



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

August 13, 2024 10:00 AM

Commission Conference Room 124

100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting July 9, 2024, at 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2312-003 SoLiv Wildwood Replat
Parcels G05M001 & G05M045**

The applicant is seeking a favorable recommendation from the Project Review

Committee for the replat of the East Subdivision Units 1 & 2, vacating existing public rights of ways and reconfiguring the property for the construction of a multi-family development. **Staff recommends approval contingent on the resolution of outstanding comments.**

2. **PLATM 2402-003 Twisted Oaks Improvement Plan Modification**

Parcels D31-002, D31-003, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, & D31-039

The applicant is seeking approval from the Project Review Committee for a modification, revising approved PLATM 2302-001 Twisted Oaks Improvement Plan Modification to relocate the force main, include two additional streets that will connect to N US 301, and to mitigate for parcel D31-016 which includes the northern multi-family and commercial 6 properties on 387.29 acres, MOL. **Staff recommends approval.**

3. **SP 2308-008 Canvas at Wildwood**

Parcels D18-034 & D18-079

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a multifamily development consisting of 224 residential units with associated improvements including a total of 457 parking spaces and amenity area featuring a clubhouse, a pool, a large dog park, one pickleball court, a game lawn area, a work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on 25.62 acres MOL, as per the attached plans. **Staff recommends approval upon resolution of outstanding comments.**

4. **SP 2312-010 The Railyard**

Parcels G06L152, G06L154, G06L156, G06L165

The applicant is seeking a favorable recommendation from the Project Review Committee for a Private-Public Partnership Downtown Revitalization Project proposing the construction of a multi-tenant Restaurant/Retail Development featuring approximately 7,494 Square Feet of area accommodating 300 seats in a two-story building that will host two tenants. Tenant 1 will feature approximately 3,392 square feet of area and Tenant 2 will have approximately 4,198 square feet. Both tenants will feature covered rooftop and outdoor seating areas for patrons. The total area to be developed is approximately 14,748 square feet and includes associated infrastructure such as enhanced hardscape, landscaping, underground storm water vaults, site lighting and on-site parking spaces on .034 acres MOL, as per the attached plans. **Staff recommends approval upon resolution of outstanding comments.**

5. **SP 2403-007 Highfield at Twisted Oaks Amenity Center**

Portion of D30-030 & D30-031

The applicant is seeking a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Subdivision Amenity Center

consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure on 1.442 acres, MOL. Highfield at Twisted Oaks residences will also have access to the Twisted Oaks Amenity Center located approximately 0.42 miles southeast of this development. **Staff recommends approval.**

6. **SP 2405-002 VOSO Phase XI C&D Master Plan**

Parcels K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001, and K28-001

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on 753.04 acres, MOL. **Staff recommends approval**

7. **SPM 2405-006 Evolve at Wildwood Modification**

Parcels D17-050 & D17-065

The applicant is seeking approval from the Project Review Committee for a modification to the approved Evolve at Wildwood (SP 2303-005) to include parcel D17-065 consisting of 0.553 acres, MOL, to be used for the expansion of the amenities on 17.255 acres, MOL. During this submittal it was determined that a utility easement would be required, so the City of Wildwood would have access throughout the development to maintain and service the meters located at each apartment building. The City has agreed this utility easement can be done once a metes and bounds description can be provided. The developer understands that no temporary certificate of occupancy (CO), partial CO, or CO will be done until the utility easement is in place. **Staff recommends approval with the condition of the required utility easement in place before any certificate of occupancy is issued and the resolution of all outstanding comments.**

VI. **ADJOURNMENT**

August 13, 2024 10:00 AM

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

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10:02 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	Absent
Alan Harb	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

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting June 11, 2024, at 10:00 AM

The summary minutes from the June 11, 2024, meeting were approved. No comments were offered or received. Vote 4-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat

Development Services Director Strickland read aloud case number PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat. The applicant, Panda Express, Inc, sought a favorable recommendation from the Project Review Committee for the replat of Sundance Extension West Lot 247 within the Beaumont Subdivision, creating 2 lots, lot 247.1 where the Panda Express is located and lot 247.2 for a future development. Staff recommended approval contingent on the resolution of the outstanding city attorney comments. Norbert Kovacs of Ingenium Enterprises, Inc., was present on behalf of the project. Strickland reviewed the outstanding comments with the representative. Kovacs stated the second comment was complete, and the easement comment would be done before it was brought to the commission. Assistant Utility Director Martin advised that whoever developed the new east lot needed to be aware they would be required to cross the road to connect to sanitary sewer. Kovacs believed there was already a stub out for the new lot put into place. Martin responded it was not on the map, and recommended Kovacs check that the survey was correct. No further comments were offered or received. Vote 4-0.

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

2. PLAT 2310-004 Turkey Run Replat Lots 4-9 & 12

Development Services Director Strickland read aloud case number PLAT 2310-004 Turkey Run Replat Lots 4-9 & 12. The applicant, Gregg Zuckerman on behalf of the property owner, Turkey Run, LLC, sought a favorable recommendation from the Project Review Committee for the replat of Turkey Run to reconfigure the property lines of Lots 4-9 and Lot 12 due to the layout of the now known new developments on an area encompassing 13.039 acres, MOL. Staff recommended approval contingent on the resolution of the outstanding comments. Mark Sumner was present on behalf of the project. Assistant Development Services Director Then stated that since the writing of the report for the agenda, the applicant submitted a revision addressing the outstanding comments and was under review. The representative did not have additional information to add. No further comments were offered or received. Vote 4-0.

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, Assistant Utilities Director Martin

3. SP 2310-013 Woodland Crossing - Utilities Only

Development Services Director Strickland read aloud case number SP 2310-013 Woodland Crossing - Utilities Only. The applicant, Morris Engineering & Consulting, LLC, sought approval from the Project Review Committee for the construction of utility infrastructure to serve 534 single-family dwelling units, which included an extension of a 12" water main on the west side of CR 229 and an extension of a 6" force main on the east side of CR 229. This project was working on a developer's agreement with the City and was included in the

wastewater treatment plant flow projections report by the City Manager under the name Highland Homes. There were no representatives present for the project. Strickland stated she had correspondence with the project attorney the morning of the meeting regarding the developer's agreement. She provided a brief history of the project, and advised that several months prior, staff had begun working with the project on a developer's agreement that had never been completed. Staff recommended approval subject to the completion of the developer's agreement. Assistant Utilities Director Martin asked if the city would own the roads listed in the plan. City Manager McHugh stated that as the project was not within city limits, the city would not own the roads. Planner Bondi added that the city would be providing utilities only and that they had already received the performance bonds. McHugh confirmed with Martin that utility staff had reviewed all the utilities for the project, as well as the city's engineer, to ensure that the proposed route was okay. Only then would he be comfortable approving the project subject to the completion of the developer's agreement which would dictate reimbursement. Further discussion was held regarding the details of the utilities and developer's agreement. Strickland requested a motion to approve the project subject to resolution of outstanding comments, execution of the developer's agreement, and the easements being provided through the plat which would be executed by Sumter County. No further comments were offered or received. Vote 4-0.

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

4. SP 2312-007 Wildwood Training Center (Duke Energy)

Development Services Director Strickland read aloud case number SP 2312-007 Wildwood Training Center (Duke Energy). The applicant, Duffey Southeast, Inc, sought a favorable recommendation from the Project Review Committee for the construction of an 18,377 SF training center with a 6,950 SF attached canopy, a tower training area, a pole training area, and a future substation training area with associated infrastructure. Duke Energy agreed to provide improvements to CR 128 from the east ROW of CR 462 to the northwest corner of parcel D32-012 to be submitted under a separate application. Claudia Prado with McAdams, and Staci Bertrand with Duke Energy, were present on behalf of the project. Staff recommended approval subject to resolution of outstanding comments and the submittal of the improvements of CR 128. Vote 4-0.

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

VI. ADJOURNMENT

With no further business, the meeting was adjourned at 10:22 a.m.

RESULT:	Adjourned
MOVER:	Assistant Utilities Director Martin

SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, 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: PLAT 2312-003 SoLiv Wildwood Replat

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2312-003 SoLiv Wildwood Replat
Applicant(s)	SoLiv Wildwood, LLC
Owner	SoLiv Wildwood, LLC
Acreage	7.839 Acres, MOL
Property Location	The subject property is generally located approximately 0.25 miles west of the intersection of Huey Street and E C 462/Powell Road
Parcel(s)	G05M001 & G05M045

The applicant is seeking a favorable recommendation from the Project Review Committee for the replat of the East Subdivision Units 1 & 2, vacating portions of existing public right-of-ways and reconfiguring the property for the construction of a multifamily development consisting of 371 units.

The applicant also included parcel G05M045, which is under the ownership of Keith Rawlings, to be able to execute public right-of-way vacation along portions of Booker T. Street.

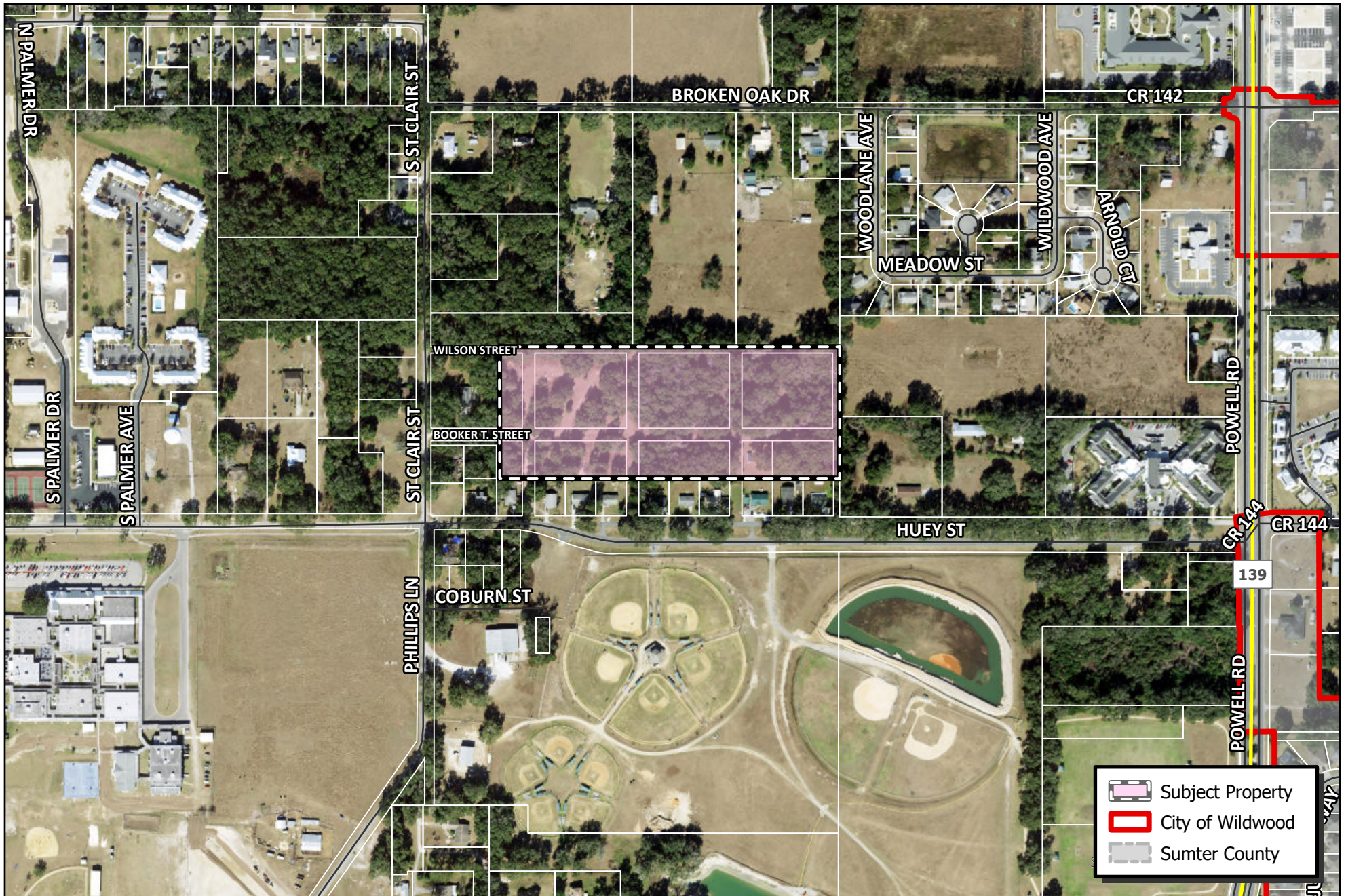
The applicant had some outstanding comments from the Surveyor, City Attorney, and Utilities, which have been attached for your review and reference. As of the writing of this report, the applicant has addressed all but one comment in relation to the Developer's Agreement, which subsequently is expected to address comments made by the Utilities Department regarding abandonment of the city-owned potable water infrastructure located within the project area.

Outside that, PLAT 2312-003 meets the criteria set forth within F.S. 177, the Land Development Regulations, and is consistent with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 8/7/2024

A handwritten signature in black ink, appearing to read 'wendythen'.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 35 70 140	PLAT 2312-003 SOLIV WILDWOOD REPLAT PARCELS G05M001 & G05M045	MAP 1B LOCATION MAP JUL 2024
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WILDWOOD

FLORIDA

City of Wildwood

PROJECT: PLAT 2312-003 SoLiv Wildwood Replat
REPRESENTATIVE: SoLiv Wildwood LLC/Robert Batsel
Parcel(s): G05M001 & G05M045
DATE: 7/15/2024

CITY SURVEYOR

TITLE OPINION: In compliance with Chapter 177.

PLAT COMMENTS:

Sheet 1 of 2: In compliance with Chapter 177.

Sheet 2 of 2: At the Point of Beginning on the Plat, it says "WEAST" instead of EAST.

CITY ENGINEER

No comments.

DEVELOPMENT SERVICES

No comments.

CITY ATTORNEY

1. 4.4 (C)(1)(h) Location Map is not to scale. Please add scale.
A. Response: This has been added.
I. Satisfied.
2. Legal Description in Exhibit 'A' of Opinion of Title does not match replat plan.
Ensure that Legal Description includes description of rights of way to be vacated by replat.
A. Response: This has been corrected.
I. Satisfied.
3. Please provide legal description in a Word document (item A.6 on application).
A. Response: Please see enclosure.
I. Satisfied.
4. Provide either: (1) Plat Joinder and Consent for SP Wildwood, LLC (Mortgagee), or (2) Separate Joinder and Consent for Mortgagee.

A. Response: Enclosed, you will find an executed Joinder and Consent.

I. Satisfied.

5. Missing Required Submittal Items on application:
- a. Future Land Use Map (item A.4 on application)
 - b. Zoning Map (item A.5 on application)
 - c. Legal Description (Microsoft Word Format) (item A.6 on application)

I. Response: The foregoing are enclosed.

a. Satisfied.

6. Revisions needed for CERTIFICATE OF APPROVAL BY CITY OFFICIALS:

- a. Please revise PROJECT REVIEW COMMITTEE COORDINATOR to reflect MELANIE D. STRICKLAND.

I. Response: This has been revised.

a. Satisfied.

- b. Please revise CITY CLERK to reflect JESSICA BARNES.

I. Response: This has been revised.

a. Satisfied.

- c. Please change signature blocks for CITY ATTORNEY and CITY ENGINEER to have a place to sign and print name.

I. Response: This has been revised.

a. New Comment: Please remove Ashley Hunt from the signature block for City Attorney and remove Kimley Horne and Associates and Gene Losito, P.E. from the signature block for City Engineer.

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

- d. Please revise Development Services Director to reflect MELANIE D. STRICKLAND.

Response: This has been revised.

I. Satisfied.

7. Please update and resubmit letter from attorney to Development Services Director dated April 15, 2023 to incorporate replat request with reasoning for City's vacation of right of ways.

A. Response: Enclosed, you will find a letter dated April 4, 2024 to Mrs. Strickland.

I. Satisfied.

8. LDR 5.6(C)(8) - Provide letters of service from utility providers (electric, phone, cable/internet) showing that adequate services can be provided through replat

and that abandonment of rights of way will not interfere with ability to service area.

A. Response: As referenced above, non-objection letters from SECO and CenturyLink have been provided in the supporting documentation together with the Duke Energy letter submitted with the initial application. Further, a utility survey is enclosed depicting existing infrastructure within and adjacent to Huey Street, which includes Duke Energy facilities. No such infrastructure is located within the proposed replat. Easements necessary for service to the forthcoming project will be granted by the applicant in favor of utility providers if necessary to ensure service.

I. Resubmittal did not have a non-objection letter from SECO. Additionally, e email correspondence with Duke Energy submitted with first submittal did not provide sufficient evidence of non-objection from Duke Energy. Last email in exchange was seeking a copy of the utility survey.

9. LDR 5.5(C)(5) - Provide easement application and legal description for temporary easements related to existing waterlines in roadways proposed to be vacated under replat.

A. Response: Grants of temporary easements for removal of existing waterlines and permanent easements for relocated lines or other utilities will be granted by and through the Developer's Agreement drafted by the City Attorney and negotiated by the parties. If we can help with this effort or provide a draft Developer's Agreement, please advise.

I. Standing Comment remains in effect until Developer's Agreement is finalized.

10. LDR 5.5(C)(11) – Developer's Agreement will require execution before final replat. City is working on draft of this agreement. Agreement will need to address relocation of existing water lines in right of ways proposed to be vacated.

A. Response: Acknowledged.

I. Standing Comment remains in effect until Developer's Agreement is finalized.

11. Note No. 5 – Revise last part of note to state "AS PART OF THE REPLAT APPROVAL PROCESS."

A. Response: This has been revised.

I. Satisfied.

12. Survey references SECO right of way easement in OR Book 85, Page 406. Easement is not depicted on replat. Please explain why it is not on proposed replat.

- A. Response: The ALTA survey provided includes lands lying within the replat, as required, as well as lands lying outside of the proposed replat owned by the applicant. The instrument referenced in this staff comment affects Parcel ID G05-148, lying east of the subject property but also within property owned by the applicant. As such, the instrument does not affect the subject property, is not referenced on the title opinion, and does not need to be depicted on the replat. (Please note that a boundary survey is not required pursuant to Section 177.041, Fla. Stat., because the replat does not affect or modify a boundary of the previous platted property. The applicant has provided the ALTA survey voluntarily).

I. Satisfied.

13. City Attorney has the right to make further comments upon resubmittal.

A. Response: Acknowledged.

I. Standing Comment.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES & TRAFFIC ANALYSIS

No comments.

UTILITIES – WATER/WASTEWATER

1. Approval dependent on abandonment of city owned potable water infrastructure located within project area.



LOCATION MAP
1 INCH = 1000 FEET

INDEX OF SHEETS

SHEET 1 COVER
SHEET 2 PLAT BOUNDARY

NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- ALL CORNERS WERE FOUND & REPLACED IN THEIR POSITIONS WITH THE PERMANENT REFERENCE MARKER SHOWN.
- FLOOD ZONE:
THE LANDS SHOWN HEREIN ARE SITUATED IN FLOOD ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 121902130Z, MAP DATED 02/27/2013.
- ORIGINAL LOTS AND STREETS SHOWN IN THIS REPLAT ARE TO BE VACATED AS PART OF THE REPLAT APPROVAL PROCESS.
- TITLE OPINION HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- DEVELOPERS AGREEMENT SHALL BE RECORDED PRIOR TO SITE PLAN APPROVAL ADDRESSING TRANSPORTATION CONCURRENCY AND UTILITY RELOCATION, INCLUDING ANY NECESSARY GRANTS OF EASEMENT FOR OPERATION AND MAINTENANCE OF UTILITIES WITHIN EASEMENT AREAS LYING ALONG THE PROPERTY'S BOUNDARIES WHERE SUCH RELOCATED UTILITIES ARE LOCATED.

UTILITY EASEMENTS NOTE:

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ALL ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.

SURVEYOR'S NOTES

- BASIS OF BEARING IS UNDEFINED ON PREVIOUSLY RECORDED PLAT AND IS ASSUMED EAST. MEASURED BEARING OF BASIS IS SOUTH 89°57'11" EAST ALONG THE NORTH LINE OF LOT 1.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING TEMPORARY BENCHMARK SET BY BOWMAN:

T.B.M. - 17181000
SET 5"X 10" IRON ROD & CAP STAMPED "BOWMAN CG LB 8030"
N = 1945231.12
E = 648814.94
ELEVATION: 70.29' (N.A.V.D. 88)
- STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA WEST, NORTH AMERICAN DATUM OF 1983 (FWS 1986 ADJUSTMENT).
- FOR REFERENCE THIS IS BOWMAN PROJECT NUMBER 031574-01-001

PREPARED BY:

Bowman
CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
BOWMAN CONSULTING GROUP, LTD., INC.
5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FLORIDA 33609
PHONE: (813) 474-7424
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

SOUTHERN WATERS

A REPLAT OF EAST SUBDIVISION UNIT 1 & 2,
BLOCKS A, B, C, D, AS RECORDED IN PLAT BOOK 1, PAGE 116
AND BLOCKS E, F, G & H AS RECORDED IN PLAT BOOK 1, PAGE 142
BEING A PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK _____ PAGE _____

DEDICATION: PARCEL 1

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND KNOWN AS EAST SUBDIVISION - UNIT 1 REPLAT OF SOUTHERN WATERS DO HEREBY DEDICATE SAID LANDS AND PLOT FOR THE USES AND PURPOSES THEREON EXPRESSED.

AND IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND DELIVERED BY THE OFFICERS NAMED BELOW ON:

LOTS 1-12 BLOCK A LOTS 1-13 BLOCK B LOTS 1-4 BLOCK C LOTS 1-4 BLOCK D LOTS 1-12 BLOCK E LOTS 1 & 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F, LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2, LOTS 1-4, BLOCK H, OWNER:
WITNESSES: Selu Wildwood, LLC, A FLORIDA LIMITED LIABILITY CO.

PRINT NAME: _____ BY: Selu Wildwood, LLC, A FLORIDA LIMITED LIABILITY CO., ITS AUTHORIZED MEMBER

PRINT NAME: _____ BY: (NAME), ITS PRESIDENT

STATE OF FLORIDA)
COUNTY OF _____) SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ AS PRESIDENT OF _____ CORPORATION, AS AUTHORIZED MEMBER OF _____ COMPANY ON BEHALF OF THE CORPORATION AND COMPANY, HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ (TYPE OF IDENTIFICATION AS IDENTIFICATION).

NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

(NOTARIAL SEAL)

DEDICATION: PARCEL 2

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND KNOWN AS EAST SUBDIVISION - UNIT 1 REPLAT OF SOUTHERN WATERS DO HEREBY DEDICATE SAID LANDS AND PLOT FOR THE USES AND PURPOSES THEREON EXPRESSED.

