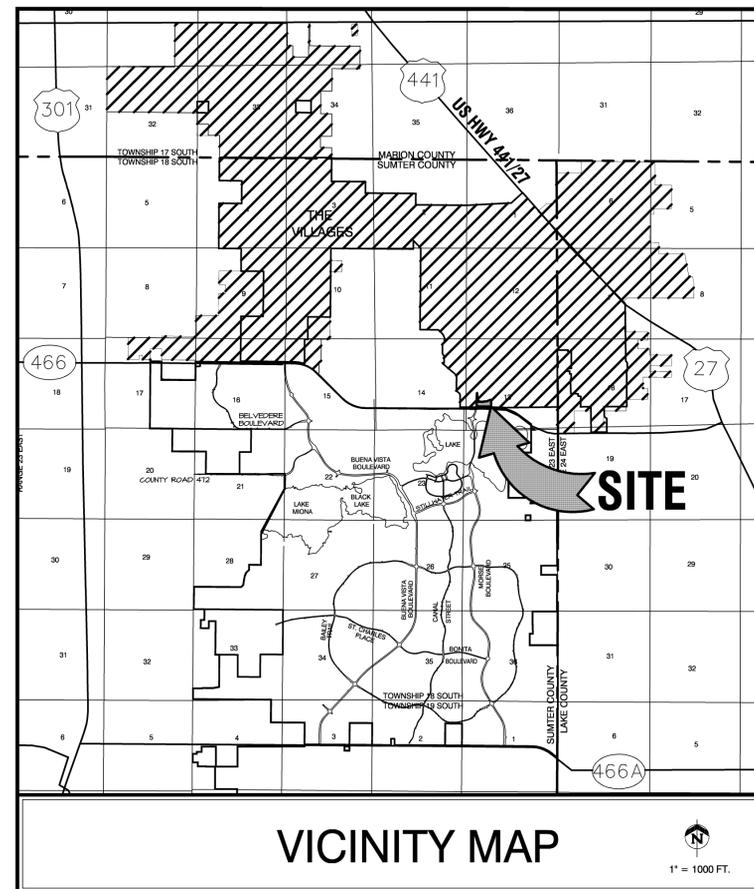
PRELIMINARY / ENGINEERING PLAN OF EXPANSION FOR HOPE LUTHERAN CHURCH

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT NO. 7, OF THE VILLAGES OF SUMTER, UNIT NO. 5 AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 107 THROUGH 107B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT NO. 7 SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF MORSE BOULEVARD OF THE VILLAGES OF SUMTER, UNIT NO. 1 AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 97 THROUGH 97C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID POINT ALSO BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 13°09'43"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 163.10 FEET TO A POINT OF TANGENCY, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S.07°04'18"W., 162.74 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY S.00°29'27"W., A DISTANCE OF 585.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°12'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.11 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 466 (BEING 100 FEET WIDE), SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S.44°36'50"E., 49.59 FEET; THENCE S.89°43'06"E., ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 815.49 FEET; THENCE N.00°29'27"W., DEPARTING SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 391.01 FEET TO AN INTERSECTION WITH THE BOUNDARY OF THE AFORESAID TRACT NO. 5; THENCE ALONG THE BOUNDARY OF SAID TRACT NO. 5, THE FOLLOWING COURSES AND DISTANCES; S.84°35'28"W., 25.38 FEET; THENCE S.81°50'36"W., 52.66 FEET; THENCE S.65°30'02"W., 67.46 FEET; THENCE S.70°18'50"W., 32.63 FEET; THENCE S.64°05'45"W., 35.21 FEET; THENCE S.70°14'32"W., 57.32 FEET; THENCE S.82°36'12"W., 66.77 FEET; THENCE S.85°57'21"W., 57.93 FEET; THENCE S.81°57'33"W., 71.32 FEET; THENCE S.84°06'01"W., 85.66 FEET; THENCE N.86°07'05"W., 78.06 FEET; THENCE N.79°57'58"W., 56.04 FEET; THENCE DEPARTING SAID BOUNDARY OF TRACT NO. 5; S.85°30'55"W., A DISTANCE OF 98.28 FEET; THENCE N.01°49'17"E., A DISTANCE OF 50.28 FEET; THENCE N.17°27'32"W., A DISTANCE OF 32.29 FEET TO AN INTERSECTION WITH THE AFORESAID BOUNDARY OF TRACT NO. 5; THENCE CONTINUE ALONG THE SAID BOUNDARY OF TRACT NO. 5 THE FOLLOWING COURSES AND DISTANCES ; N.32°53'55"W., 41.44 FEET; THENCE N.18°31'08"W., 67.50 FEET; THENCE N.00°33'26"E., 40.38 FEET; THENCE N.08°30'04"E., 43.46 FEET; THENCE N.04°03'09"E., 32.92 FEET; THENCE N.12°47'17"W., 44.61 FEET; THENCE N.00°19'14"E., 46.06 FEET; THENCE N.04°36'52"W., 58.72 FEET; THENCE N.05°12'49"W., 59.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND LYING IN AND BEING SITUATE IN SUMTER COUNTY, FLORIDA AND CONTAINS 6.44 ACRES MORE OR LESS.