AND IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND DELIVERED BY THE OFFICERS NAMED BELOW ON:

LOTS 8 AND 9, BLOCK D, TOGETHER WITH THE EAST HALF OF VACATED LIBERTY STREET BEING A WESTERLY EXTENSION OF SOUTH LINE OF LOT 8, 20.00 FEET TO THE CENTERLINE OF VACATED BOOKER T. STREET AND THE SOUTHERLY HALF OF BOOKER T. STREET BEING A NORTHERLY EXTENSION OF THE ADJOINING LOT LINE OF SAID LOTS 8 & 9 SAID EAST HALF OF LIBERTY STREET 20.00 FEET TO THE CENTERLINE OF BOOKER T. STREET, OWNER:
WITNESSES: KEITH RAWLINGS, INDIVIDUAL, RESIDING IN THE STATE OF FLORIDA (CURRENT OWNER)

PRINT NAME: _____ BY: KEITH RAWLINGS, INDIVIDUAL, RESIDING IN THE STATE OF FLORIDA (CURRENT OWNER)

PRINT NAME: _____ BY: KEITH RAWLINGS

STATE OF FLORIDA)
COUNTY OF _____) SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ AS PRESIDENT OF _____ CORPORATION, AS AUTHORIZED MEMBER OF _____ COMPANY ON BEHALF OF THE CORPORATION AND COMPANY, HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ (TYPE OF IDENTIFICATION AS IDENTIFICATION).

NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

(NOTARIAL SEAL)

CERTIFICATE OF SURVEYOR

THIS PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF THIS PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: _____ SIGNED: _____
BOWMAN CONSULTING LTD.
5404 CYPRESS CENTER DR.
TAMPA, FL 33609
MGEORGE@BOWMAN.COM
BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
LB 8030 - LICENSED BUSINESS NUMBER 8030

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY WITH CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THAT SAID PLAT COMPLES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE: _____ DATE: _____
PRINT NAME: _____ REGISTRATION NO. _____

CERTIFICATE OF CITY APPROVAL BY CIRCUIT COURT CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND WAS FILED FOR RECORD ON _____ AT _____

FILE NO. _____ PLAT BOOK _____ PAGE _____
CLERK OF CIRCUIT COURT: _____

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR THE RECORD ON THIS _____ DAY OF _____, 2024.

ATTEST:

MELANIE D. STRICKLAND
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE COMMISSION FOR THE RECORD ON THIS _____ DAY OF _____, 2024.

ATTEST:

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE HIM OR HER AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____, 2024.

(PRINT) _____ (SIGN)
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

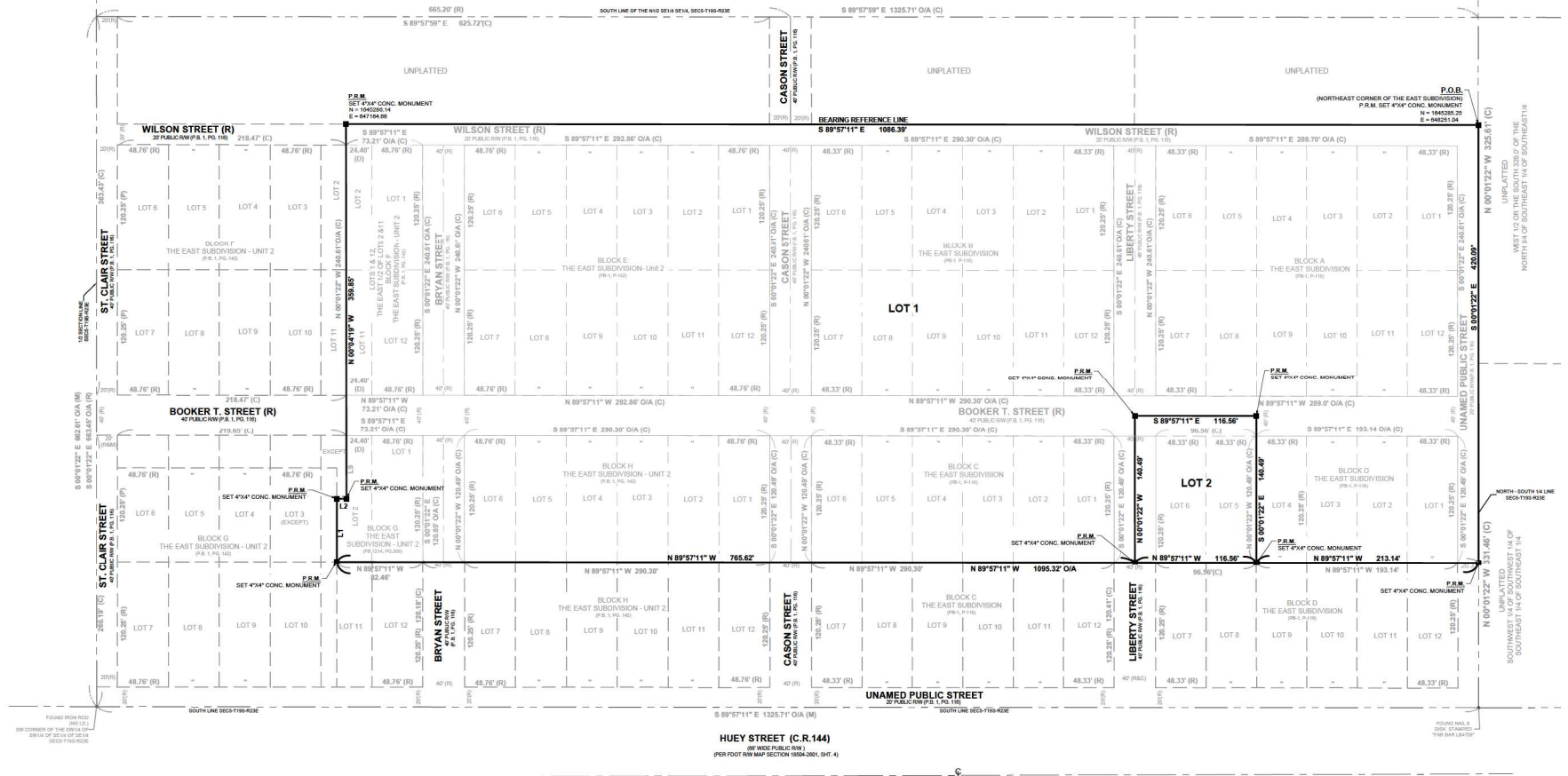
BY OR BY VERNER'S REPRESENTATIVE
JEREMY HOCKENBURY

(PRINT) _____ (SIGN)
CITY ENGINEER

SOUTHERN WATERS
A REPLAT OF EAST SUBDIVISION UNIT 1 & 2,
BLOCKS A, B, C, D, E, F, G & H
AS RECORDED IN PLAT BOOK 1, PAGE 116
BEING A PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

SHEET 2 OF 2 PLAT BOOK _____ PAGE _____

INDEX OF SHEETS
 SHEET 1 COVER
 SHEET 2 PLAT BOUNDARY



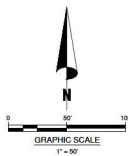
LEGEND

- | | | |
|--|---|---|
| BLVD = BOULEVARD
BM = BENCHMARK
C = CENTERLINE
CR = COUNTY ROAD
D = DEED DATA
D.B. = DEED BOOK
DWG. = DRAWING
E. = EASTING
EL. = ELEVATION
ENG. = ENGINEER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
FT = FEET
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
G.P.S. = GLOBAL POSITIONING SYSTEM
INC. = INCORPORATED
I.D. = IDENTIFICATION
LB = LICENSED BUSINESS
LLC = LIMITED LIABILITY COMPANY
LS = LICENSED SURVEYOR
LTD. = LIMITED | N = NORTH-THING
N.A.V.D. = NORTH-AMERICAN VERTICAL DATUM
NO. = NUMBER
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT DATA
PG. = PAGE
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.R.M. = PERMANENT REFERENCE MONUMENT
R.T.K. = REAL TIME KINEMATIC
RWY = RIGHT-OF-WAY
S.R. = STATE ROAD
T.O.M. = TEMPORARY BENCHMARK
U.S. = UNITED STATES
SEC-153S-R41E = SECTION-TOWNSHIP-RANGE
Δ = PUBLISHED BENCHMARK
* = AERIAL TARGET | ○ = SET 5/8" IRON ROD & CAP (SIRC)
● = FOUND IRON ROD & CAP (FIRC)
⊙ = SET NAIL & DISK (RNAD)
⊙ = FOUND NAIL & DISK (FNAD)
⊙ = SET IRON PIPE (SIP)
⊙ = FOUND IRON PIPE (FIP)
⊙ = SET 4"x4" CONC. MON (SCM)
⊙ = FOUND 4"x4" CONC. MON (FCM)
⊙ = FOUND PINEH (FPP)
⊙ = SET DRILL HOLE
⊙ = FOUND DRILL HOLE
X = SET "X-CUT"
X = FOUND "X-CUT"
⊕ = FOUND SECTION CORNER
⊕ = FOUND SECTION CORNER
⊕ = FOUND RAILROAD SPIKE
⊕ = FOUND RAILROAD SPIKE
⊕ = TEMPORARY BENCHMARK (TBM) |
|--|---|---|

*NOTE: ORIGINAL LOTS AND STREETS SHOWN IN THIS REPLAT ARE TO BE VACATED AS PART OF THE PLAT APPROVAL PROCESS.

PREPARED BY:

Bowman
CONSULTING
 PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 9030
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
 BOWMAN CONSULTING GROUP, LTD., INC.
 5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FLORIDA 33609
 PHONE: (813) 474-7424
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 0°01'32" E	60.24'
L2	S 89°56'32" E	9.19'



Duke Energy Florida
3300 Exchange Place
Lake Mary, 32746
Office: (407) 942-9541
Katherine.Lopez@duke-energy.com-

July 16, 2024

Southern Waters Capital
831 NE 20th Ave,
Fort Lauderdale, FL 33304

**RE: Letter of No objection to Vacate ROW
UNIT 2 OF EAST SUBD PB 1 PG 142**

To whom it may concern,

Please be advised that **DUKE ENERGY FLORIDA, LLC., d/b/a DUKE ENERGY** has “**NO OBJECTION**” to the Vacate of the Road Right-of-Way granted in the aforementioned Plat of UNIT 2 OF EAST SUBD Plat Book 1 Page 142, Sumter County, Florida.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Katherine Lopez

Katherine Lopez
Land Representative, Land Services
Duke Energy Florida

Subject: Sumter Co Parcel# G05M001

Date: Friday, July 28, 2023 at 2:02:24 PM Eastern Daylight Time

From: Clark, Hannah

To: ANDREW@SOUTHERNWATERSCAPITAL.COM

CC: Creager, Malinda

Good afternoon Mr Sinclair,

Regarding Sumter County Parcel# G05M001, SECO Energy does not have facilities nor utility easements on this parcel. Therefore, we do not object to the vacation of right-of-way(s) within Plat East Subd PB 1 Pg 142.

Please let me know if you have any further questions.

Thank you,

Hannah Clark

Land Rights Specialist

SECO Energy

P.O. Box 301

Sumterville, FL 33585

Office: 352-569-9547

Cell: 352-603-1006

hannah.clark@secoenergy.com



Where Every Moment is Meaningful, Every Minute Counts and Every Member Matters!

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLATM 2402-003 Twisted Oaks Improvement Plan Modification

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

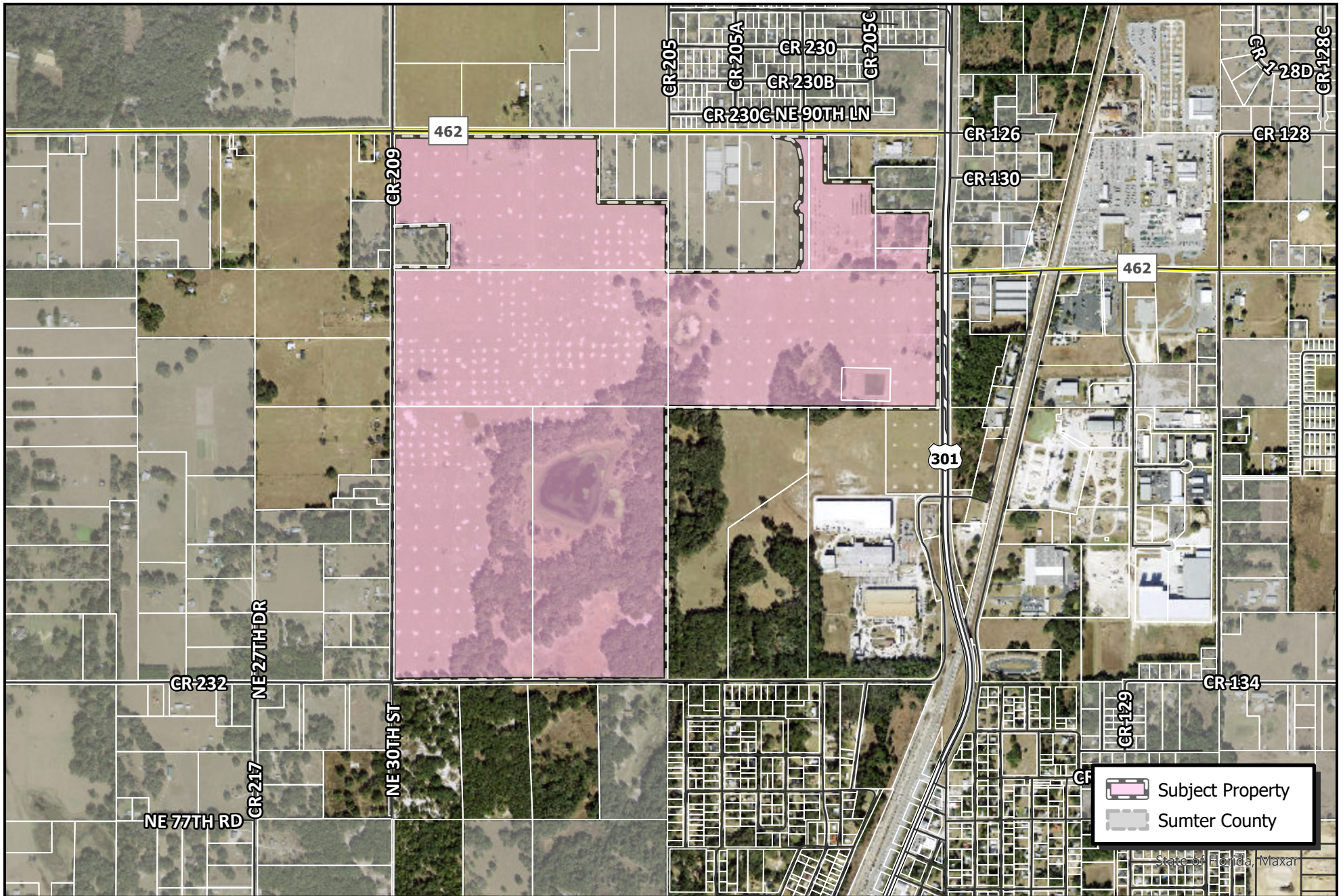
Case Number	PLATM 2402-003 Twisted Oaks Improvement Plan Modification
Owner(s)	KL Twisted Oaks, LLC
Applicant(s)	Morris Engineering & Consulting, LLC
Acreage	387.29 +/-
Property Location	The subject property is generally located east along CR 209, with portions north along Clarke St, south along E C 462, and west along N US 301.
Parcel(s)	D31-002, D31-003, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, & D31-039
Date	August 5, 2024

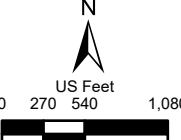
The applicant is seeking approval from the Project Review Committee for a modification, revising approved PLATM 2302-001 Twisted Oaks Improvement Plan Modification to relocate the force main, include two additional streets that will connect to N US 301, and to mitigate for parcel D31-016 which includes the northern multi-family and commercial 6 properties, per the attached plans.

PLATM 2402-003 meets the criteria set forth in the Twisted Oaks Planned Development and Land Development Regulations.



Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 270 540 1,080	PLAT 2402-003 TWISTED OAKS MOD PARCELS D31-002, D31-003, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030 & D31-039	MAP 1B LOCATION MAP MAR 2024
--	--	--	---	---

LAND USE AREAS: TWISTED OAKS TOTAL DEVELOPMENT		
LAND USE	AREA (AC.)	% OF TOTAL
SFD LOTS	110.17	28%
TOWNHOME PARCEL ¹	22.65	6%
MULTI-FAMILY PARCEL ¹	13.58	4%
COMMERCIAL PARCEL ¹	17.77	5%
AMENITY PARCEL	4.34	1%
ROW	36.09	9%
ROW DEDICATION ⁴	9.18	2%
LIFT STATION EASEMENTS	0.17	0.04%
LAKES - WET POND	11.90	3%
LAKES - DRY POND	39.15	10%
WETLANDS - EXISTING	34.09	9%
WETLANDS - IMPACTS	2.78	0.7%
WETLANDS - REMAINING	31.30	8%
WETLAND BUFFERS	6.05	2%
OTHER OPEN SPACE ³	85.35	22%
TOTAL	387.29	100%
1. AREA DOES NOT INCLUDE LAKES OR LIFT STATION EASMT 2. AREA DOES NOT INCLUDE LAKES 3. AREA INCLUDES 42% OF WETLANDS & WETLAND BUFFER AS ROW DEDICATION (NOT AN IMPACT WITH THIS PROJECT) 4. AREA INCLUDES LANDSCAPE BUFFER & UTILITY EASMT		

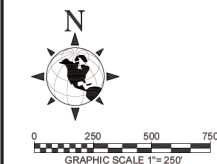
LAND USE AREAS: SINGLE FAMILY DETACHED DEVELOPMENT ONLY		
LAND USE	AREA (AC.)	% OF TOTAL
SFD LOTS	110.17	36%
AMENITY PARCEL	4.34	1%
ROW	30.53	3%
ROW DEDICATION ¹	5.13	2%
LIFT STATION EASEMENTS	0.12	0.04%
LAKES - WET POND	0.80	3%
LAKES - DRY POND	33.68	11%
WETLANDS - EXISTING	32.44	10%
WETLANDS - IMPACTS	2.73	0.9%
WETLANDS - REMAINING	29.71	10%
WETLAND BUFFERS	5.42	2%
OTHER OPEN SPACE ²	81.35	26%
TOTAL	310.03	100%
1. AREA INCLUDES 42% OF WETLANDS & WETLAND BUFFER AS ROW DEDICATION (NOT AN IMPACT WITH THIS PROJECT) 2. AREA INCLUDES LANDSCAPE BUFFER & UTILITY EASMT		

RESIDENTIAL DWELLING UNITS - SINGLE FAMILY DETACHED	
TYPE	TOTAL UNITS
SFD LOTS - 40'x120'	294
SFD LOTS - 40'x130'	9
SFD LOTS - 50'x120'	300
SFD LOTS - 50'x130'	39
SFD LOTS - 60'x120'	56
SFD LOTS - 60'x130'	36
TOTAL UNITS	734

OPEN SPACE: SINGLE FAMILY DETACHED DEVELOPMENT ONLY			
LAND USE	AREA (AC.)	% OF TOTAL SFD	% OF OPEN SPACE
LAKES	43.49	14%	27%
WETLANDS	29.71	10%	19%
WETLAND BUFFERS	5.42	2%	3%
PARKS	0.00	0%	0%
OTHER OPEN SPACE	81.55	26%	51%
TOTAL	160.17	52%	100%

DENSITY: SINGLE FAMILY DETACHED DEVELOPMENT ONLY	
RESIDENTIAL UNITS	734
GROSS AREA (AC.)	310.03
NET AREA (AC.)	274.90
GROSS DEN. (UNIT/AC.)	2.37
NET DENSITY (UNIT/AC.)	2.67
NET AREA IS GROSS AREA LESS WETLANDS, WETLAND BUFFERS, & UPLAND PRESERVES IF ANY	

- SITE DATA**
- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D31-002, D31-003, D31-006, D31-007, D31-008, D31-019 D31-029, D31-30, & D31-009
 - PROPERTY ADDRESS: 8618 US 301, WILDWOOD, FLORIDA 34785, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
 - BEARING STRUCTURE IS (S 07°08'45" W), BASED ON FLORIDA STATE PLANE WEST GRID ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83) 1988.
 - EXISTING ZONING: NMU-7 (P)
 - EXISTING LAND USE: ONMU
 - THE PROPERTY LIES IN THE FLOOD ZONE "A" & "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 12110C008D (FIRM INDEX DATED 09/27/13), SUBJECT TO VERIFICATION.
 - DEVELOPMENT AREA: 387.29 AC
 - PROPOSED LAND USE: MIXED USE DEVELOPMENT
 - MAXIMUM BUILDING HEIGHT: 35'
 - CDD WILL OWN AND MAINTAIN ALL ROADWAYS EXCEPT THE SEGMENTS OF 462 FROM 301 TO THE ROUNDABOUT AND FROM THE ROUNDABOUT UP TO 462. THESE TWO SEGMENTS & THE ROUNDABOUT ITSELF WILL BE OWNED BY SUMTER COUNTY.
 - CONSTRUCTION SCHEDULE: 2022 TO 2025
 - ALL RESIDENTIAL UNITS SHALL HAVE CURB SIDE GARBAGE & RECYCLING PICK-UP. PROJECT WILL BE SERVED BY CONTRACTED CITY OF WILDWOOD FRANCHISEE.
 - SUBDIVISION "PORTABLE WATER" AND "SANITARY SEWER" SHALL BE CONSTRUCTED TO CITY OF WILDWOOD UTILITY STANDARDS AND OWNED AND MAINTAINED BY CITY OF WILDWOOD (WITHIN UTILITY EASEMENT ONLY).
 - STREET LIGHTS SHALL BE INSTALLED BY SECO.
 - ANY GATES OR EMERGENCY ACCESS POINTS WITHIN THE PROJECT SHALL BE ACCESSIBLE TO EMERGENCY PROVIDERS AND COUNTY PERSONNEL BY "CLICKENTER" EMERGENCY VEHICLE ACCESS SYSTEM IN ACCORDANCE WITH CITY OF WILDWOOD ORDINANCE 09-72. A "FAUX GATE" WILL BE LOCATED AT THE CR 209 AND OAKS BOULEVARD ENTRANCE. PRIOR TO FINAL SITE PLAN APPROVAL, THE APPLICANT SHALL RECEIVE WRITTEN APPROVAL FROM SUMTER COUNTY FIRE AND EMS FIRE MARSHAL OF THE PROPOSED SYSTEM. ALL GATES SHALL BE RAISED IN A STORM EMERGENCY TO EXPEDITE AN EVACUATION ORD 09-72.
 - EXISTING WELLS ARE NOT KNOWN TO BE ON SITE. HOWEVER, IF ANY EXISTING WELLS ARE FOUND THEY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 400-3.53(1)(2), F.A.C.
 - COMMERCIAL TRACTS WILL BE THE SUBJECT OF FUTURE IMPROVEMENT PLAN SUBMITTALS AND WILL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PD ZONING ORDINANCE FOR THE PROJECT.
 - OPEN SPACE: PROVIDED 47 AC (20% OF TOTAL), REQUIRED: 98.82 AC (25% OF TOTAL)
 - UTIL = UTILITY, ESMT = EASEMENT, PR = PRIVATE, PU = PUBLIC, RB = ROADWAY BUFFER, LSB = LANDSCAPE BUFFER, WLB = WETLAND BUFFER, STM = STORM, VM = WATER MAIN, FH = FIRE HYDRANT, RM = RE-USE MAIN, FM = FORCE MAIN



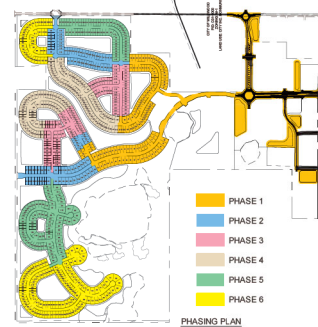
2	01/23/24	ADD ENTRANCE ROAD AND REVISE DRAINAGE	KJA
NO.	DATE	REVISION DESCRIPTION	BY

M

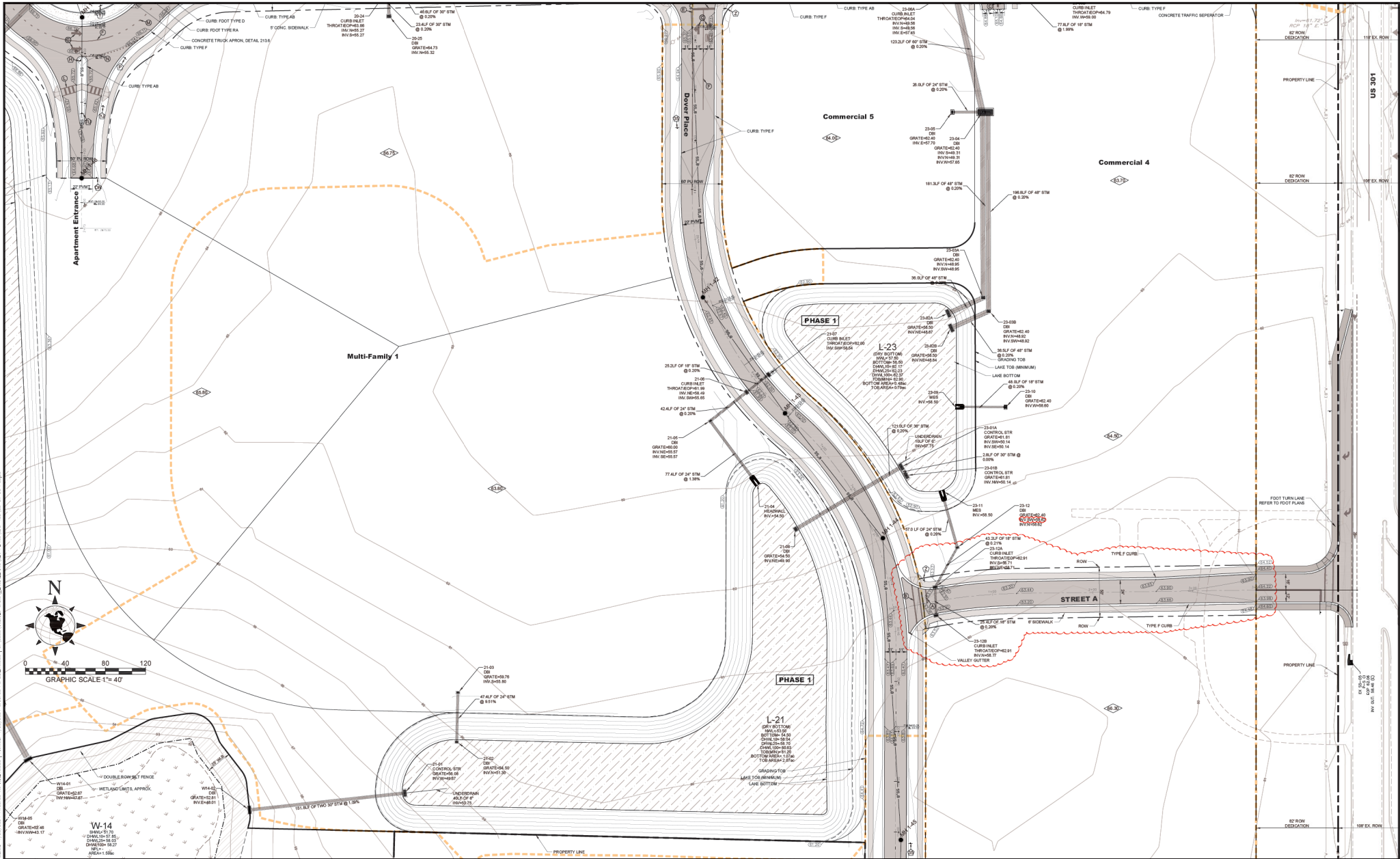
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 | C.A.28780 941-444-6644 | www.morrisengineering.net

DATE	01/23/2022
PROJECT	TO SFD-462
DRAWING	
DRAWN	IS
CHECKED	MJM

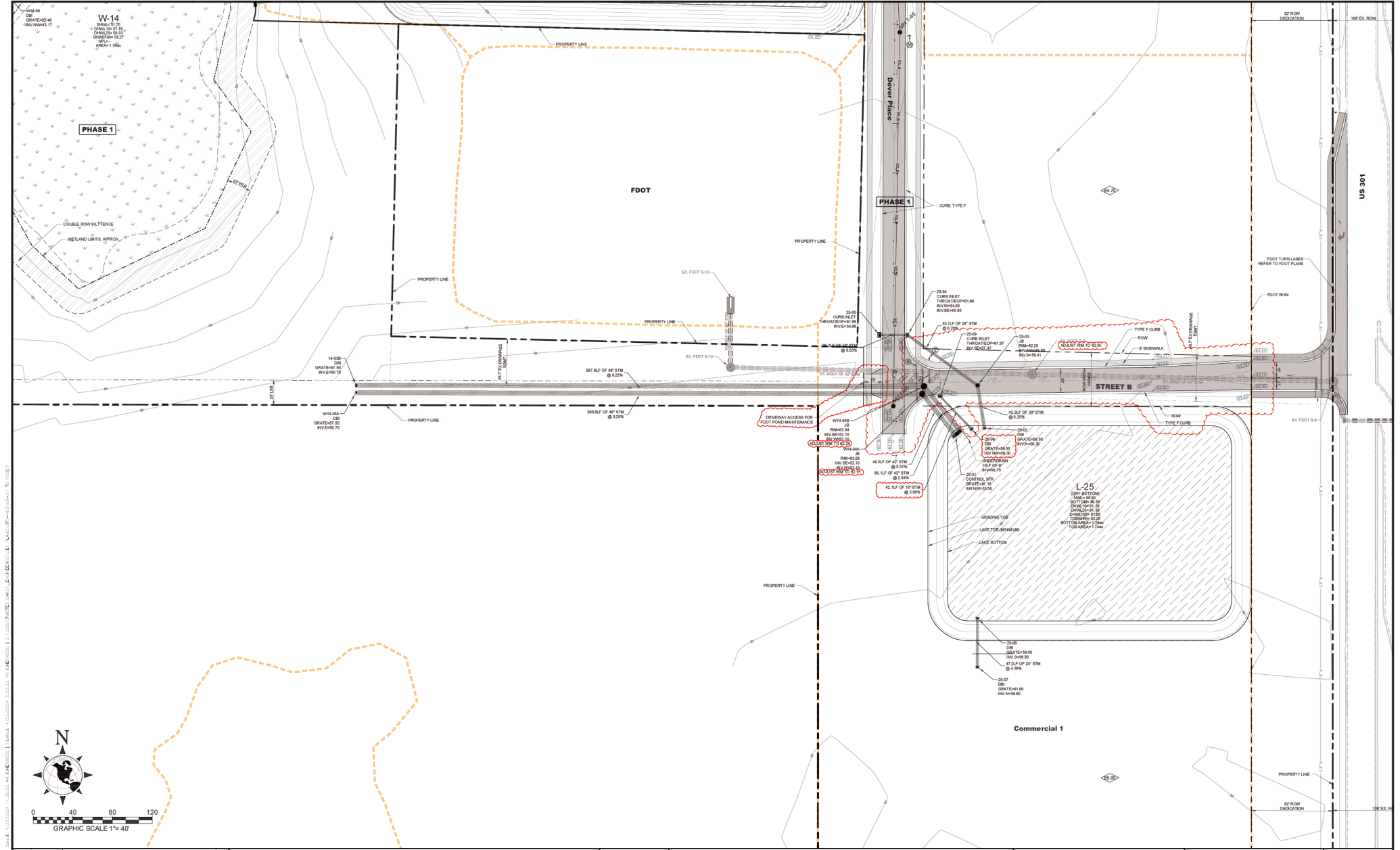
MASTER SITE PLAN
TWISTED OAKS
CITY OF WILDWOOD, FLORIDA



SCALE	1"=250'
SEC-TWP-RNG	
SHEET	OF
4	70
MATTHEW J. MORRIS FL LICENSE NO. 68434	



M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 C.A.25750 941-444-6644 www.morrisengineering.net		DATE 04/01/2022 PROJECT TO: SPB-462 DRAWING PUB DRAWN G CHECKED MJM		PAVING, GRADING, & DRAINAGE PLAN TWISTED OAKS CITY OF WILDWOOD, FLORIDA		SCALE 1"=40' SEC-TWP-RING SHEET 26 OF 70 MATHIAS J. MORRIS FL LICENSE NO. 68434	
01	01/23/24	ADD ENTRANCE ROAD AND REVISE DRAINAGE	KJA				
02	07/26/2023	ADD LAKE UNDERDRAIN	JB				
NO.	DATE	REVISION DESCRIPTION	BY				



NO.	DATE	REVISION DESCRIPTION	BY
02	07/23/2024	ADD ENTRANCE ROAD AND REVISE DRAINAGE	KJA
01	11/26/2023	ADD LAKE UNDERGROUND	JS

M

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.25760 941-444-6644 www.morrisengineering.net

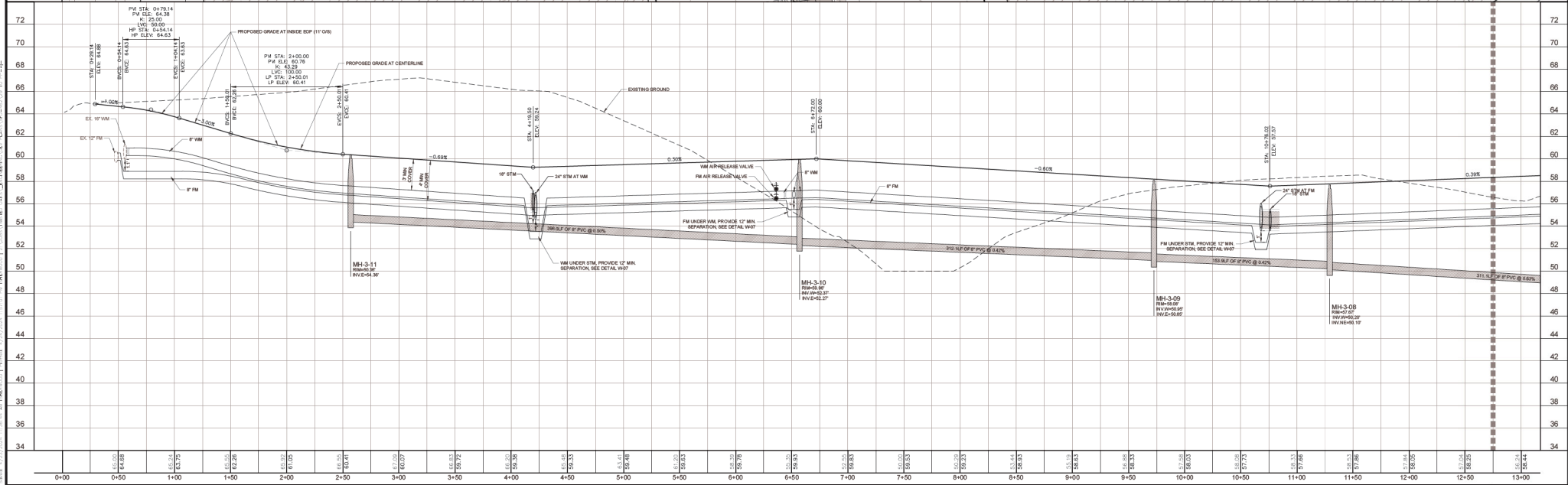
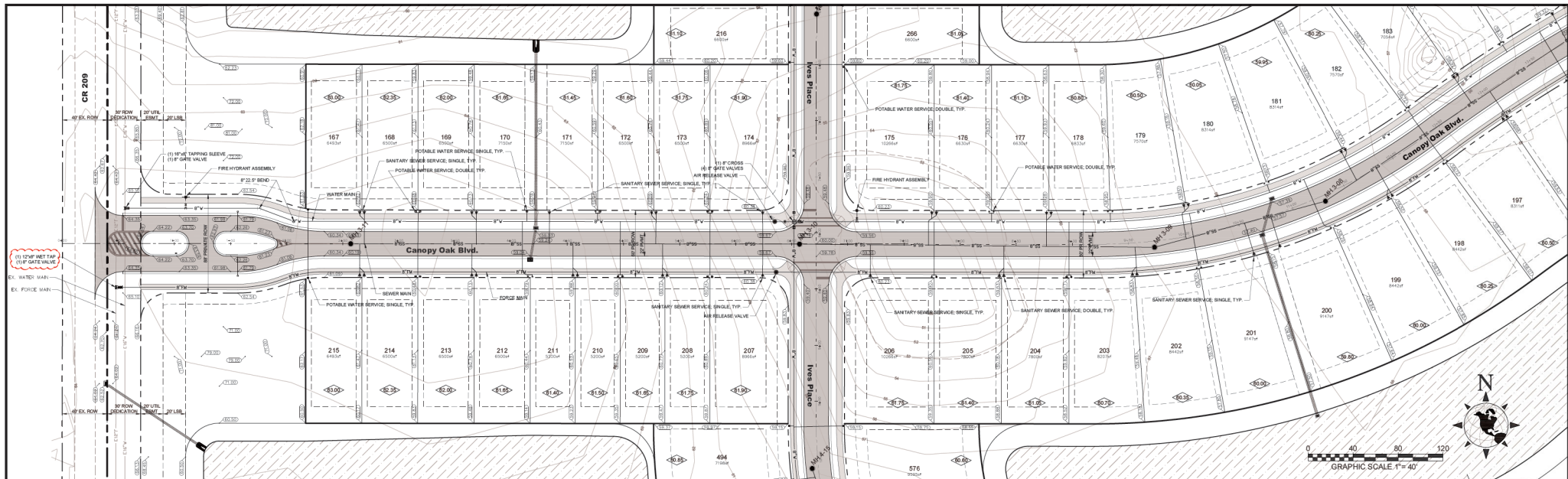
DATE	04/01/2022
PROJECT	TO SPS-462
DRAWING	PSD
DRAWN	JS
CHECKED	MJM

PAVING, GRADING, & DRAINAGE PLAN
TWISTED OAKS
CITY OF WILDWOOD, FLORIDA

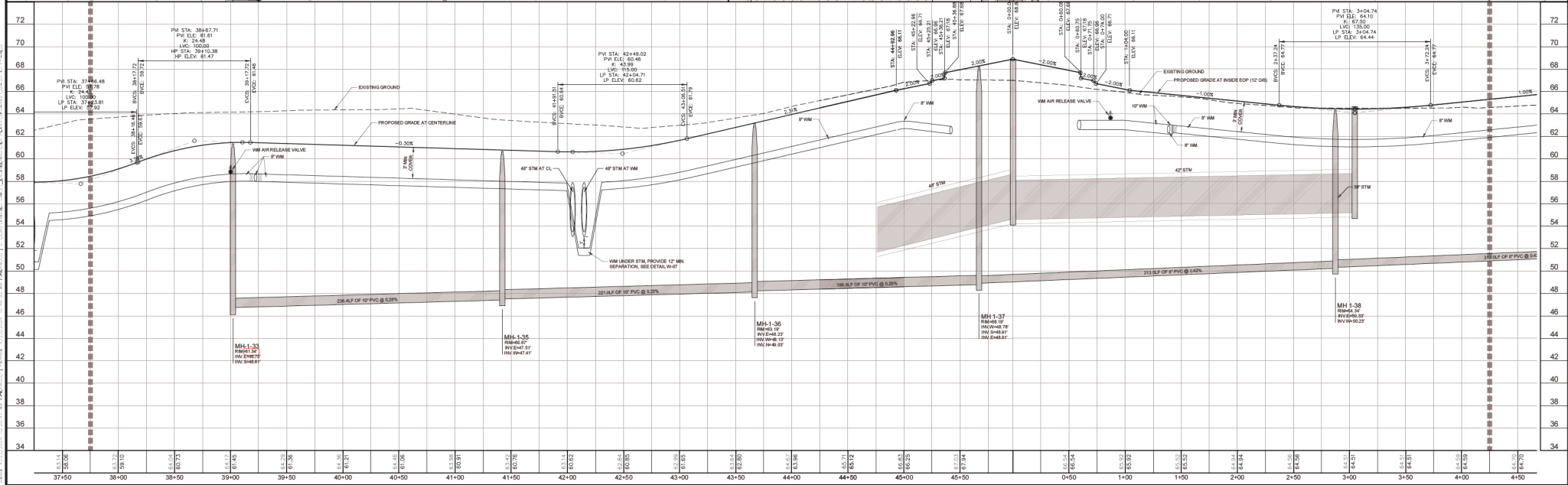
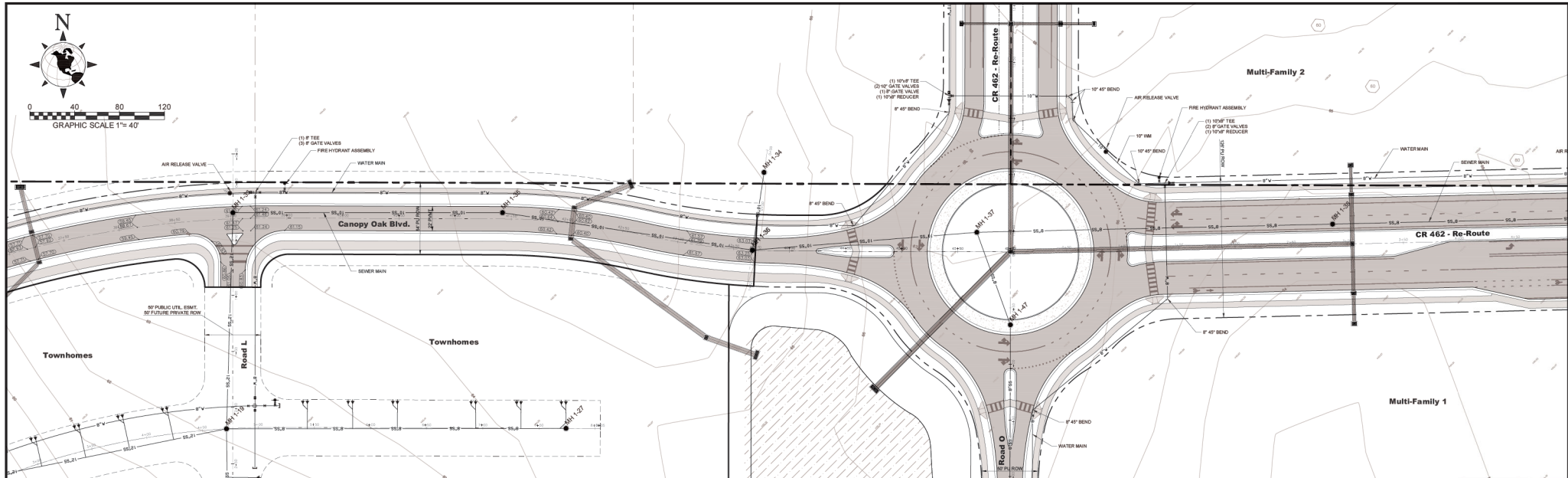
SCALE	1"=50'
SEC-TYP-RING	
SHEET	27
OF	70