TOTAL AREA=6.44 ACRES



SECTION 13 TOWNSHIP 18 SOUTH; RANGE 23 EAST SUMTER COUNTY, FLORIDA

INDEX OF SHEETS

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- 5 SITE PLAN
- 6 GRADING AND DRAINAGE PLAN
- 7 UTILITY PLAN
- 8 DETAILS
- 9 DETAILS
- E-1 EROSION CONTROL PLAN

NOTE:
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 ANY 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.

THE ELEVATIONS SHOWN HEREON ARE BASED UPON VILLAGES DATUM. ADD 3.46 FEET TO OBTAIN NATIONAL GEODETIC VERTICAL DATUM ELEVATION, AND REFERENCED TO A NAIL AND DISC STAMPED SRMC NO. 18, LOCATED SOUTH OF CURB AT THE SOUTH GUARD GATE ON MORSE BOULEVARD. ELEVATION = 57.785.

ELECTRICAL POWER UTILITIES;
SECO
P.O. BOX 301
SUMTERVILLE, FLORIDA 33585
(352) 793-3801 DANNY BOYETT

CABLE UTILITIES;
COMCAST
8130 CR 44 LEG A
LEESBURG, FL 34788
(352) 315-8528 BILL GRAHAM

NATURAL GAS UTILITY;
TECO / PEOPLES GAS
316 S.W. 33RD AVENUE
OCALA, FLORIDA 34474
(352)401-3419 LEE SAMANIEGO

TELEPHONE UTILITIES;
CENTURY LINK
13465 SE CR 25
OCKLAWAHA, FL 32179
(352) 551-4343 MARK HOEVENAIR

WATER AND WASTE WATER UTILITIES;
ARNETT ENVIRONMENTAL, LLC
1038 LAKE SUMTER LANDING
THE VILLAGES, FL 32162
(352) 753-4747 TREY ARNETT

OWNER/DEVELOPER:
HOPE LUTHERAN CHURCH, ELCA
P.O. BOX 1208, 25 LA GRANDE PLAZA
THE VILLAGES, FLORIDA 32158-1208
(352) 753-5548

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
JEFFREY A. HEAD, P.E
(352) 748-3126