MATTHEW J. MORRIS
FL LICENSE NO. 68434

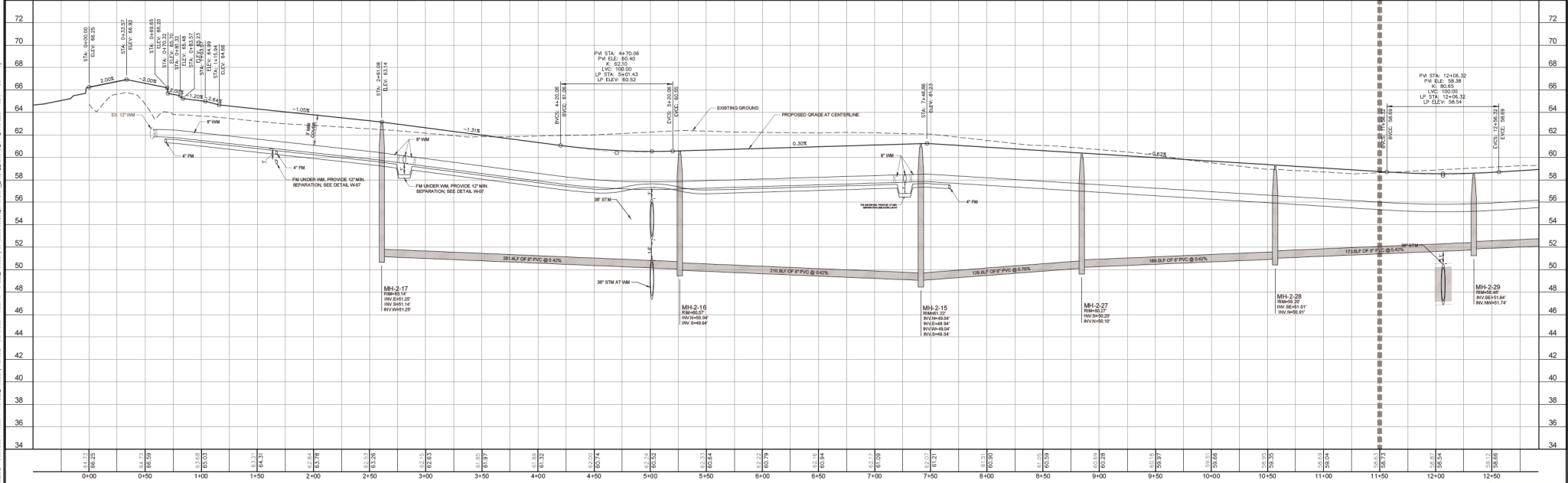
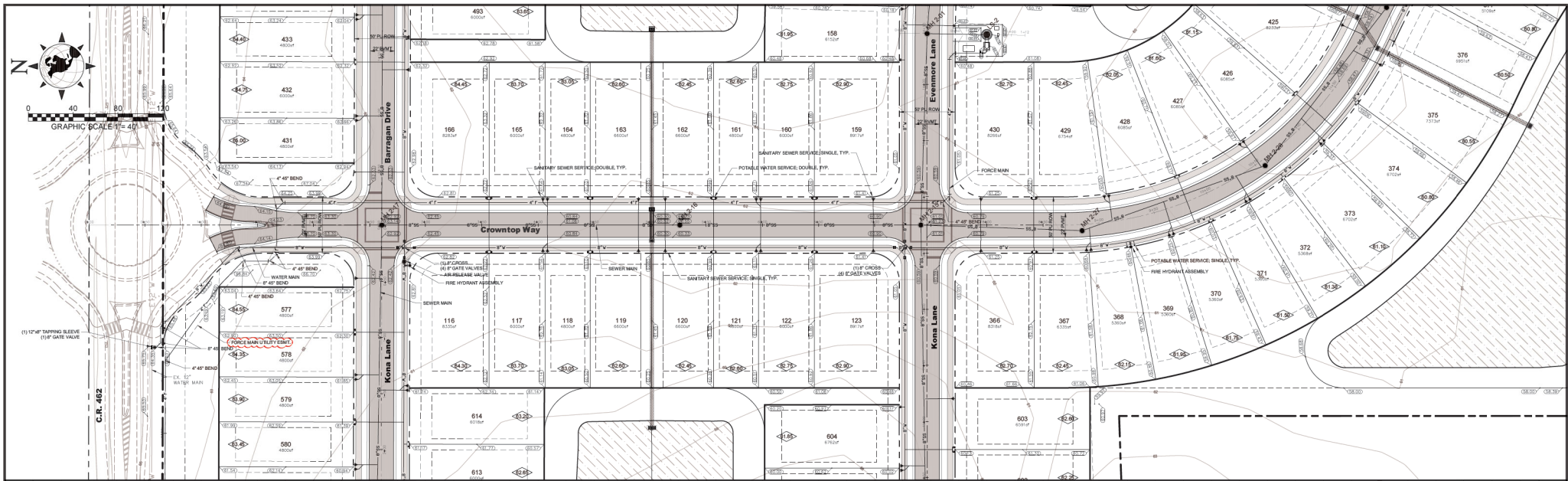
27
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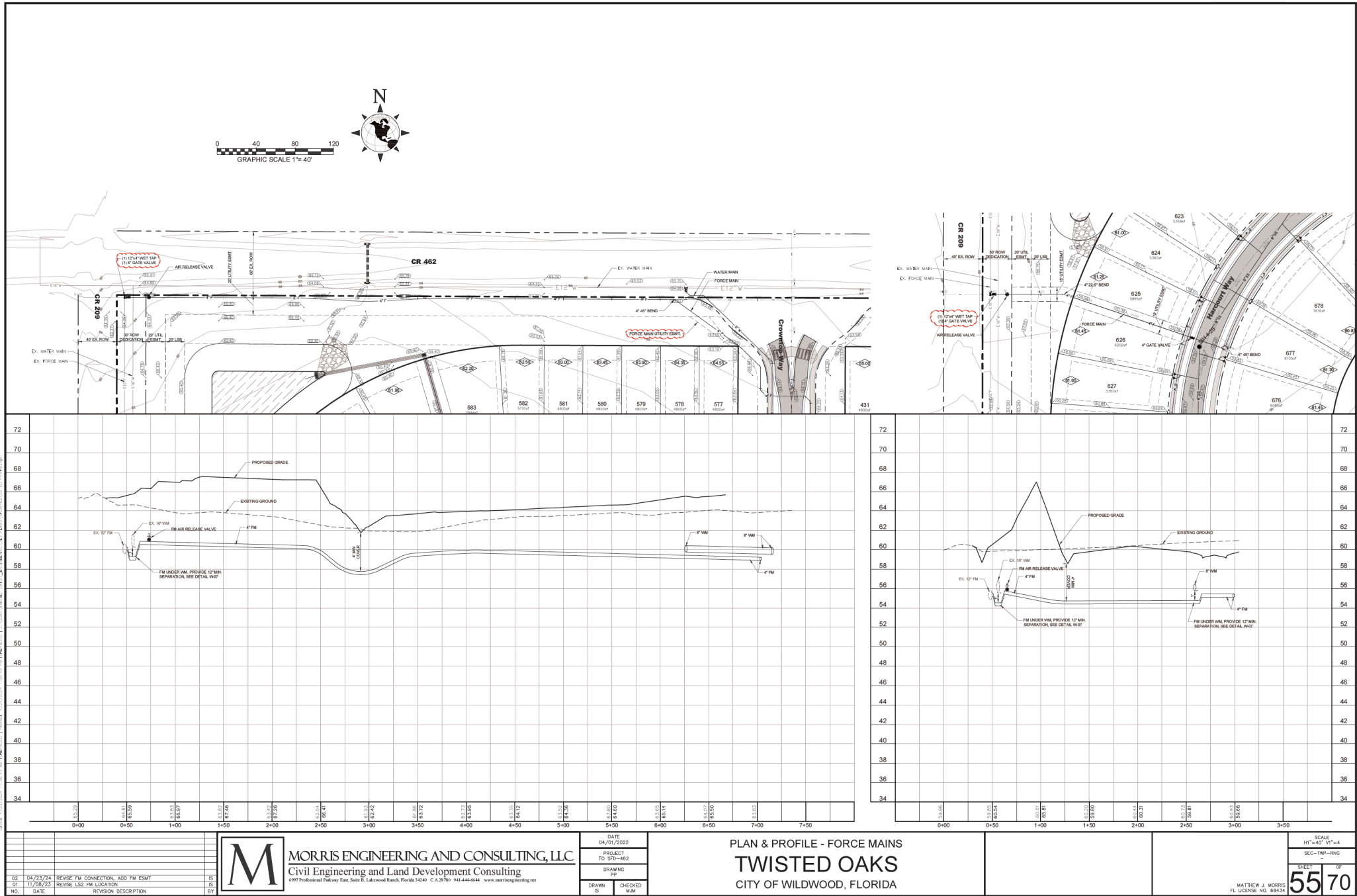
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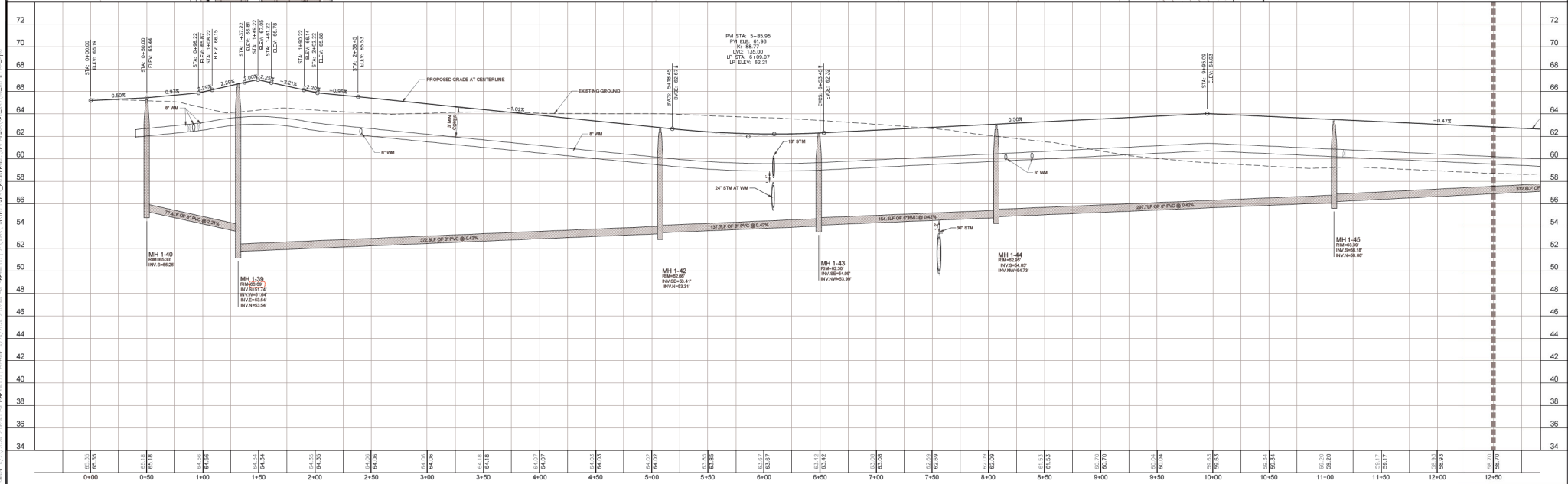
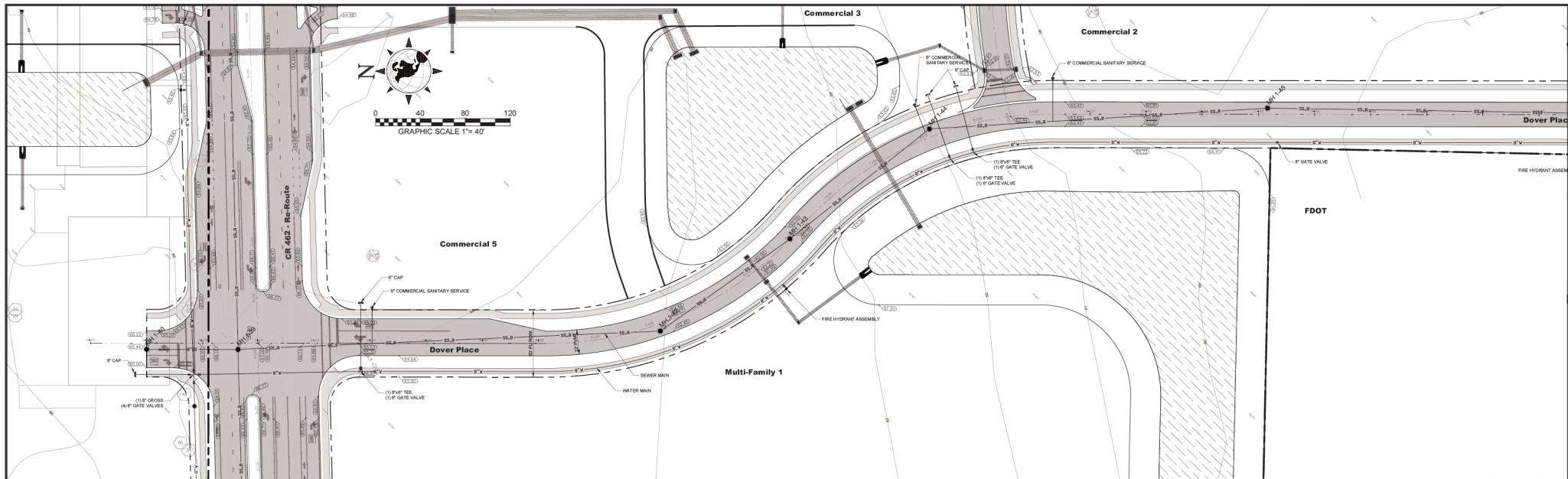


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NO.	DATE	REVISION DESCRIPTION								
02	10/05/2023	REV ROUNDABOUT, ADD MEDIAN CURB, REV LANES								
01	09/27/2023	REGRADE 36+75 TO 39+75								

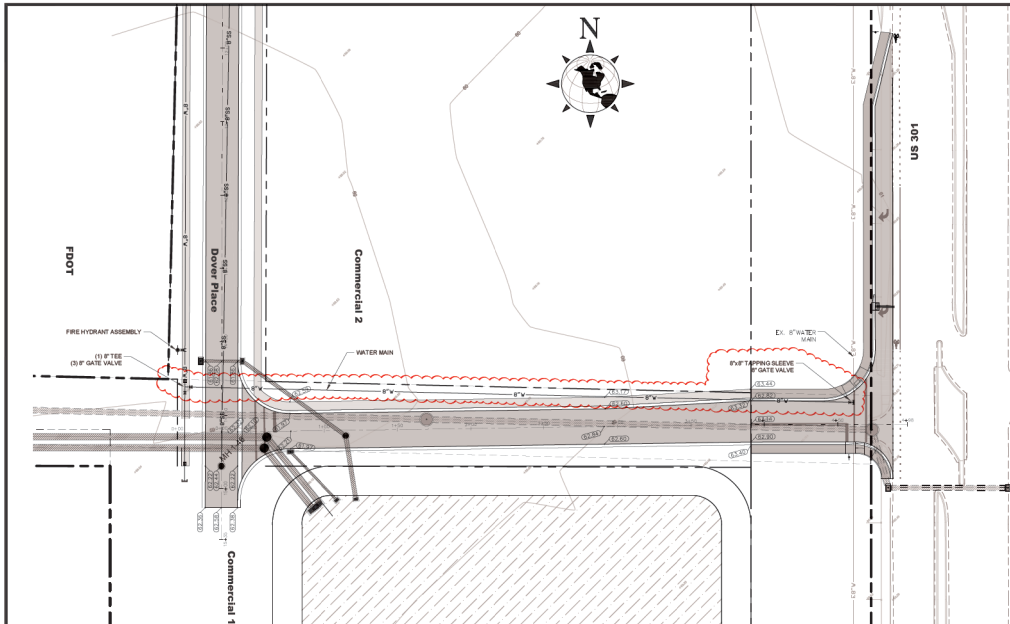


		MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A. 28789 941-444-6644 www.morrisengineering.com		DATE 04/01/2022 PROJECT TO SP-462 DRAWING PP	PLAN & PROFILE - CROWNTOP WAY TWISTED OAKS CITY OF WILDWOOD, FLORIDA	SCALE HORIZ=40' VERT=4' SEC-TYP-RING SHEET 44 70
		02 04/23/24 ADD FM EXIST 01 11/09/23 REUSE L&D FM LOCATION NO. DATE REVISION DESCRIPTION BY		MATTHEW J. MORRIS FL LICENSE NO. 68434		

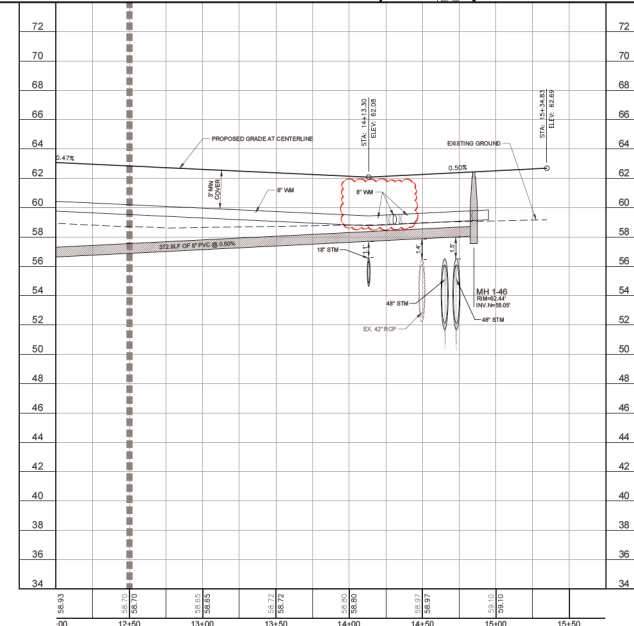
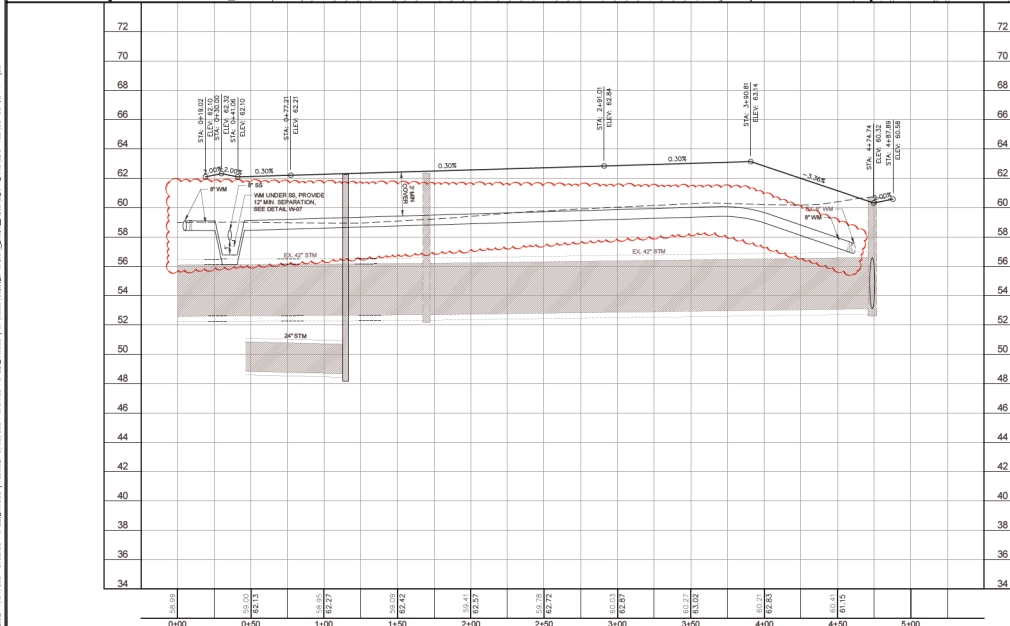
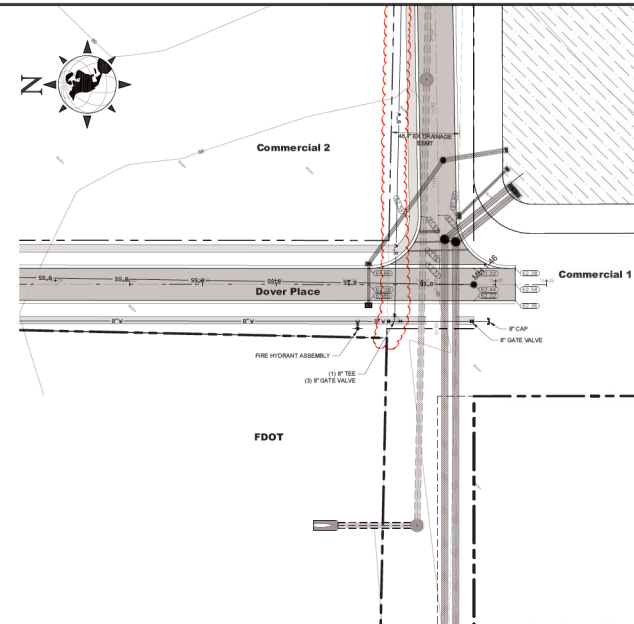




				M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 CA 28789 941-444-6644 www.morrisengineering.net		DATE 04/01/2022		PLAN & PROFILE - DOVER PLACE						SCALE 1"=40' 1"=4'	
						PROJECT TO SFD-462		TWISTED OAKS						SEC-TWP-RNG	
						DRAWING PP		CITY OF WILDWOOD, FLORIDA						SHEET OF	
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GRAPHIC SCALE 1"=40'



NO.	DATE	REVISION DESCRIPTION	BY
01	05/08/24	ADD 8" WATER MAIN CONNECTOR	IS

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 | CA 28789 941-444-6644 | www.morrisengineering.com

DATE	05/01/2022
PROJECT	TO SFD-462
DRAWING	PP
DRAWN	IS
CHECKED	MJM

PLAN & PROFILE - DOVER PLACE
TWISTED OAKS
CITY OF WILDWOOD, FLORIDA

SCALE
HORIZONTAL: 1"=40' VERTICAL: 1"=4'
SEC-TWP-RNG
SHEET
6070
MATHW J. MORRIS
FL LICENSE NO. 68434



**Twisted Oaks Improvement Plan Modification
Tree Removal Permit
PLATM 2402-003**

Review Date: July 29, 2024

Location: The subject property is generally located south of E C 462, west of N US 301 and east of CR 209.

Parcel(s): D31-002, D31-003, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030 and D31-039

Applicant: Kolter Group Acquisitions, LLC

Number of Trees: 2 Live Oaks (No mitigation required)
62 Live Oaks (2,444")

Notes:

Land Development Regulations (LDR) 6.10(H)(2), requires three (3) replacement trees for trees 18" – 35" diameter breast height (DBH) and four (4) replacement trees for trees 36" or greater DBH. Additionally, LDR 6.10(H)(2) requires Live Oaks to be replaced with Live Oaks.

The applicant submitted a tree removal application with SP 2205-002 Twisted Oaks Mass Grading where they will be removing three hundred seventy-two (372) Live Oaks. The Mass Grading tree removal did not include the Multi-Family North and Commercial 6 parcels. These parcels are being included in this modification (PLATM 2402-003). The Northern Multi-Family and Commercial 6 parcels will be removing sixty-two (62) Live Oaks.

Mitigation for the removed trees is as follows:

- SP 2205-002 (Mass Grading) One-thousand three hundred and thirty (1,330) Live Oaks or \$3,128,528 payable to the tree fund.
- PLATM 2402-003 (North MF & Commercial 6) Two hundred twenty-one (221) Live Oaks or \$508,352 payable to the tree fund.
- Total tree mitigation requirements are: One thousand five hundred fifty-one (1,551) Live Oaks or \$3,636,880 payable to the tree fund.

Plat 2205-001 Twisted Oaks Improvement Plan has mitigated for a total of one-thousand four-hundred seventy-one (1,471).

Approval:

Not all mitigation has been accommodated for. As each individual project within the Twisted Oaks subdivision comes in, Live Oak calculations will need to be done to ensure the remaining 80 Live Oaks have been mitigated. If the Live Oaks within each individual project is not met, the difference of outstanding trees will be mitigated for through the tree fund process at \$208 per DBH of unmitigated Live Oaks.



Amanda Bondi
Planner II, Development Services

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 2308-008 Canvas at Wildwood

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2308-008 Canvas at Wildwood
Parcel Number	D18-034 & D18-079
Acreage	25.62 Acres, MOL
Property Location	The property is generally located approximately 1/2 of a mile west of the intersection of E C 466 and US 301, addressed as 3500 E C 466, Oxford, FL 34484.
Owner	Blount Group Wildwood North LLC
Applicant	Watermark Properties, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a multifamily development consisting of a 224-unit residential community providing for fifty-eight (58) 1-bedroom units, a hundred and seventeen (117) 2-bedroom units, and forty-nine (49) 3-bedroom units, with associated improvements including a total of 457 parking spaces and amenity area featuring a 3,690-square-foot clubhouse, a 1,288-square-foot pool, a 3,383-square-foot large dog park, one 880-square-foot pickleball court, a game lawn area, a 450-square-foot work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on 25.62 acres MOL, as per the attached plans.

As of the writing of this report, the project has outstanding comments from the City Attorney, Development Services and Utilities. Please see comment review sheet report enclosed.

Once the outstanding comments are addressed, SP 2308-008 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: 8/7/2024

A handwritten signature in black ink, appearing to read 'wendythen'.

Wendy Then, AICP, CFM
Assistant Director Development Services





WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2308-008

Representative: Watermark Properties, LLC

August 8, 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

1. The project is required to provide 448 parking spaces, but it's proposing 457 parking spaces. Only six (6) ADA parking spaces were provided when the minimum requirement is 9. Please establish what provisions from the Florida ADA Parking requirements allow the project to be exempt.

CITY ATTORNEY

1. Provide a statement on the plans regarding who will maintain roadways and interior paved areas.
 - A. Response: A statement of who will maintain roadways and interior areas are in the project narrative on the cover sheet.
 - I. Satisfied.
 - a. **Response: Please refer to the Project Narrative on the Cover Sheet. The applicant, Watermark Properties, LLC, shall be responsible for the maintenance.**
 - i. **Previously satisfied.**
2. Provide a statement on the plans regarding the entity responsible for maintenance of common areas and stormwater systems.
 - A. Response: A statement of who will maintain roadways and interior areas are in the project narrative on the cover sheet.

- I. Satisfied.
 - a. **Response: Please refer to the Project Narrative on the Cover Sheet. The applicant, Watermark Properties, LLC, shall be responsible for the maintenance.**
 - i. **Previously satisfied.**
- 3. LDR 4.4(C)(2)(e) - Provide the projected number of employees located on the site.
 - A. Response: This item is still pending.
 - I. Standing comment.
 - a. **Response: The project is estimated to have 1-4 employees on-site.**
 - i. **Partially satisfied; Please add the projected number of employees to the Site Data Notes on the cover sheet of site plan.**
- 4. Sheet C400 – Add note to utility plan showing end of city maintenance for water and sewer connections.
 - A. Response: The note has been added.
 - I. Satisfied.
 - a. **Response: The 10-foot Utility Easement was revised to end at the compound flow meter of the Compound Meter with Backflow Preventer assembly adjacent to the CR-466 ROW. Please refer to C-401 for more information.**
 - i. **Previously satisfied.**
- 5. There is a 10-foot Utility Easement on Sheet C401. Please submit an easement application. Please see form attached.
- 6. City Attorney reserves the right to make further comments upon resubmittal.
 - A. **Response: Acknowledged.**
 - I. **Standing Comment.**

FIRE

No comments.

POLICE

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

All traffic control signals, or devices must comply with the Florida State Statutes regarding the installation.

1. 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.

WASTE MANAGEMENT

No comment.

UTILITIES – WATER/WASTEWATER

1. Sheet C-301: Plan proposes a drainage structure over the existing force main. Relocate structure east to avoid the force main.
2. Sheet C-401: Relocate force main connection west outside of the proposed driveway.
3. Sheet C-401: Add backflow to 8" meter call out.
4. Applicant needs to acknowledge the maintenance of proposed utility mains will be extremely difficult. Plans show 8" main within 5' of residential structures.
5. All utility plan pages need to add and show sanitary sewer cleanouts for all change in directions of sanitary sewer service lines.
6. Sheet C-404: Bliss St. shows 8" water main under garage structure. Relocate the main to avoid structure.
7. Plan & Profile pages: Show horizontal separation for 8" water main and 8" sewer main on sheets 503 and 505.

8. Sheet C-608: Detail show lift station wet well with a depth of 22.76'. The maximum depth for a sanitary structure is 20' per the City of Wildwood Land Development Regulations.

Utilities Miscellaneous – Standing Comment

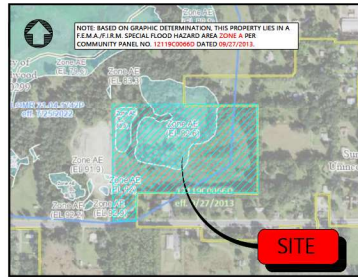
1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.

SITE PLAN FOR CANVAS AT WILDWOOD

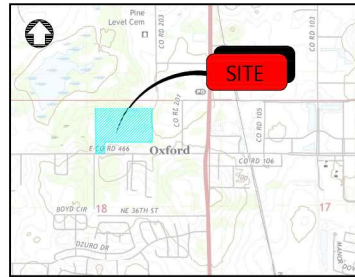
3500 & 3530 E C-466
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
TAX PARCEL: D18-034 & D18-079



AERIAL MAP
N.T.S.



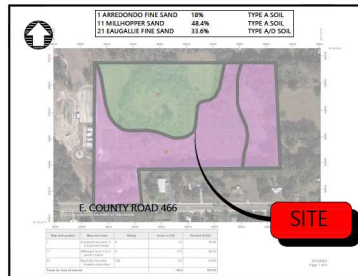
FEMA MAP
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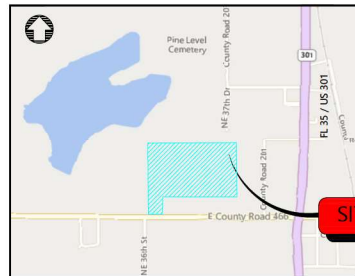
USGS QUAD MAP
N.T.S.



WETLAND MAP
N.T.S.



SOIL MAP
N.T.S.



VICINITY MAP
1"=1000' SCALE

DEVELOPMENT TEAM

OWNER BLOUNT GROUP WILDWOOD NORTH LLC 840 PRINCETON LANE THE VILLAGES, FL 32162 PHONE: (352) 516-8468 CONTACT: RICK BLOUNT	APPLICANT/DEVELOPER WATERMARK PROPERTIES, LLC 658 W. HAPPY CANYON ROAD CASTLE ROCK, CO 80108 PHONE: (719) 851-4592 CONTACT: JOHN MORGAN	CIVIL ENGINEER ATWELL, LLC 111 N. MAGNOLIA AVENUE, SUITE 1350 ORLANDO, FL 32801 PHONE: (407) 743-3524 CONTACT: JONATHAN TAYLOR, P.E.	SURVEYOR ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARLETTA, GA 30067 PHONE: (770) 423-0827 CONTACT: WES ABERCROMBIE, P.L.S./P.S.M.
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UTILITY PROVIDERS

WATER & SEWER CITY OF WILDWOOD 100 N. MAIN STREET WILDWOOD, FL 34785 PHONE: (352) 645-0943 CONTACT: JASON MARTIN	ELECTRIC DUKE ENERGY - OCALA 4359 SE MARICAMP ROAD OCALA, FL 34786 PHONE: (407) 626-1010	TELEPHONE/INTERNET CHARTER COMMUNICATIONS 5833 SEVEN MILE DRIVE, SUITE 102 WILDWOOD, FL 34785 PHONE: (352) 527-2189 CONTACT: DUFFY MCCLELLAND
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PROJECT NARRATIVE

THIS IS A SITE PLAN REQUEST ON PARCELS D18-034 & D18-079.

THE OWNER IS SUBMITTING A SITE PLAN APPLICATION TO DEVELOP CANVAS AT WILDWOOD, A 224-UNIT BUILD-TO-RENT HOUSING COMMUNITY WITH A FULL AMENITY PACKAGE THAT WILL REWARD A HEALTHY AND ACTIVE LIFESTYLE. CANVAS AT WILDWOOD IS A UNIQUE MULTI-FAMILY HOUSING CONCEPT THAT WILL CONSIST OF 2/2 AND 3/2 CLUSTER HOME LAYOUTS. THE AMENITIES WILL INCLUDE A POOL AND GRILL AREA, OUTDOOR EXERCISE STUDIO (WITH WORKOUT CLASSES PERIODICALLY FACILITATED), AND COMMUNITY PAVILION OR SHADE AREA.

THE APPLICANT, WATERMARK PROPERTIES, LLC, ACKNOWLEDGES THAT THEY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ROADS, WET POND, LIFT STATION, COMMON AREAS AND UNDERGROUND UTILITIES SUCH AS WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS WITHIN ITS PROPERTY BOUNDARY, EXCLUSIVE OF EXISTING DRAINAGE EASEMENTS IN FAVOR OF SUMTER COUNTY.

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: BEGIN 88 YARDS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE SOUTH 264 YARDS; WEST 440 YARDS; NORTH 264 YARDS; TO THE POINT OF BEGINNING; AND ALSO THE EAST 50 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 956.50 FEET THEREOF.

PARCEL 2: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE NORTH 88 YARDS; EAST 200 FEET; SOUTH 88 YARDS; AND WEST 200 FEET TO THE POINT OF BEGINNING.

SITE DATA NOTES

PARCEL ID:	D18-079 & D18-034
TOTAL PROPERTY AREA:	25,624 AC
NUMBER OF UNITS:	224 UNITS MAX. 224 UNITS PROPOSED
RESIDENTIAL DENSITY (DWU/AC):	MAX. 9 UNITS/ACRE
UNIT TYPE:	1 & 2 AND 3 BEDROOMS
OPEN SPACE:	REQUIRED - 5.12 ± AC (20%) PROVIDED - 6.14 ± AC (24%)
BUILDING HEIGHT:	40 FT MAX
UTILITY CAPACITY NEEDS FOR WATER & WASTEWATER (RESIDENTIAL ONLY):	WATER - 224 UNITS X 300 = 67,200 GPD WASTEWATER - 224 UNITS X 225 = 50,400 GPD
ON-SITE SOILS:	PER USDA NRCS SOIL SURVEY OF SUMTER COUNTY, MAPRED AC 21 RAUAGALLIE FINE SAND, 11 MILLHOPPER SAND AND 1 ARREDONDO FINE SAND

ROAD RIGHT-OF-WAY & POSTED SPEED LIMITS:	E C-466 RD. (180' ROW) - 35 MPH BLUFF GAK ST. (60' ROW) - 25 MPH
--	---

ZONING CLASSIFICATION

JURISDICTION:	CITY OF WILDWOOD
ZONING:	R-1 MEDIUM DENSITY RESIDENTIAL
FEMA FLOOD MAP:	LOCATED IN ZONE AE
FUTURE LAND USE DESIGNATION:	HOR. HIGH DENSITY RESIDENTIAL MAX 9 DU/AC

BUILDING SETBACKS AND BUFFERS

	SETBACKS	BUFFERS
E C-466 RD.:	30 FT MIN.	30 FT MIN.
BLUFF GAK ST.:	0 FT MIN.	0 FT MIN.
NORTH:	0 FT MIN.	0 FT MIN.
SOUTH:	0 FT MIN.	0 FT MIN.
EAST:	0 FT MIN.	0 FT MIN.
WEST:	0 FT MIN.	N/A
BUILDING SEPARATION:	0 FT MIN.	N/A
BETWEEN TWO UNIT TYPE:	25 FT MIN.	25 FT AVG.
WETLAND BUFFERS:	N/A	N/A

PARKING SUMMARY

REQUIRED VEHICLE PARKING SPACES:	488
REQUIRED BICYCLE PARKING SPACES:	NO MINIMUM REQUIREMENT PER CITY WILDWOOD LOC
PROVIDED VEHICLE PARKING SPACES:	457
REQUIRED ADA PARKING SPACES:	8
PROVIDED ADA PARKING SPACES:	8

SERVICES / UTILITY PROVISION

WATER:	CITY OF WILDWOOD WATER DEPARTMENT
SANITARY SEWER:	CITY OF WILDWOOD WASTEWATER DEPARTMENT
ELECTRIC:	DUKE ENERGY
STORMWATER MANAGEMENT:	SWP/MD

MODEL / UNIT INFORMATION

MODEL NAME (# OF UNITS)	STORIES	BED COUNT
HARPER (7)	1	2
RAWLINS (40)	1	3
AVA (2)	1	1
ELLA (22)	1	3
RUSSELL (18)	1	1
MAX (40)	1	2
TOTAL UNITS = 224		

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EROSION CONTROL AND DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN - 1
C202	SITE PLAN - 2
C203	SITE PLAN - 3
C204	SITE PLAN - 4
C205	SITE PLAN - 5
C206	FIRE PLAN
C300	OVERALL URAIRING & URAIRING
C300A	DRAINAGE TABLE - 1
C300B	DRAINAGE TABLE - 2
C300C	DRAINAGE TABLE - 3
C301	GRADING & DRAINAGE - 1
C302	GRADING & DRAINAGE - 2
C303	GRADING & DRAINAGE - 3
C304	GRADING & DRAINAGE - 4
C305	GRADING & DRAINAGE - 5
C306	POND SECTION A & B
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN - 1
C402	UTILITY PLAN - 2
C403	UTILITY PLAN - 3
C404	UTILITY PLAN - 4
C405	UTILITY PLAN - 5
C406	LIFT STATION PLAN
C500	PRIVATE ROAD A1 - PLAN AND PROFILE
C501	PRIVATE ROAD A2 - PLAN AND PROFILE
C502	PRIVATE ROAD B - PLAN AND PROFILE
C503	PRIVATE ROAD C - PLAN AND PROFILE
C504	PRIVATE ROAD D - PLAN AND PROFILE
C505	PRIVATE ROAD E - PLAN AND PROFILE
C506	PRIVATE ROAD F - PLAN AND PROFILE
C600	SITE DETAILS
C601	SITE DETAILS
C602	EROSION CONTROL DETAILS
C603	SWPPP NOTES DETAILS
C604	STORMWATER DETAILS
C605	STORMWATER DETAILS
C606	UTILITY DETAILS
C607	UTILITY DETAILS
C608	LIFT STATION DETAILS

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NOTICE
CONSTRUCTION OF UNIT 1 IN THE 2ND
PHASE OF THIS PROJECT, WHICH IS
LOCATED IN THE 1ST PHASE OF THE
PROJECT, IS BEING CONDUCTED BY THE
OWNER, WATERMARK PROPERTIES, LLC.
THE OWNER IS NOT RESPONSIBLE FOR
ANY DAMAGE TO EXISTING UTILITIES OR
STRUCTURES THAT MAY OCCUR DURING
THE CONSTRUCTION OF UNIT 1. THE
OWNER IS NOT RESPONSIBLE FOR ANY
DAMAGE TO EXISTING UTILITIES OR
STRUCTURES THAT MAY OCCUR DURING
THE CONSTRUCTION OF UNIT 1.

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SUMTER COUNTY, FLORIDA

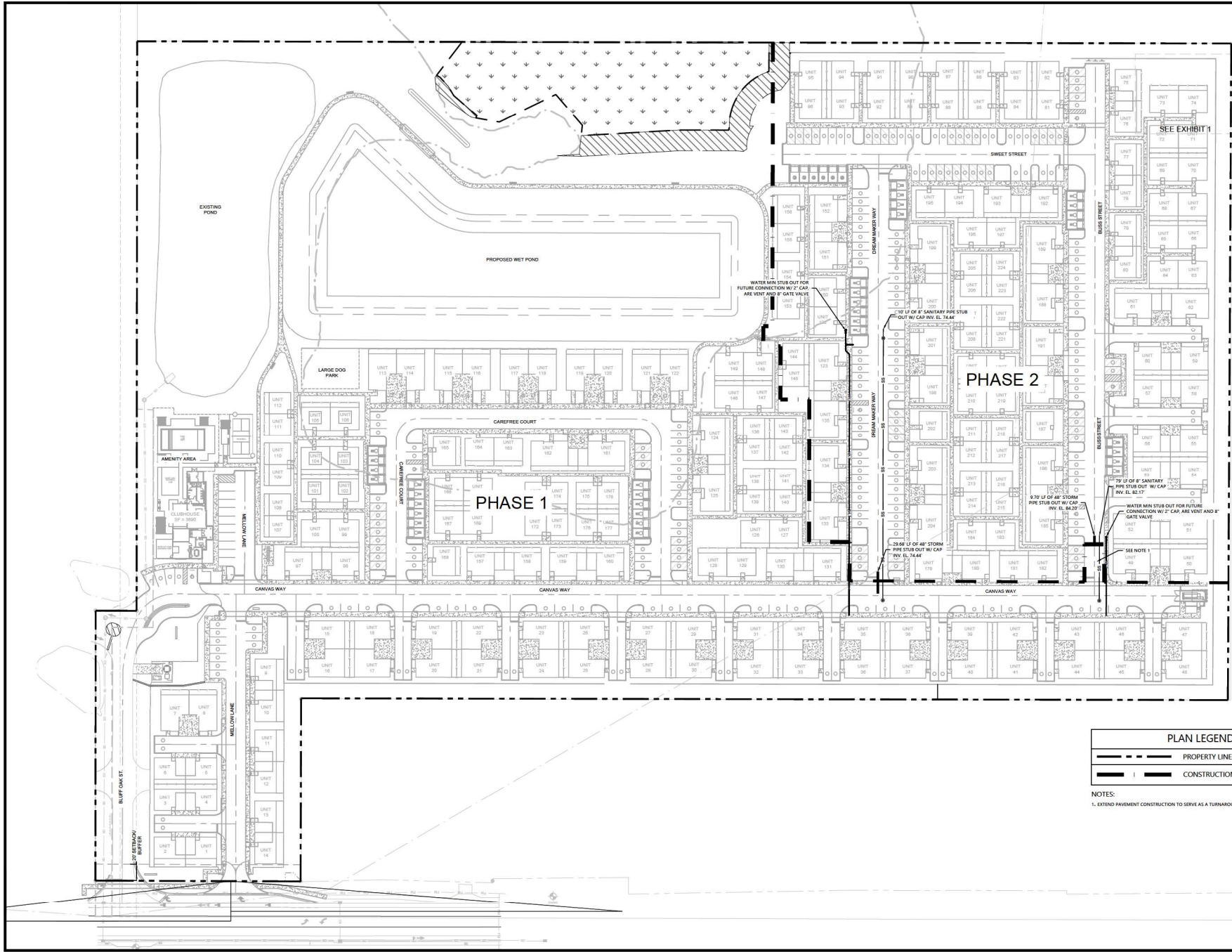
SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILMINGTON
SUMTER COUNTY, FLORIDA

CANVAS AT WILMINGTON
WATERMARK PROPERTIES, LLC
SITE PLAN
PHASE PLAN

DATE: AUG 23, 2023

REVISIONS

DRAWN BY: J. DORRIL
CHECKED BY: J. DORRIL
PROJECT MANAGER: J. DORRIL
JOB #: 23002066
FILE CODE: —
SHEET NO: C101



PLAN LEGEND	
---	PROPERTY LINE
---	CONSTRUCTION PHASE LINE

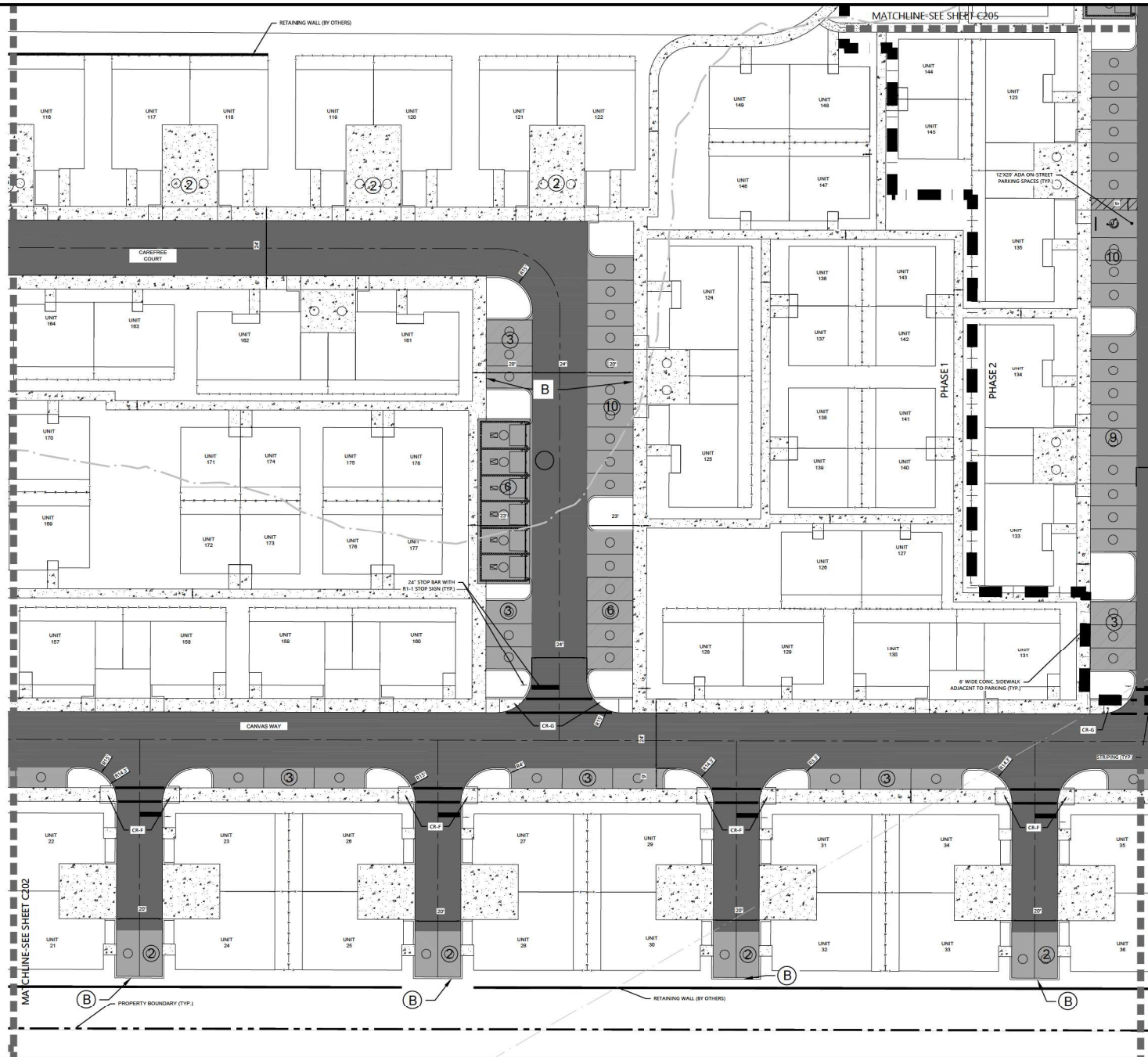
NOTES:
1. EXTEND PAVEMENT CONSTRUCTION TO SERVE AS A TURNAROUND FOR PHASE 1 CONSTRUCTION.

PLAN LEGEND	
	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT

- CR-C, CR-F, CR-G, CR-L
- (A) CURB RAMP (DETAIL #1/C601)
- (B) CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
- (C) TYPE "D" CURB (DETAIL #8/C600)

NOTES:

1. 42" HIGH HANDRAIL PER FOOT INDEX S15-002 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.



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CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS IDENTIFIED THE EXISTING UTILITIES. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE TO IDENTIFY ANY ADDITIONAL UTILITIES. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE TO IDENTIFY ANY ADDITIONAL UTILITIES. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE TO IDENTIFY ANY ADDITIONAL UTILITIES.