ARCHITECT:
KP STUDIO ARCHITECT, P.A.
537 NE 8TH AVENUE
OCALA, FL 34470
LARRY KREITEMEYER
(352) 622-7163

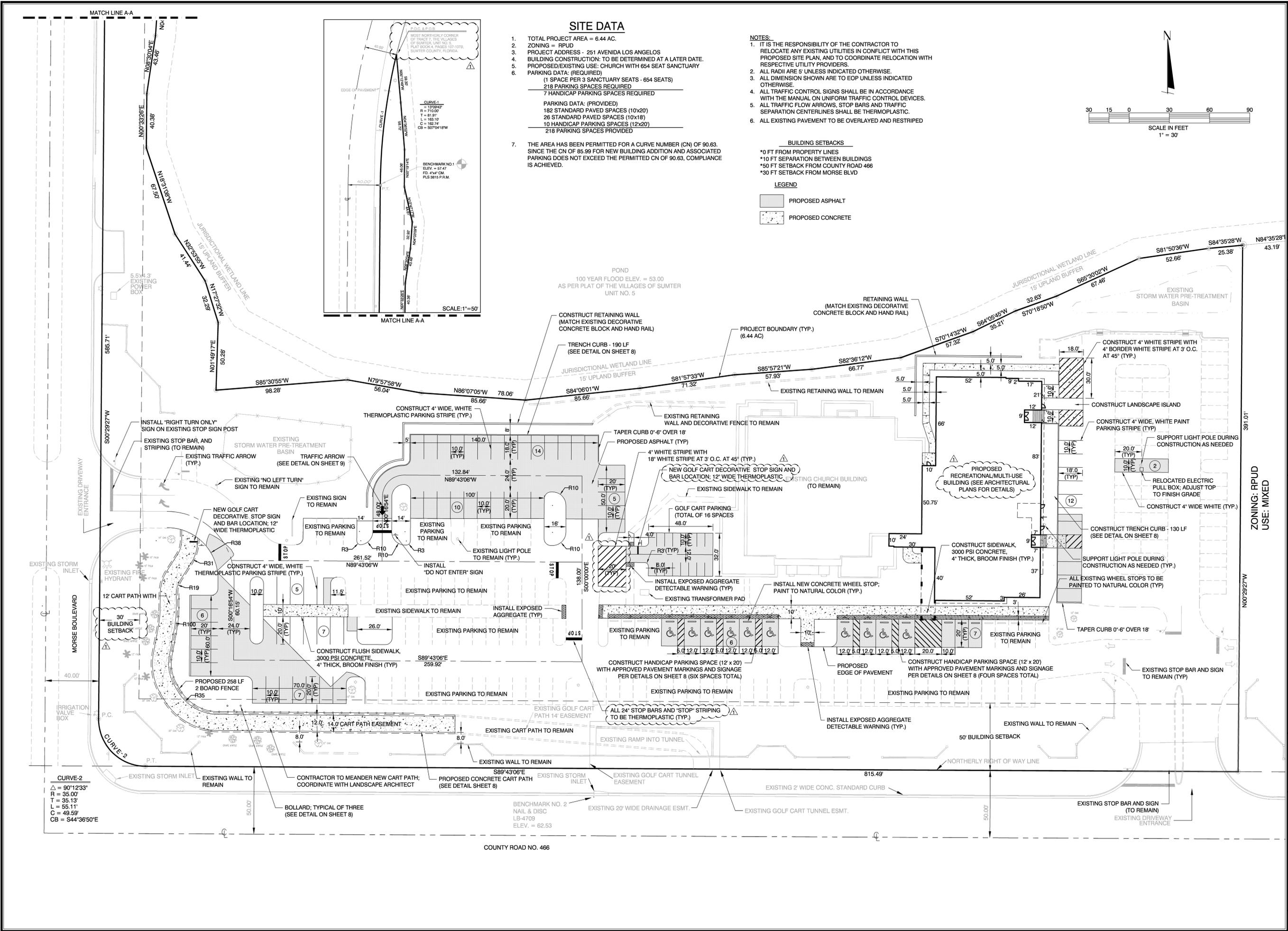
 **FARNER
BARLEY
AND ASSOCIATES, INC.** ▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ◯ Wildwood, Florida 34785 ◯ (352) 748-3126

BY	
DATE	02/17/12
REVISIONS	REVISED PER COUNTY COMMENT

ENGINEERS SURVEYORS PLANNERS
FARNER BARLEY AND ASSOCIATES, INC.
 Certificate of Authorization Number: 4709
 4450 N.E. 83rd Road • Wilfredo, Florida 34785 • (352) 748-3126