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SIC 18 / TOWNSHIP 18S / RANGE 23E 3500 & 3530 E C-466 CITY OF WILDWOOD SUMTER COUNTY, FLORIDA	CANVAS AT WILDWOOD WATERMARK PROPERTIES, LLC SITE PLAN SITE PLAN - 3	DATE: AUG 23, 2023 REVISIONS:
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SCALE 1"=20'

0 10' 20'

DRAWN BY: JDOHLL

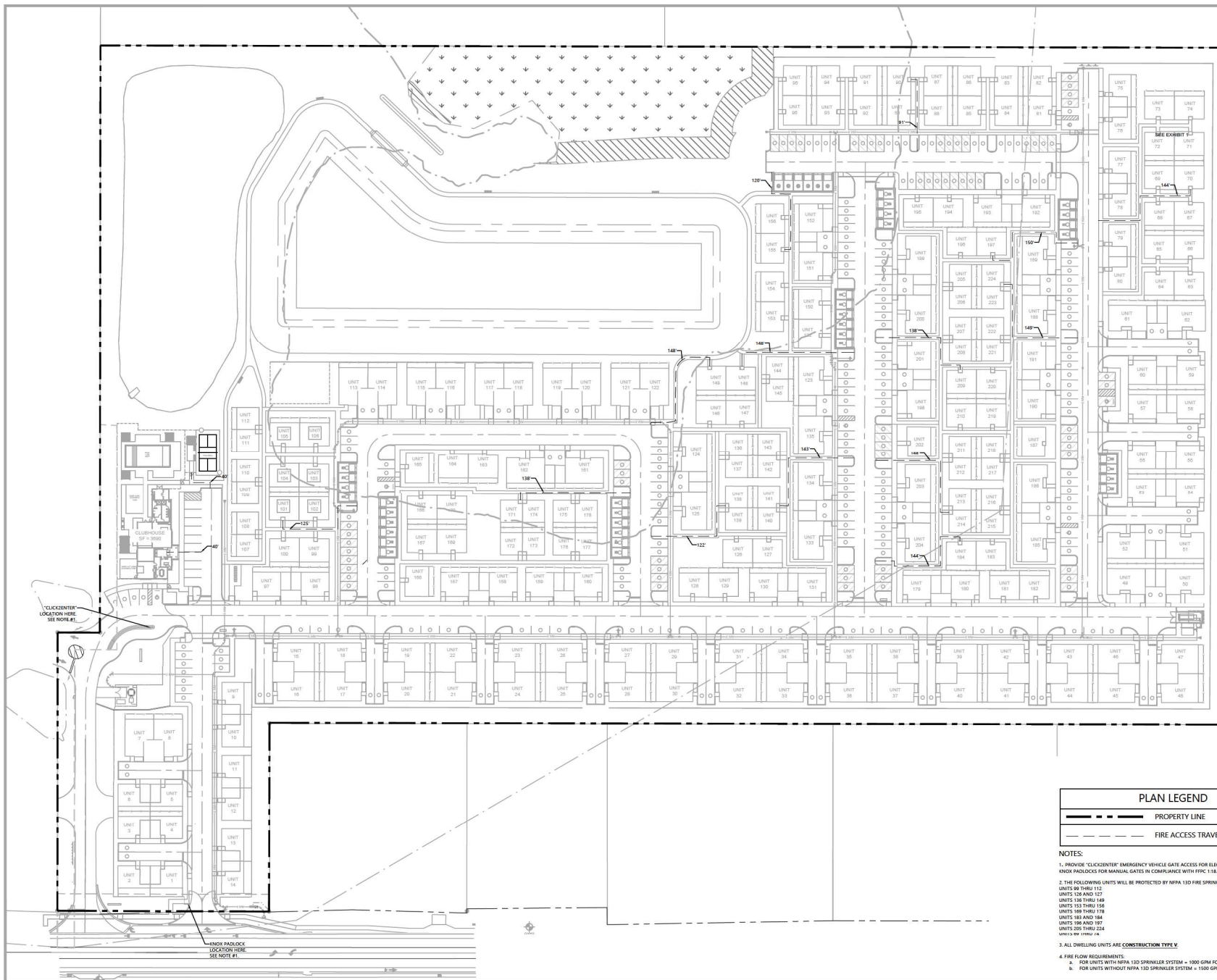
DESIGNED BY: JT

PROJECT MANAGER: JT

JOB # 23002064

FILE CODE: ---

SHEET NO: C203



of 158



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SUMTER COUNTY, FLORIDA
CITY OF WILKINSON

WATERMARK PROPERTIES, LLC
3500 W. 3530 E C-466
CITY OF WILKINSON

DATE: AUG 23, 2023

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
Compactor Drain	RECTANGULAR JUNCTION STRUCTURE, NF	93.50	86.97 (W)	N-1670292.71 E642931.55
CS-1	CONTROL STRUCTURE	89.00	82.00 (NE)	N-1670293.55 E641997.61
DI-1	TYPE F DROP INLET	99.22	92.53 (S) 92.53 (N)	N-1670016.89 E641771.14
DI-2	TYPE F DROP INLET	97.18	90.34 (S) 90.34 (N)	N-1670112.89 E641771.27
DI-3	TYPE F DROP INLET	93.26	87.00 (N) 86.21 (S) 85.90 (E)	N-1670294.91 E641781.32
DI-4	TYPE F DROP INLET	92.85	85.40 (W) 85.40 (NW)	N-1670294.79 E641844.28
DI-5	TYPE F DROP INLET	92.07	84.78 (W) 83.07 (N) 82.66 (E)	N-1670294.56 E641985.63
DI-6	TYPE F DROP INLET	91.18	82.24 (W) 82.24 (N)	N-1670294.29 E642104.28
DI-7	TYPE F DROP INLET	90.34	80.85 (W) 80.85 (E)	N-1670294.04 E642234.28
DI-8	TYPE F DROP INLET	90.14	78.77 (N) 80.69 (W) 74.99 (E)	N-1670293.94 E642286.36
DI-9	TYPE F DROP INLET	90.39	74.84 (W) 74.84 (E)	N-1670293.79 E642364.28
DI-10	TYPE F DROP INLET	91.04	74.58 (W) 74.58 (E)	N-1670293.54 E642494.28
DI-11	TYPE F DROP INLET	91.32	74.49 (W) 84.24 (E) 74.49 (N)	N-1670293.44 E642550.29
DI-12	TYPE F DROP INLET	90.73	74.27 (S) 74.27 (N)	N-1670303.94 E642550.56
DI-13	TYPE F DROP INLET	89.65	73.97 (S) 73.97 (N)	N-1670616.39 E642550.83
DI-15	TYPE F DROP INLET	89.63	77.98 (E) 73.64 (S) 73.64 (W)	N-1670628.75 E642551.32
DI-16	TYPE F DROP INLET	91.44	83.82 (NE) 85.32 (W) 83.82 (S)	N-1670481.89 E641965.99
DI-17	TYPE F DROP INLET	90.49	87.41 (SW) 84.26 (W)	N-1670508.58 E642140.21
DI-18	TYPE F DROP INLET	89.65	85.56 (W) 79.52 (S)	N-1670484.92 E642287.26
DI-19	TYPE F DROP INLET	91.69	84.80 (W)	N-1670293.30 E642624.28

STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
DI-20	TYPE F DROP INLET	92.34	84.65 (E) 84.65 (W)	N-1670293.05 E642754.28
DI-21	TYPE F DROP INLET	92.63	84.42 (W) 85.82 (E) 84.42 (N)	N-1670292.93 E642812.91
DI-22	TYPE F DROP INLET	91.69	84.06 (S) 79.80 (N)	N-1670412.27 E642813.14
DI-23	TYPE F DROP INLET	90.59	79.20 (S) 88.24 (S) 79.20 (N)	N-1670511.60 E642813.33
DI-24	TYPE F DROP INLET	89.70	79.20 (S) 79.50 (E) 79.10 (N)	N-1670610.93 E642813.52
DI-25	TYPE F DROP INLET	90.03	78.83 (S) 78.83 (N)	N-1670717.58 E642813.72
DI-26	TYPE F DROP INLET	90.59	78.57 (S) 88.24 (W) 79.57 (N)	N-1670828.23 E642886.28
DI-27	TYPE F DROP INLET	90.19	78.24 (E) 84.08 (S) 78.24 (W)	N-1670828.49 E642886.43
DI-28	TYPE F DROP INLET	92.99	86.50 (E) 86.32 (W)	N-1670292.80 E642886.28
DI-29	TYPE F DROP INLET	91.12	84.84 (W) 81.40 (E) 81.84 (S)	N-1670935.32 E642814.14
DI-30	TYPE F DROP INLET	94.11	88.41 (W) 88.41 (S) 88.41 (N)	N-1670511.31 E642855.68
DI-31	TYPE F DROP INLET	94.24	87.74 (S)	N-1670442.77 E641782.10
MES-1	60" MITERED END SECTION	78.86	73.28 (NE)	N-1670863.47 E642356.91
MES-2	24" MITERED END SECTION	0.00	81.00 (SW)	N-1670292.75 E642027.25
MES-3	18" MITERED END SECTION	75.56	74.00 (SW)	N-1670656.23 E641880.96
MH-1	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	91.23	84.34 (E) 85.41 (SE) 83.97 (SW)	N-1670908.84 E641993.04
MH-2	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	88.35	73.44 (E) 73.44 (SW)	N-1670828.98 E642427.34
MH-3	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	92.30	84.23 (S) 85.43 (W) 84.23 (E)	N-1670356.26 E642813.03
MH-5	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	89.78	78.96 (E) 83.08 (E) 78.96 (N)	N-1670669.97 E642813.63
MH-6	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	90.67	81.48 (N) 81.48 (E) 81.48 (S)	N-1670845.51 E642813.97

STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
MH-7	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	90.67	78.48 (E) 84.67 (S) 78.48 (W)	N-1670828.31 E642773.14
MH-8	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	89.72	78.05 (E) 84.67 (S) 78.05 (W)	N-1670828.67 E642592.20
MH-9	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	89.89	73.75 (S) 85.32 (E) 73.71 (N)	N-1670784.43 E642551.21
MH-10	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	89.94	73.83 (S) 85.01 (SW) 73.83 (N)	N-1670705.56 E642551.04
MH-11	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	91.24	74.40 (S) 86.37 (E) 85.38 (E) 74.40 (N)	N-1670302.80 E642550.41
MH-12	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	90.01	79.27 (N) 85.42 (W) 72.75 (S)	N-1670351.59 E642287.07
MH-13	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	91.89	83.45 (N) 87.80 (W) 83.45 (S)	N-1670390.22 E641985.81
MH-14	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	89.20	91.43 (S) 91.43 (W) 91.43 (N)	N-1670094.89 E641771.20
MH-15	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	100.21	92.68 (W) 92.68 (N)	N-1669988.89 E641771.08
MH-16	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	91.57	82.42 (W) 87.41 (N) 82.42 (E)	N-1670294.41 E64093.06
MH-17	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	95.44	88.48 (S) 88.96 (SW) 88.48 (N)	N-1670194.91 E641771.37
MH-18	48" STORM MANHOLE BOTTOM PER FOOT INDEX 425-010	90.37	74.18 (S) 84.66 (W) 74.18 (N)	N-1670484.92 E642550.64
OFFSITE DI - 1	CURB INLET TYPE 6	100.80	96.67 (E)	N-1669928.69 E641836.71
YD-1	12" YARD DRAIN W/ CONCRETE COLLAR	97.14	94.52 (E)	N-1670176.79 E641942.44
YD-2	12" YARD DRAIN W/ CONCRETE COLLAR	97.42	94.16 (W) 94.16 (E)	N-1670176.65 E641914.93
YD-3	12" YARD DRAIN W/ CONCRETE COLLAR	97.02	93.98 (W) 93.98 (E)	N-1670176.59 E641950.42
YD-4	12" YARD DRAIN W/ CONCRETE COLLAR	96.42	93.63 (W) 93.63 (E)	N-1670176.45 E642020.40
YD-5	12" YARD DRAIN W/ CONCRETE COLLAR	96.30	93.46 (W) 93.46 (E)	N-1670176.39 E642054.46
YD-6	12" YARD DRAIN W/ CONCRETE COLLAR	96.05	93.36 (W) 93.36 (E)	N-1670176.35 E642075.28
YD-7	12" YARD DRAIN W/ CONCRETE COLLAR	88.80	85.63 (W) 85.63 (E)	N-1670176.01 E642253.76

STORM SEWER STRUCTURES TABLE			
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.
YD-8	12" YARD DRAIN W/ CONCRETE COLLAR	86.58	83.41 (W) 83.41 (E)
YD-9	12" YARD DRAIN W/ CONCRETE COLLAR	86.20	82.88 (W) 82.88 (E)
YD-10	12" YARD DRAIN W/ CONCRETE COLLAR	86.92	82.62 (W) 83.75 (E) 82.62 (N)
YD-11	12" YARD DRAIN W/ CONCRETE COLLAR	91.37	88.20 (E) 88.20 (W)
YD-12	12" YARD DRAIN W/ CONCRETE COLLAR	96.40	93.23 (W)
YD-13	12" YARD DRAIN W/ CONCRETE COLLAR	96.18	92.83 (N)
YD-14	12" YARD DRAIN W/ CONCRETE COLLAR	96.35	92.53 (S) 92.53 (W)
YD-15	12" YARD DRAIN W/ CONCRETE COLLAR	96.48	91.73 (S) 91.73 (N)
YD-16	12" YARD DRAIN W/ CONCRETE COLLAR	100.56	96.56 (N) 90.92 (S) 90.92 (W)
YD-17	12" YARD DRAIN W/ CONCRETE COLLAR	100.66	96.62 (S) 96.62 (N)
YD-18	12" YARD DRAIN W/ CONCRETE COLLAR	100.77	96.81 (N) 96.81 (W)
YD-19	12" YARD DRAIN W/ CONCRETE COLLAR	101.08	97.12 (N) 97.12 (S)
YD-20	12" YARD DRAIN W/ CONCRETE COLLAR	101.31	97.83 (S)
YD-21	12" YARD DRAIN W/ CONCRETE COLLAR	91.51	88.50 (W)
YD-22	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	88.22 (E) 88.22 (W)
YD-24	12" YARD DRAIN W/ CONCRETE COLLAR	90.59	85.01 (W) 85.01 (S) 85.01 (SE)
YD-25	12" YARD DRAIN W/ CONCRETE COLLAR	86.11	85.06 (N)
YD-26	12" YARD DRAIN W/ CONCRETE COLLAR	90.90	85.32 (W) 85.32 (S)
YD-27	12" YARD DRAIN W/ CONCRETE COLLAR	90.97	85.44 (E) 85.44 (N)
YD-28	12" YARD DRAIN W/ CONCRETE COLLAR	91.01	85.47 (S) 85.47 (W)

STORM SEWER STRUCTURES TABLE			
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.
YD-29	12" YARD DRAIN W/ CONCRETE COLLAR	86.56	85.51 (N)
YD-30	12" YARD DRAIN W/ CONCRETE COLLAR	86.60	85.54 (N)
YD-31	12" YARD DRAIN W/ CONCRETE COLLAR	91.23	85.65 (W) 85.65 (S) 85.65 (E)
YD-32	12" YARD DRAIN W/ CONCRETE COLLAR	91.32	85.78 (E) 85.78 (S) 85.77 (N)
YD-33	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (W)
YD-34	12" YARD DRAIN W/ CONCRETE COLLAR	86.90	85.84 (N)
YD-35	12" YARD DRAIN W/ CONCRETE COLLAR	86.93	85.98 (W) 85.98 (S)
YD-36	12" YARD DRAIN W/ CONCRETE COLLAR	91.56	85.98 (W) 85.98 (S) 85.98 (E)
YD-37	12" YARD DRAIN W/ CONCRETE COLLAR	91.67	86.11 (E) 86.11 (S)
YD-38	12" YARD DRAIN W/ CONCRETE COLLAR	91.70	86.14 (S) 86.14 (W)
YD-39	12" YARD DRAIN W/ CONCRETE COLLAR	87.23	86.17 (N)
YD-40	12" YARD DRAIN W/ CONCRETE COLLAR	87.28	86.21 (N)
YD-41	12" YARD DRAIN W/ CONCRETE COLLAR	91.88	86.31 (S) 86.31 (E)
YD-42	12" YARD DRAIN W/ CONCRETE COLLAR	92.01	86.43 (S) 86.43 (N)
YD-43	12" YARD DRAIN W/ CONCRETE COLLAR	-2.95	86.50 (N)
YD-44	12" YARD DRAIN W/ CONCRETE COLLAR	91.33	87.00 (N)
YD-45	12" YARD DRAIN W/ CONCRETE COLLAR	88.02	86.85 (S) 86.85 (N)
YD-46	12" YARD DRAIN W/ CONCRETE COLLAR	87.94	86.89 (S)
YD-47	12" YARD DRAIN W/ CONCRETE COLLAR	87.94	86.89 (S)
YD-48	12" YARD DRAIN W/ CONCRETE COLLAR	92.45	86.85 (E) 86.85 (N) 86.85 (W)

STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-49	12" YARD DRAIN W/ CONCRETE COLLAR	87.88	86.82 (S)	N-1670875.42 E642908.23
YD-50	12" YARD DRAIN W/ CONCRETE COLLAR	92.39	86.78 (E) 86.78 (W)	N-1670886.47 E642908.23
YD-51	12" YARD DRAIN W/ CONCRETE COLLAR	87.77	86.72 (S)	N-1670875.47 E642880.03
YD-52	12" YARD DRAIN W/ CONCRETE COLLAR	92.29	86.68 (E) 86.68 (W)	N-1670886.42 E642880.00
YD-53	12" YARD DRAIN W/ CONCRETE COLLAR	87.88	86.63 (NE) 86.63 (S)	N-1670856.37 E642871.99
YD-54	12" YARD DRAIN W/ CONCRETE COLLAR	92.19	86.58 (N) 86.58 (SE) 86.58 (W)	N-1670845.00 E642871.95
YD-55	12" YARD DRAIN W/ CONCRETE COLLAR	91.42	86.03 (NW)	N-1670878.81 E642878.15
YD-56	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (N)	N-1670793.88 E642879.00
YD-57	12" YARD DRAIN W/ CONCRETE COLLAR	87.52	86.35 (E) 86.35 (S)	N-1670793.88 E642879.00
YD-58	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.29 (E) 86.29 (S) 86.29 (W)	N-1670793.88 E642879.00
YD-59	12" YARD DRAIN W/ CONCRETE COLLAR	87.45	86.39 (N)	N-1670793.88 E642879.00
YD-60	12" YARD DRAIN W/ CONCRETE COLLAR	91.83	86.19 (E) 86.19 (S) 86.19 (W)	N-1670793.88 E642879.00
YD-61	12" YARD DRAIN W/ CONCRETE COLLAR	87.28	86.22 (N)	N-1670793.88 E642879.00
YD-62	12" YARD DRAIN W/ CONCRETE COLLAR	87.35	86.19 (S) 86.19 (W)	N-1670793.88 E642879.00
YD-63	12" YARD DRAIN W/ CONCRETE COLLAR	91.75	86.16 (W) 86.16 (S)	N-1670793.88 E642879.00
YD-64	12" YARD DRAIN W/ CONCRETE COLLAR	90.77	85.98 (N) 85.98 (S) 85.98 (W)	N-1670793.88 E642879.00
YD-65	12" YARD DRAIN W/ CONCRETE COLLAR	90.79	86.28 (E) 86.28 (W)	N-1670793.88 E642879.00
YD-66	12" YARD DRAIN W/ CONCRETE COLLAR	87.42	86.36 (S)	N-1670793.88 E642879.00
YD-67	12" YARD DRAIN W/ CONCRETE COLLAR	91.55	85.83 (N) 85.83 (S) 85.83 (W)	N-1670793.88 E642879.00
YD-68	12" YARD DRAIN W/ CONCRETE COLLAR	86.92	85.87 (NE)	N-1670793.88 E642879.00

CANVAS AT WILKINSON
WATERMARK PROPERTIES, LLC
3500 W. 3530 E C-466
CITY OF WILKINSON

DATE: AUG 23, 2023

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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
DRAINAGE TABLE - 2

DATE: AUG 23, 2023

REVISIONS



DRAWN BY: JCB/ML
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23020064
FILE CODE: ---
SHEET NO: C3008

STORM SEWER STRUCTURES TABLE					STORM SEWER STRUCTURES TABLE					STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION	ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION	ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-69	12" YARD DRAIN W/ CONCRETE COLLAR	87.04	85.98 (N)	N:1670703.39 E:642924.78	YD-94	12" YARD DRAIN W/ CONCRETE COLLAR	91.83	86.25 (N) 86.25 (SW)	N:1670472.41 E:642727.59	YD-114	12" YARD DRAIN W/ CONCRETE COLLAR	90.88	85.34 (S) 85.34 (N)	N:1670708.56 E:642846.46
YD-70	12" YARD DRAIN W/ CONCRETE COLLAR	91.58	85.83 (E) 85.85 (S) 86.02 (W)	N:1670711.39 E:642924.66	YD-95	12" YARD DRAIN W/ CONCRETE COLLAR	91.86	86.29 (NW) 86.29 (S)	N:1670482.41 E:642727.63	YD-115	12" YARD DRAIN W/ CONCRETE COLLAR	91.10	85.57 (S) 85.57 (N)	N:1670651.60 E:642846.26
YD-71	12" YARD DRAIN W/ CONCRETE COLLAR	87.11	86.06 (N)	N:1670703.42 E:642905.86	YD-96	12" YARD DRAIN W/ CONCRETE COLLAR	91.97	86.39 (N) 86.39 (SE)	N:1670506.43 E:642717.51	YD-116	12" YARD DRAIN W/ CONCRETE COLLAR	91.23	85.67 (S) 85.67 (N)	N:1670602.57 E:642836.61
YD-77	12" YARD DRAIN W/ CONCRETE COLLAR	91.69	85.95 (E) 86.02 (S) 86.13 (W)	N:1670711.42 E:642905.79	YD-97	12" YARD DRAIN W/ CONCRETE COLLAR	92.01	86.43 (E) 86.43 (S)	N:1670514.86 E:642720.33	YD-117	12" YARD DRAIN W/ CONCRETE COLLAR	91.26	85.71 (S) 85.71 (N)	N:1670617.59 E:642836.57
YD-78	12" YARD DRAIN W/ CONCRETE COLLAR	87.21	86.16 (N)	N:1670703.47 E:642879.70	YD-98	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.46 (N) 86.46 (W)	N:1670517.41 E:642727.70	YD-118	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (N)	N:1670594.57 E:642844.79
YD-79	12" YARD DRAIN W/ CONCRETE COLLAR	87.19	86.02 (E) 86.13 (S)	N:1670711.47 E:642879.69	YD-99	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (S)	N:1670527.40 E:642727.72	YD-119	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.84 (SW) 85.84 (N)	N:1670585.93 E:642843.38
YD-80	12" YARD DRAIN W/ CONCRETE COLLAR	91.04	85.85 (N) 85.31 (W)	N:1670666.45 E:642854.30	YD-100	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (NE)	N:1670550.42 E:642718.07	YD-120	12" YARD DRAIN W/ CONCRETE COLLAR	91.46	85.90 (SE) 85.90 (NE)	N:1670572.59 E:642836.49
YD-81	12" YARD DRAIN W/ CONCRETE COLLAR	91.24	85.17 (W) 85.31 (N) 85.65 (E)	N:1670668.53 E:642869.63	YD-101	12" YARD DRAIN W/ CONCRETE COLLAR	91.46	85.90 (SW) 85.90 (NW)	N:1670572.40 E:642727.78	YD-121	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (NW)	N:1670550.55 E:642846.26
YD-82	12" YARD DRAIN W/ CONCRETE COLLAR	86.41	85.35 (S)	N:1670679.44 E:642871.65	YD-102	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.84 (SE) 85.84 (N)	N:1670586.07 E:642720.52	YD-122	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (S)	N:1670527.59 E:642836.40
YD-83	12" YARD DRAIN W/ CONCRETE COLLAR	90.87	85.31 (E) 85.17 (W)	N:1670666.93 E:642853.51	YD-103	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (NE)	N:1670584.33 E:642718.20	YD-123	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.46 (N) 86.46 (E)	N:1670517.59 E:642836.39
YD-84	12" YARD DRAIN W/ CONCRETE COLLAR	91.64	86.61 (W)	N:1670680.99 E:642933.53	YD-104	12" YARD DRAIN W/ CONCRETE COLLAR	91.26	85.71 (SW) 85.71 (N)	N:1670617.40 E:642727.65	YD-124	12" YARD DRAIN W/ CONCRETE COLLAR	92.00	86.43 (W) 86.43 (S)	N:1670514.78 E:642843.77
YD-85	12" YARD DRAIN W/ CONCRETE COLLAR	91.35	86.00 (E) 86.61 (S)	N:1670561.18 E:642855.97	YD-105	12" YARD DRAIN W/ CONCRETE COLLAR	91.22	85.67 (S) 85.67 (NW)	N:1670587.41 E:642727.81	YD-125	12" YARD DRAIN W/ CONCRETE COLLAR	91.97	86.39 (N) 86.39 (SW)	N:1670506.56 E:642846.51
YD-86	12" YARD DRAIN W/ CONCRETE COLLAR	92.74	86.61 (W)	N:1670461.66 E:642853.36	YD-106	12" YARD DRAIN W/ CONCRETE COLLAR	91.10	85.57 (SE) 85.57 (S)	N:1670650.90 E:642717.94	YD-126	12" YARD DRAIN W/ CONCRETE COLLAR	91.87	86.29 (NE) 86.29 (S)	N:1670482.59 E:642836.32
YD-87	12" YARD DRAIN W/ CONCRETE COLLAR	92.55	86.00 (E) 86.61 (N)	N:1670461.65 E:642855.86	YD-107	12" YARD DRAIN W/ CONCRETE COLLAR	90.87	85.34 (S) 85.34 (N)	N:1670708.43 E:642728.25	YD-127	12" YARD DRAIN W/ CONCRETE COLLAR	91.83	86.25 (N) 86.25 (SE)	N:1670472.59 E:642836.31
YD-88	12" YARD DRAIN W/ CONCRETE COLLAR	93.77	89.44 (W)	N:1670356.33 E:642932.91	YD-108	12" YARD DRAIN W/ CONCRETE COLLAR	90.74	85.20 (S) 85.20 (NW)	N:1670741.41 E:642728.13	YD-128	12" YARD DRAIN W/ CONCRETE COLLAR	91.74	86.15 (E) 86.15 (NW) 86.15 (S)	N:1670449.56 E:642845.90
YD-89	12" YARD DRAIN W/ CONCRETE COLLAR	91.31	85.74 (NW) 85.74 (F)	N:1670350.21 E:642770.86	YD-109	12" YARD DRAIN W/ CONCRETE COLLAR	90.69	85.16 (SE) 85.16 (E)	N:1670750.43 E:642722.48	YD-129	12" YARD DRAIN W/ CONCRETE COLLAR	91.51	85.82 (N) 85.82 (S)	N:1670392.56 E:642845.73
YD-90	12" YARD DRAIN W/ CONCRETE COLLAR	91.35	85.78 (N) 85.78 (SE)	N:1670358.41 E:642727.37	YD-110	12" YARD DRAIN W/ CONCRETE COLLAR	88.59	84.95 (W) 84.95 (S) 84.95 (E)	N:1670752.27 E:642722.74	YD-130	12" YARD DRAIN W/ CONCRETE COLLAR	91.34	85.75 (N) 85.75 (NW) 85.75 (W)	N:1670390.57 E:642843.08
YD-91	12" YARD DRAIN W/ CONCRETE COLLAR	91.45	85.88 (N) 85.88 (S)	N:1670383.34 E:642720.37	YD-111	12" YARD DRAIN W/ CONCRETE COLLAR	90.59	84.96 (E) 84.96 (N)	N:1670752.69 E:642852.27	YD-131	12" YARD DRAIN W/ CONCRETE COLLAR	86.85	85.79 (SE)	N:1670358.59 E:642836.08
YD-92	12" YARD DRAIN W/ CONCRETE COLLAR	91.49	85.92 (N) 85.92 (S)	N:1670392.42 E:642717.89	YD-112	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.16 (SW) 85.16 (W)	N:1670750.62 E:642843.94	YD-132	12" YARD DRAIN W/ CONCRETE COLLAR	86.62	85.56 (E) 85.56 (W)	N:1670350.52 E:642853.34
YD-93	12" YARD DRAIN W/ CONCRETE COLLAR	91.71	86.15 (NE) 86.15 (S)	N:1670449.45 E:642717.90	YD-113	12" YARD DRAIN W/ CONCRETE COLLAR	90.74	85.20 (S) 85.20 (NE)	N:1670741.48 E:642836.64	YD-133	12" YARD DRAIN W/ CONCRETE COLLAR	87.58	86.53 (N)	N:1670390.86 E:642861.80

STORM SEWER STRUCTURES TABLE					STORM SEWER STRUCTURES TABLE					STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION	ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION	ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-134	12" YARD DRAIN W/ CONCRETE COLLAR	91.88	86.29 (N) 86.29 (S) 86.29 (W)	N:1670449.50 E:642861.90	YD-154	12" YARD DRAIN W/ CONCRETE COLLAR	87.51	86.46 (W)	N:1670599.33 E:642431.35	YD-174	12" YARD DRAIN W/ CONCRETE COLLAR	86.83	85.78 (S)	N:1670398.20 E:642239.58
YD-135	12" YARD DRAIN W/ CONCRETE COLLAR	87.58	86.53 (S)	N:1670508.05 E:642861.99	YD-155	12" YARD DRAIN W/ CONCRETE COLLAR	87.44	85.82 (N) 85.83 (E)	N:1670519.40 E:642347.05	YD-175	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (S)	N:1670398.31 E:642179.39
YD-136	12" YARD DRAIN W/ CONCRETE COLLAR	86.63	85.57 (W) 85.57 (E)	N:1670350.16 E:642770.12	YD-156	12" YARD DRAIN W/ CONCRETE COLLAR	87.27	85.96 (N) 85.97 (S)	N:1670554.51 E:642347.00	YD-176	12" YARD DRAIN W/ CONCRETE COLLAR	91.40	85.86 (N) 85.86 (SE)	N:1670362.32 E:642179.28
YD-137	12" YARD DRAIN W/ CONCRETE COLLAR	86.05	85.00 (N) 86.05 (E)	N:1670741.44 E:642770.82	YD-157	12" YARD DRAIN W/ CONCRETE COLLAR	87.18	86.12 (E) 86.12 (S)	N:1670593.12 E:642347.30	YD-177	12" YARD DRAIN W/ CONCRETE COLLAR	91.63	85.78 (W) 85.78 (E) 86.78 (E)	N:1670353.83 E:642196.93
YD-138	12" YARD DRAIN W/ CONCRETE COLLAR	91.85	86.73 (N) 86.73 (NE) 86.73 (E)	N:1670352.78 E:642457.42	YD-158	12" YARD DRAIN W/ CONCRETE COLLAR	87.33	86.28 (E) 86.28 (W)	N:1670593.11 E:642347.30	YD-178	12" YARD DRAIN W/ CONCRETE COLLAR	92.11	85.98 (E)	N:1670353.86 E:642147.02
YD-139	12" YARD DRAIN W/ CONCRETE COLLAR	87.82	86.76 (SW)	N:1670362.27 E:642464.40	YD-159	12" YARD DRAIN W/ CONCRETE COLLAR	86.81	85.75 (SW)	N:1670518.07 E:642378.73	YD-179	12" YARD DRAIN W/ CONCRETE COLLAR	88.93	87.88 (E)	N:1670401.99 E:642086.60
YD-140	12" YARD DRAIN W/ CONCRETE COLLAR	87.96	86.90 (N) 86.90 (S)	N:1670386.05 E:642457.33	YD-160	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	85.72 (NE) 85.72 (E) 85.72 (S)	N:1670510.18 E:642373.04	YD-180	12" YARD DRAIN W/ CONCRETE COLLAR	89.06	86.00 (W) 87.88 (N)	N:1670398.43 E:642115.87
YD-141	12" YARD DRAIN W/ CONCRETE COLLAR	86.06	86.86 (S) 87.00 (NE)	N:1670395.29 E:642454.32	YD-161	12" YARD DRAIN W/ CONCRETE COLLAR	86.81	85.76 (W)	N:1670509.42 E:642383.54	YD-181	12" YARD DRAIN W/ CONCRETE COLLAR	86.96	87.90 (SW)	N:1670364.03 E:642102.36
YD-142	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	86.90 (SW)	N:1670418.27 E:642464.72	YD-162	12" YARD DRAIN W/ CONCRETE COLLAR	90.92	85.48 (N) 85.48 (E) 85.48 (S)	N:1670452.44 E:642372.83	YD-182	12" YARD DRAIN W/ CONCRETE COLLAR	92.41	87.88 (NE) 87.88 (W)	N:1670354.12 E:642096.93
YD-143	12" YARD DRAIN W/ CONCRETE COLLAR	86.05	87.00 (NE)	N:1670452.36 E:642454.43	YD-163	12" YARD DRAIN W/ CONCRETE COLLAR	91.07	85.53 (E) 85.53 (S)	N:1670452.42 E:642383.43	YD-183	12" YARD DRAIN W/ CONCRETE COLLAR	92.91	87.85 (E) 87.85 (N) 87.85 (S)	N:1670354.07 E:642045.74
YD-144	12" YARD DRAIN W/ CONCRETE COLLAR	91.45	86.90 (SW) 86.90 (N)	N:1670475.26 E:642464.83	YD-164	12" YARD DRAIN W/ CONCRETE COLLAR	91.21	85.67 (S) 85.67 (W)	N:1670452.36 E:642418.93	YD-184	12" YARD DRAIN W/ CONCRETE COLLAR	93.34	87.89 (W) 87.89 (S)	N:1670364.11 E:642047.37
YD-145	12" YARD DRAIN W/ CONCRETE COLLAR	92.46	86.86 (S) 86.86 (N)	N:1670485.26 E:642464.63	YD-165	12" YARD DRAIN W/ CONCRETE COLLAR	86.95	85.90 (N)	N:1670394.36 E:642418.81	YD-185	12" YARD DRAIN W/ CONCRETE COLLAR	93.50	87.85 (N) 87.85 (E)	N:1670364.11 E:642006.54
YD-146	12" YARD DRAIN W/ CONCRETE COLLAR	92.36	86.78 (S) 86.78 (W) 86.78 (N)	N:1670509.29 E:642464.57	YD-166	12" YARD DRAIN W/ CONCRETE COLLAR	86.35	85.30 (W)	N:1670395.42 E:642383.32	YD-186	12" YARD DRAIN W/ CONCRETE COLLAR	89.05	86.00 (S)	N:1670402.14 E:642006.44
YD-147	12" YARD DRAIN W/ CONCRETE COLLAR	87.86	86.80 (E)	N:1670509.29 E:642454.54	YD-167	12" YARD DRAIN W/ CONCRETE COLLAR	90.82	85.26 (N) 85.26 (E) 85.26 (S)	N:1670395.53 E:642373.02	YD-187	12" YARD DRAIN W/ CONCRETE COLLAR	93.38	87.73 (S) 87.73 (N)	N:1670434.83 E:642118.83
YD-148	12" YARD DRAIN W/ CONCRETE COLLAR	92.23	86.63 (S) 86.63 (W) 86.63 (N)	N:1670542.28 E:642464.71	YD-168	12" YARD DRAIN W/ CONCRETE COLLAR	86.29	85.24 (W)	N:1670384.43 E:642379.47	YD-188	12" YARD DRAIN W/ CONCRETE COLLAR	91.63	87.87 (E) 87.87 (N)	N:1670448.92 E:642124.11
YD-149	12" YARD DRAIN W/ CONCRETE COLLAR	92.37	86.76 (NW) 86.76 (E) 86.76 (S)	N:1670542.87 E:642431.25	YD-169	12" YARD DRAIN W/ CONCRETE COLLAR	86.32	85.21 (N) 85.21 (E) 85.21 (S)	N:1670383.07 E:642373.04	YD-189	12" YARD DRAIN W/ CONCRETE COLLAR	93.17	87.52 (S) 87.52 (NE)	N:1670486.77 E:642194.61
YD-150	12" YARD DRAIN W/ CONCRETE COLLAR	87.87	86.92 (SW) 86.88 (N)	N:1670517.56 E:642424.02	YD-170	12" YARD DRAIN W/ CONCRETE COLLAR	91.78	88.00 (W)	N:1670340.36 E:642408.71	YD-190	12" YARD DRAIN W/ CONCRETE COLLAR	86.91	85.85 (W)	N:1670440.00 E:642084.64
YD-151	12" YARD DRAIN W/ CONCRETE COLLAR	87.93	86.88 (NE)	N:1670510.36 E:642419.01	YD-171	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	85.09 (N) 87.82 (E) 85.09 (W)	N:1670353.44 E:642373.09	YD-191	12" YARD DRAIN W/ CONCRETE COLLAR	87.07	85.70 (W) 85.85 (N) 86.00 (S)	N:1670440.07 E:642047.52
YD-152	12" YARD DRAIN W/ CONCRETE COLLAR	87.90	86.84 (SE)	N:1670554.36 E:642423.99	YD-172	12" YARD DRAIN W/ CONCRETE COLLAR	91.37	84.92 (E) 84.92 (NE) 84.92 (W)	N:1670353.52 E:642332.22	YD-192	12" YARD DRAIN W/ CONCRETE COLLAR	92.59	85.89 (S)	N:1670449.07 E:642045.93
YD-153	12" YARD DRAIN W/ CONCRETE COLLAR	87.45	86.30 (E) 86.30 (W)	N:1670595.24 E:642415.87	YD-173	12" YARD DRAIN W/ CONCRETE COLLAR	91.44	85.80 (W) 85.80 (E)	N:1670353.70 E:642241.93	YD-193	12" YARD DRAIN W/ CONCRETE COLLAR	86.91	85.85 (E) 85.70 (N)	N:1670440.13 E:642009.36



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STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-194	12" YARD DRAIN W/ CONCRETE COLLAR	91.20	85.66 (S) 85.66 (N)	N:167048.05 E:64206.92
YD-195	12" YARD DRAIN W/ CONCRETE COLLAR	91.04	85.50 (S) 85.50 (NW)	N:167048.95 E:64207.00
YD-196	12" YARD DRAIN W/ CONCRETE COLLAR	85.40	84.34 (NE)	N:167048.30 E:64183.27
YD-197	12" YARD DRAIN W/ CONCRETE COLLAR	85.39	84.33 (N)	N:167047.44 E:641850.62
YD-198	12" YARD DRAIN W/ CONCRETE COLLAR	85.39	84.28 (S) 84.28 (SW) 84.28 (E)	N:1670490.44 E:641850.85
YD-199	12" YARD DRAIN W/ CONCRETE COLLAR	85.25	84.19 (N)	N:167047.38 E:641855.31
YD-200	12" YARD DRAIN W/ CONCRETE COLLAR	85.23	84.14 (W) 84.14 (S) 84.14 (E)	N:1670490.38 E:641855.89
YD-201	12" YARD DRAIN W/ CONCRETE COLLAR	85.11	84.05 (N)	N:167047.31 E:641920.26
YD-202	12" YARD DRAIN W/ CONCRETE COLLAR	85.08	84.00 (W) 84.00 (S) 84.00 (E)	N:1670490.31 E:641920.89
YD-203	12" YARD DRAIN W/ CONCRETE COLLAR	75.88	74.82 (W)	N:1670531.31 E:641920.93
YD-204	12" YARD DRAIN W/ CONCRETE COLLAR	75.63	74.54 (E) 74.54 (NW)	N:1670531.44 E:641920.93
YD-205	12" YARD DRAIN W/ CONCRETE COLLAR	93.50	75.19 (SW)	N:1670440.44 E:641848.11
YD-206	12" YARD DRAIN W/ CONCRETE COLLAR	76.10	75.10 (NE) 75.10 (W)	N:1670421.47 E:641838.28
YD-207	12" YARD DRAIN W/ CONCRETE COLLAR	94.83	74.96 (E) 74.96 (N)	N:1670421.80 E:641803.10
YD-208	12" YARD DRAIN W/ CONCRETE COLLAR	94.63	74.71 (S) 74.71 (N)	N:1670483.69 E:641803.28
YD-209	12" YARD DRAIN W/ CONCRETE COLLAR	94.09	74.49 (S) 74.49 (NE)	N:1670540.54 E:641803.36
YD-210	12" YARD DRAIN W/ CONCRETE COLLAR	93.03	74.36 (SW) 74.36 (SE) 74.36 (NE)	N:1670556.43 E:641821.78
YD-211	12" YARD DRAIN W/ CONCRETE COLLAR	86.77	85.71 (SW)	N:1670361.47 E:641836.61
YD-212	12" YARD DRAIN W/ CONCRETE COLLAR	94.59	85.56 (E)	N:1670361.89 E:641802.61
YD-213	12" YARD DRAIN W/ CONCRETE COLLAR	94.42	85.66 (W) 85.66 (NE) 85.66 (S)	N:1670352.49 E:641826.40

STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-214	12" YARD DRAIN W/ CONCRETE COLLAR	86.58	85.51 (N) 85.51 (SE)	N:1670316.32 E:641826.92
YD-215	12" YARD DRAIN W/ CONCRETE COLLAR	97.98	89.36 (E)	N:1670180.99 E:641880.35
YD-216	12" YARD DRAIN W/ CONCRETE COLLAR	97.90	89.09 (W) 89.09 (NE)	N:1670180.91 E:641748.35
YD-217	12" YARD DRAIN W/ CONCRETE COLLAR	99.39	92.34 (E)	N:1670085.02 E:641870.49
YD-218	12" YARD DRAIN W/ CONCRETE COLLAR	99.00	92.02 (W) 92.02 (E)	N:1670064.92 E:641750.20
YD-219	12" YARD DRAIN W/ CONCRETE COLLAR	100.92	93.16 (E)	N:1669989.02 E:641870.74
YD-220	12" YARD DRAIN W/ CONCRETE COLLAR	101.05	92.83 (W) 92.76 (E)	N:1669989.92 E:641751.11
YD-221	12" YARD DRAIN W/ CONCRETE COLLAR	89.05	88.00 (S)	N:1670402.46 E:641850.11
YD-222	12" YARD DRAIN W/ CONCRETE COLLAR	93.61	87.95 (N) 87.95 (E)	N:1670390.44 E:641850.63
YD-223	12" YARD DRAIN W/ CONCRETE COLLAR	88.91	87.86 (S)	N:1670402.38 E:641851.16
YD-224	12" YARD DRAIN W/ CONCRETE COLLAR	89.07	87.81 (W) 87.81 (N) 87.81 (E)	N:1670390.38 E:641855.66
YD-225	12" YARD DRAIN W/ CONCRETE COLLAR	93.70	88.02 (N) 88.02 (S)	N:1670402.31 E:641923.13
YD-226	12" YARD DRAIN W/ CONCRETE COLLAR	89.24	87.97 (W) 87.97 (N) 87.97 (S) 87.97 (E)	N:1670390.30 E:641924.58
YD-227	12" YARD DRAIN W/ CONCRETE COLLAR	93.45	88.12 (N)	N:1670352.30 E:641924.27
YD-228	12" YARD DRAIN W/ CONCRETE COLLAR	92.81	88.17 (S)	N:1670440.30 E:641923.25
YD-229	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (E)	N:1670434.32 E:642179.22
YD-230	12" YARD DRAIN W/ CONCRETE COLLAR	91.33	85.75 (W) 85.75 (N) 85.75 (E)	N:1670434.21 E:642242.63
YD-231	12" YARD DRAIN W/ CONCRETE COLLAR	AK RN	85.79 (S)	N:1670444.65 E:642246.44
YD-232	12" YARD DRAIN W/ CONCRETE COLLAR	92.00	86.40 (S) 86.40 (N)	N:1670681.00 E:642466.85
YD-233	12" YARD DRAIN W/ CONCRETE COLLAR	90.71	86.35 (S) 86.35 (W) 86.35 (N)	N:1670611.56 E:642466.35

STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-234	12" YARD DRAIN W/ CONCRETE COLLAR	87.44	86.38 (E)	N:1670611.56 E:642459.26
YD-235	12" YARD DRAIN W/ CONCRETE COLLAR	87.22	86.17 (E)	N:1670664.79 E:642459.34
YD-236	12" YARD DRAIN W/ CONCRETE COLLAR	90.43	86.14 (S) 86.14 (W) 86.14 (N)	N:1670664.78 E:642466.51
YD-237	12" YARD DRAIN W/ CONCRETE COLLAR	91.65	86.04 (S) 86.04 (NW) 86.04 (N)	N:1670690.28 E:642466.52
YD-238	12" YARD DRAIN W/ CONCRETE COLLAR	87.16	86.10 (SE)	N:1670704.72 E:642459.42
YD-239	12" YARD DRAIN W/ CONCRETE COLLAR	90.70	85.85 (S) 85.86 (NW) 85.86 (N)	N:1670734.77 E:642466.56
YD-240	12" YARD DRAIN W/ CONCRETE COLLAR	86.96	85.91 (SE)	N:1670744.78 E:642459.49
YD-241	12" YARD DRAIN W/ CONCRETE COLLAR	86.75	85.69 (E)	N:1670782.67 E:642459.57
YD-242	12" YARD DRAIN W/ CONCRETE COLLAR	90.85	85.66 (S) 85.66 (W) 85.66 (E)	N:1670784.77 E:642466.69
YD-243	12" YARD DRAIN W/ CONCRETE COLLAR	90.75	85.22 (S) 85.22 (NE)	N:1670679.25 E:642505.01
YD-244	12" YARD DRAIN W/ CONCRETE COLLAR	86.45	85.40 (S) 85.40 (N)	N:1670634.72 E:642504.92
YD-245	12" YARD DRAIN W/ CONCRETE COLLAR	86.55	85.50 (N)	N:1670609.27 E:642504.67
YD-246	12" YARD DRAIN W/ CONCRETE COLLAR	90.64	85.13 (S) 85.13 (N)	N:1670815.88 E:642774.50
YD-247	12" YARD DRAIN W/ CONCRETE COLLAR	87.38	86.33 (N)	N:1670784.39 E:642923.37
YD-248	12" YARD DRAIN W/ CONCRETE COLLAR	87.38	86.32 (N) 86.28 (SE)	N:1670754.82 E:642871.79
YD-249	12" YARD DRAIN W/ CONCRETE COLLAR	91.47	85.88 (N) 85.88 (S)	N:1670383.48 E:642943.21
YD-250	12" YARD DRAIN W/ CONCRETE COLLAR	91.68	89.97 (E) 89.97 (W)	N:1670610.70 E:642954.58
YD-251	12" YARD DRAIN W/ CONCRETE COLLAR	93.17	87.51 (N) 87.51 (S)	N:1670318.07 E:642945.67
YD-252	12" YARD DRAIN W/ CONCRETE COLLAR	86.02	84.96 (NW) 84.96 (E)	N:1670941.28 E:642785.01
YD-253	12" YARD DRAIN W/ CONCRETE COLLAR	91.02	85.31 (S) 85.31 (N)	N:1670656.75 E:642504.96

STORM SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-254	12" YARD DRAIN W/ CONCRETE COLLAR	91.08	85.03 (SW)	N:1670368.98 E:642354.44
YD-255	12" YARD DRAIN W/ CONCRETE COLLAR	92.34	86.56 (S)	N:1670368.66 E:642351.01
YD-256	12" YARD DRAIN W/ CONCRETE COLLAR	92.29	86.52 (W) 86.52 (N) 86.52 (E)	N:1670352.79 E:642510.01
YD-257	12" YARD DRAIN W/ CONCRETE COLLAR	91.68	87.83 (N)	N:1670475.09 E:642509.64
YD-258	12" YARD DRAIN W/ CONCRETE COLLAR	91.59	87.30 (S) 87.54 (E)	N:1670485.16 E:642509.66
YD-259	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.58 (E)	N:1670217.80 E:641675.44
YD-260	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.42 (W) 89.42 (S)	N:1670217.50 E:641702.35
YD-261	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.33 (N) 89.33 (S)	N:1670186.15 E:641703.65
YD-262	12" YARD DRAIN W/ CONCRETE COLLAR	97.98	89.25 (W) 89.25 (N) 89.25 (E)	N:1670180.96 E:641703.63

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CITY OF WILDMOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDMOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
DRAINAGE TABLE - 3

DATE: AUG 23, 2023

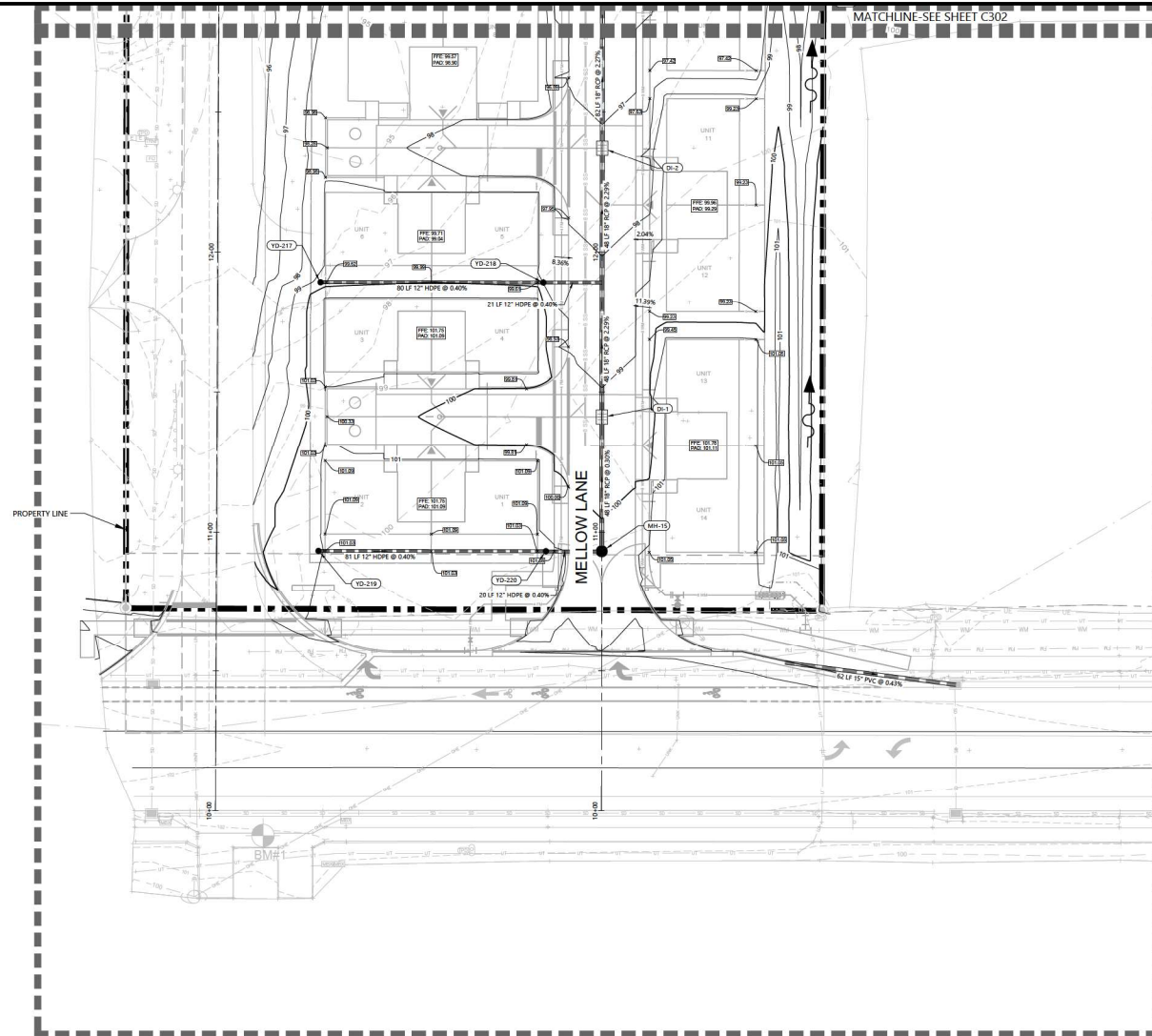
REVISIONS

DRAWN BY: JCB/RL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: —
SHEET NO: C300C

PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
	SPOT ELEVATION

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C300 THRU C305 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS.