HOPE LUTHERAN COMMUNITY CENTER EXPANSION
 THE VILLAGES, FLORIDA
SITE PLAN

DATE	12/30/11
DRAWN BY	JJT
CHKD BY	JJT
FILE NAME	SITE
JOB NO.	921141.2405



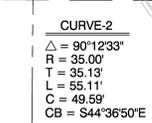
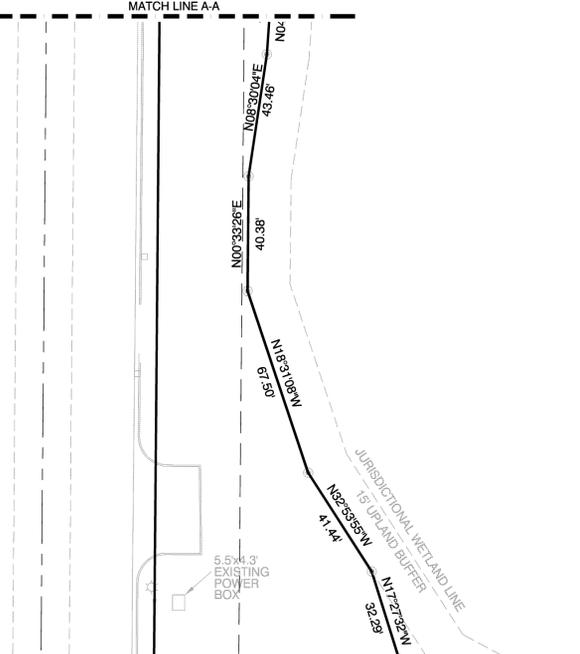
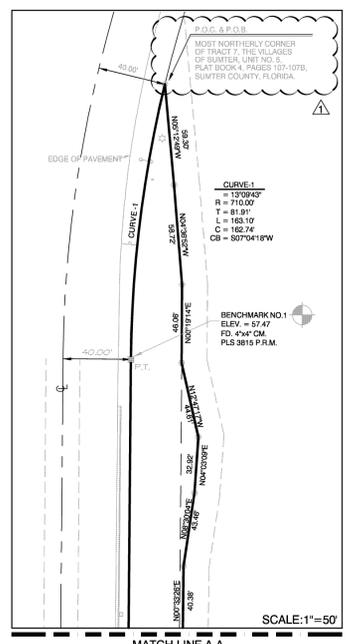
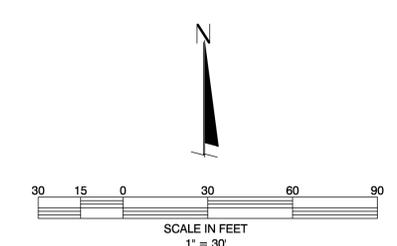
SITE DATA

- TOTAL PROJECT AREA = 6.44 AC.
 - ZONING = RPUD
 - PROJECT ADDRESS - 251 AVENIDA LOS ANGELOS
 - BUILDING CONSTRUCTION: TO BE DETERMINED AT A LATER DATE.
 - PROPOSED/EXISTING USE: CHURCH WITH 654 SEAT SANCTUARY
 - PARKING DATA: (REQUIRED)
 - 1 SPACE PER 3 SANCTUARY SEATS - 654 SEATS
 - 218 PARKING SPACES REQUIRED
 - 7 HANDICAP PARKING SPACES REQUIRED
- PARKING DATA: (PROVIDED)
- 182 STANDARD PAVED SPACES (10x20)
 - 28 STANDARD PAVED SPACES (10x18)
 - 10 HANDICAP PARKING SPACES (12x20)
 - 218 PARKING SPACES PROVIDED
- THE AREA HAS BEEN PERMITTED FOR A CURVE NUMBER (CN) OF 90.63. SINCE THE CN OF 85.99 FOR NEW BUILDING ADDITION AND ASSOCIATED PARKING DOES NOT EXCEED THE PERMITTED CN OF 90.63, COMPLIANCE IS ACHIEVED.

- NOTES:**
- 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.
 - ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
 - ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE THERMOPLASTIC.
 - ALL EXISTING PAVEMENT TO BE OVERLAYED AND RESTRIPE

- BUILDING SETBACKS**
- *0 FT FROM PROPERTY LINES
 - *10 FT SEPARATION BETWEEN BUILDINGS
 - *50 FT SETBACK FROM COUNTY ROAD 466
 - *30 FT SETBACK FROM MORSE BLVD

- LEGEND**
- PROPOSED ASPHALT
 - PROPOSED CONCRETE



COUNTY ROAD NO. 466