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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 1

DATE
AUG 23, 2023

REVISIONS



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PROJECT MANAGER: JT
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SHEET NO: C301



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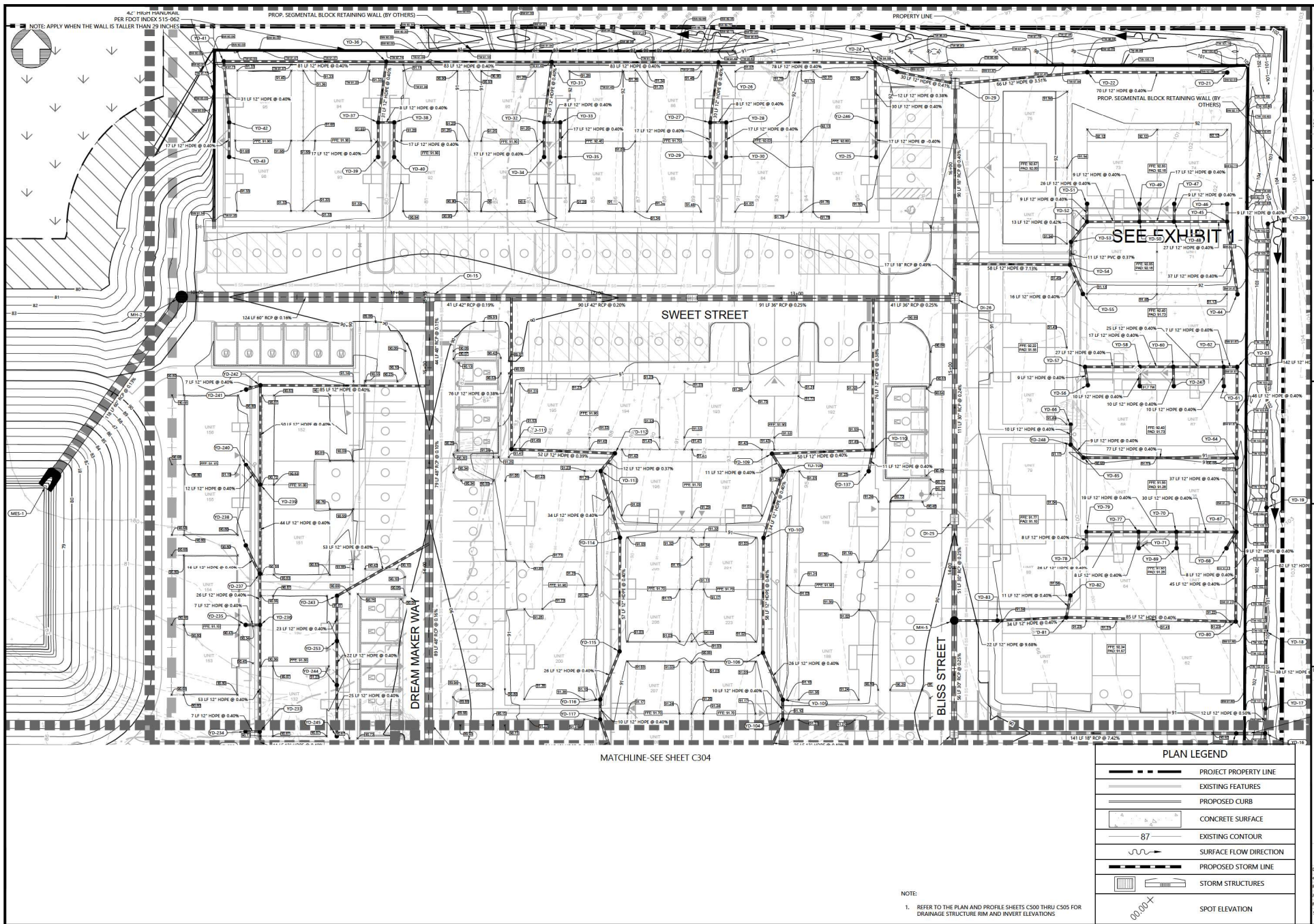
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 2

DATE **AUG 23, 2023**

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CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C302



MATCHLINE-SEE SHEET C304

PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
	SPOT ELEVATION

NOTE:

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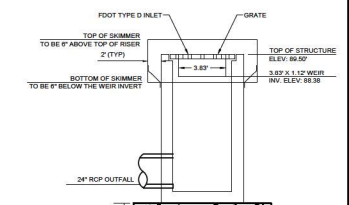
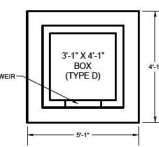
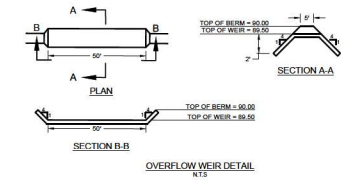
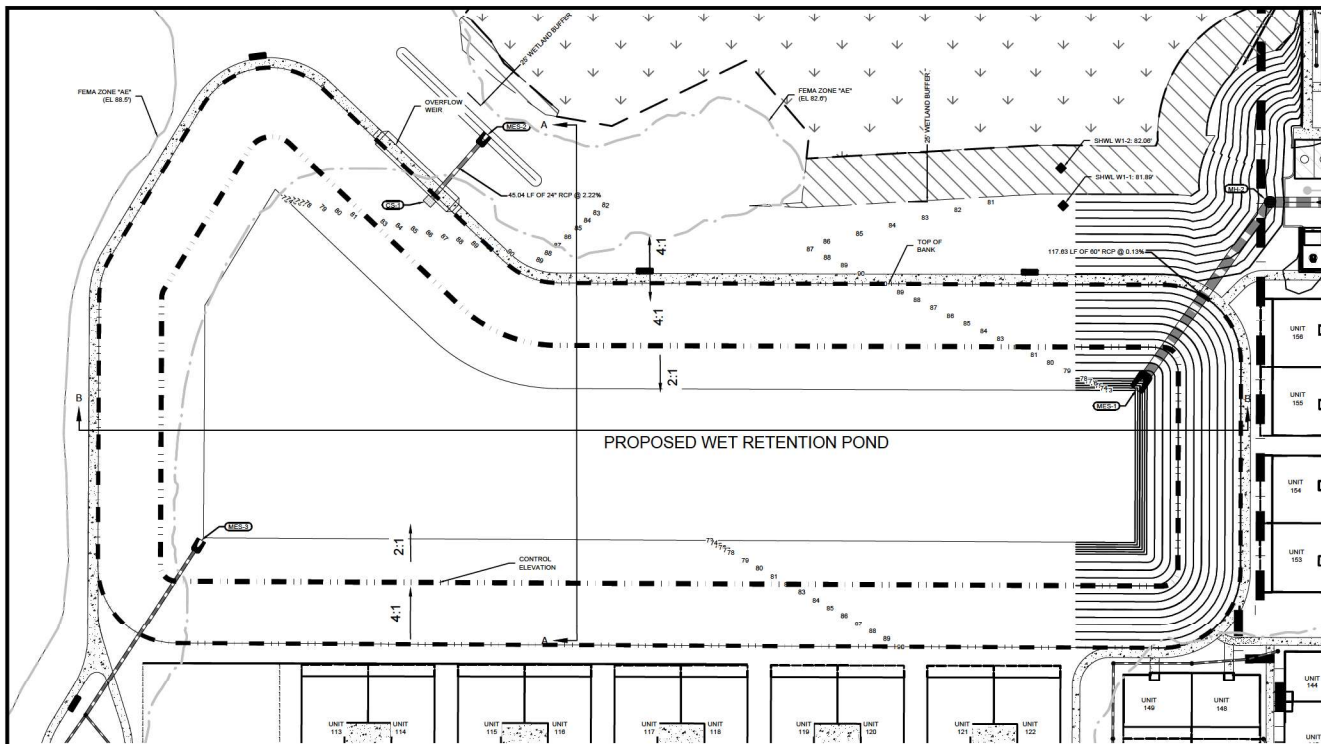
CANVAS AT WILLOW
WATERMARK PROPERTIES, LLC
3500 & 3530 E C-466
CITY OF WILLOW
SUMTER COUNTY, FLORIDA

SITE PLAN
GRADING & DRAINAGE - 5

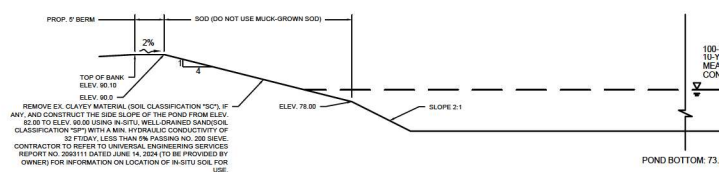
DATE: AUG 23, 2023

REVISIONS

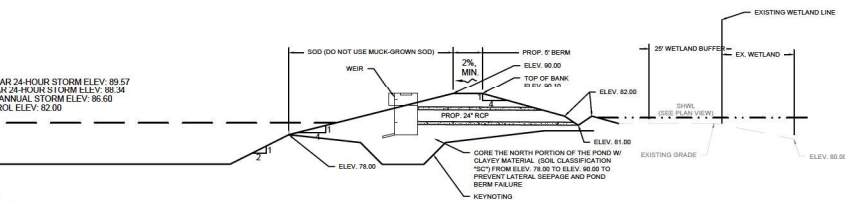
DRAWN BY: JCB/ML
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23020064
FILE CODE: ---
SHEET NO: **C305**



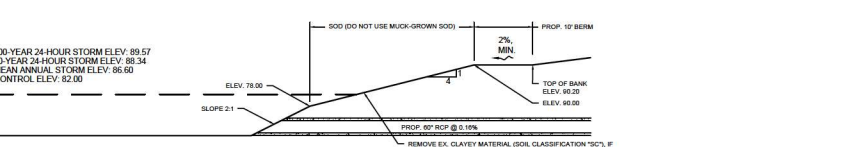
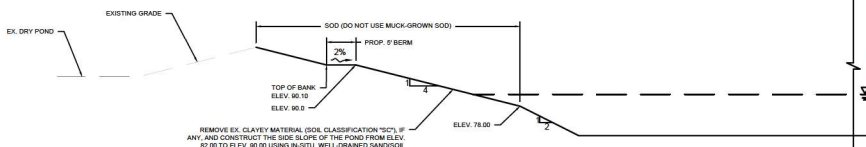
CONTROL STRUCTURE TABLE									
STRUCTURE NAME	STRUCTURE TYPE	GRATE ELEV.	WEIR ELEV.	WEIR ELEV.	ORIFICE ELEV.	ORIFICE ELEV.	PIPE DIA.	PIPE LENGTH	PIPE ELEV.
CS-1	TYPE D	86.9	83.8	83.8	N/A	N/A	24" RCP	49'	82'



SECTION A-A WET POND
NOT TO SCALE



SECTION B-B WET POND
NOT TO SCALE



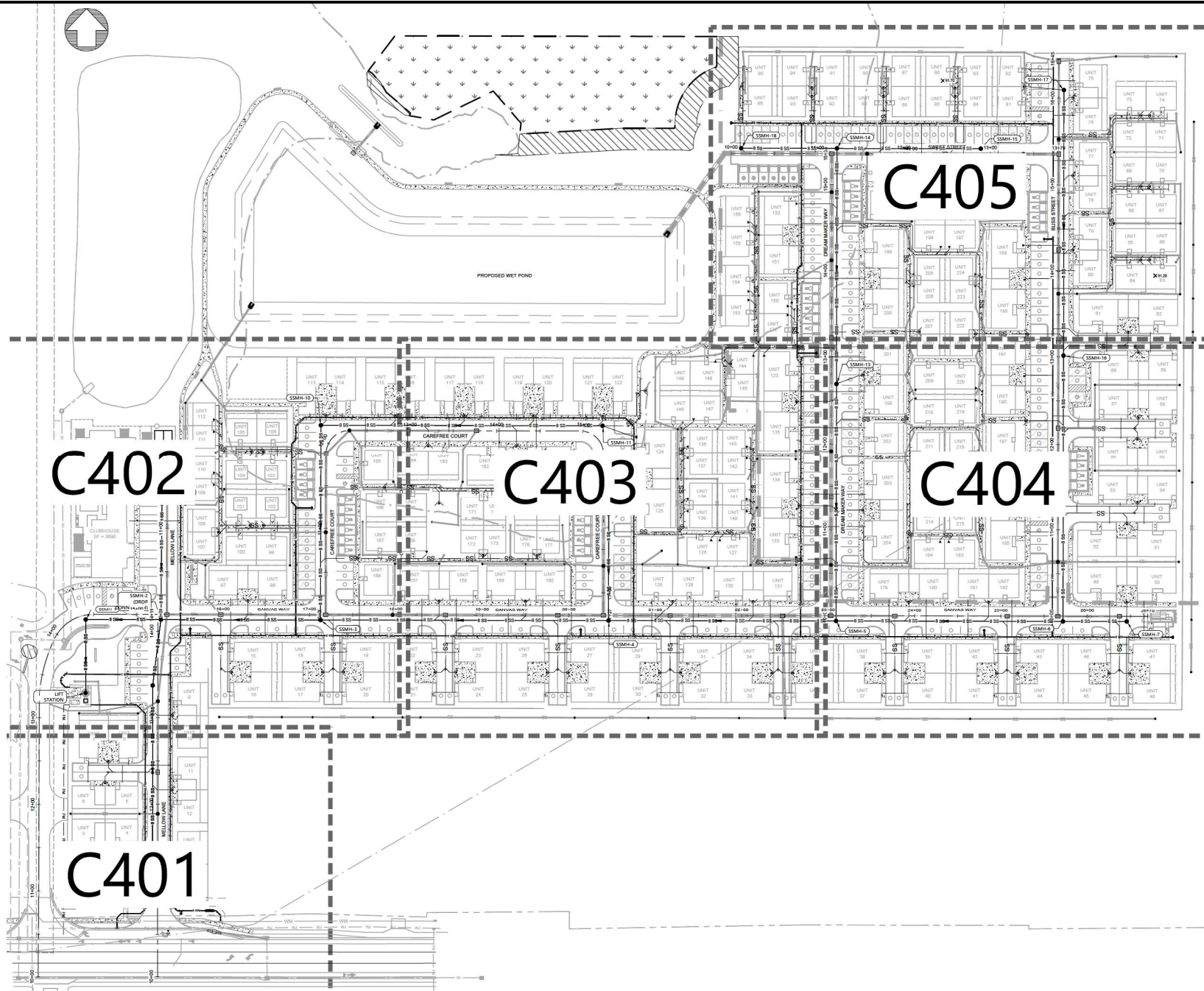
NOTES:
VERTICAL DATUM NAVD 1988

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WATERMARK PROPERTIES, LLC		SUMTER COUNTY, FLORIDA
SITE PLAN		POND SECTION A & B
DATE: AUG 23, 2023		
REVISIONS:		
DRAWN BY: JCORAL		
CHECKED BY: JT		
PROJECT MANAGER: JT		
JOB # 23002064		
FILE CODE: ---		
SHEET NO: C306		

PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED FORCE MAIN
	GATE VALVE
	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT



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CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE 811 CALL BEFORE YOU DIG ACT. THE 811 CALL BEFORE YOU DIG ACT IS A LEGISLATIVE ACT OF THE STATE OF FLORIDA. IT IS THE POLICY OF THE STATE OF FLORIDA TO PROMOTE THE SAFETY OF THE PUBLIC AND TO PROTECT THE ENVIRONMENT BY REQUIRING THE 811 CALL BEFORE YOU DIG ACT. THE 811 CALL BEFORE YOU DIG ACT IS A LEGISLATIVE ACT OF THE STATE OF FLORIDA. IT IS THE POLICY OF THE STATE OF FLORIDA TO PROMOTE THE SAFETY OF THE PUBLIC AND TO PROTECT THE ENVIRONMENT BY REQUIRING THE 811 CALL BEFORE YOU DIG ACT.

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ORLANDO, FL 32804
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EMERGENCY CONTACT

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
OVERALL UTILITY PLAN

DATE: AUG 23, 2023

REVISIONS

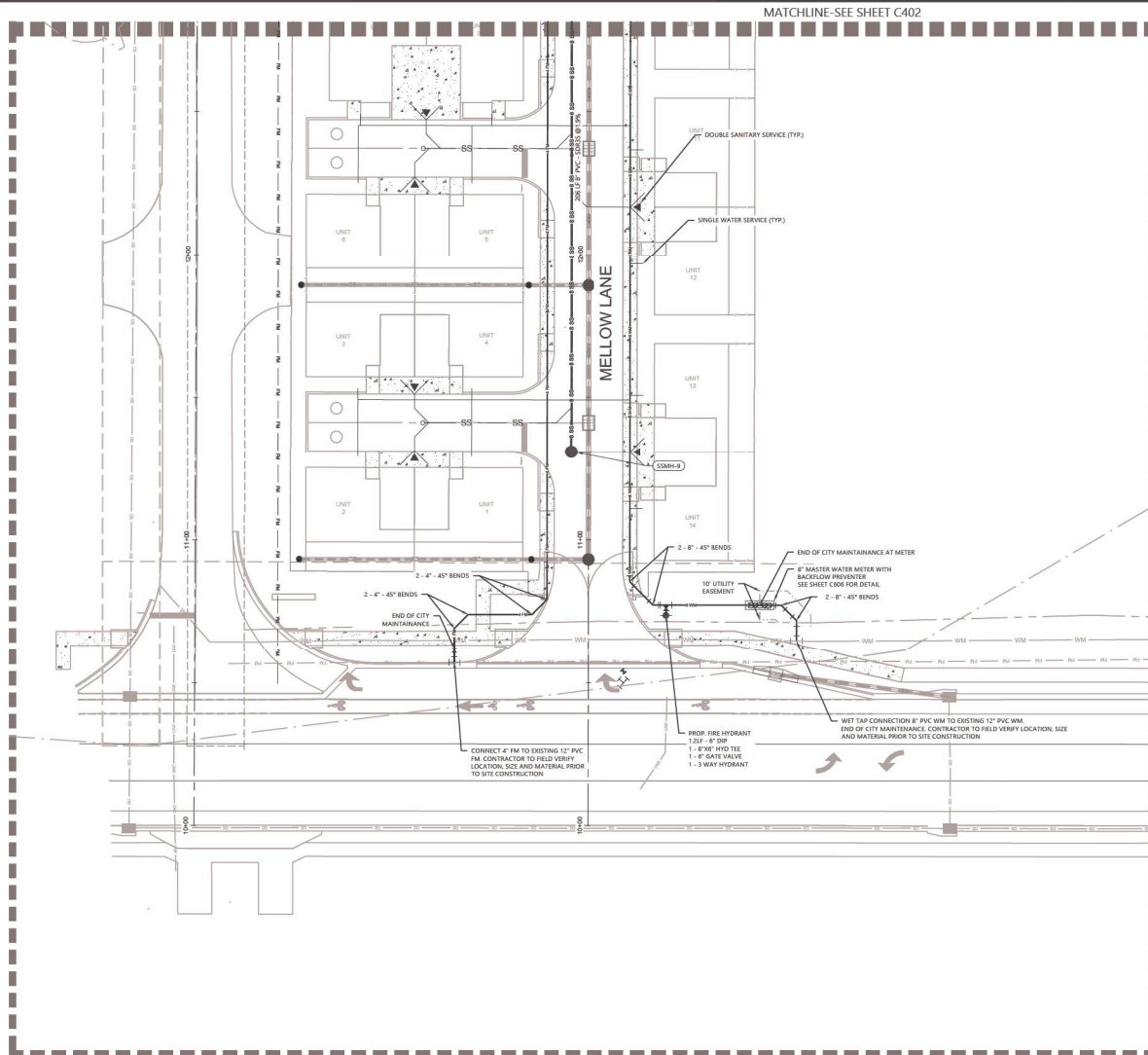
0 25' 50'

DRAWN BY: JDB/EL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ---
SHEET NO: C400

PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE/EXISTING FEATURE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED FORCE MAIN
	GATE VALVE
	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

- UTILITY NOTES:
1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILLOWOOD CONSTRUCTION SPECIFICATIONS.
 2. ALL POTABLE SERVICE SHALL HAVE AN ACCESSIBLE SHUT OFF VALVE AT EACH UNIT SERVICE CONNECTION PER CITY OF WILLOWOOD APPROVAL.
 3. REFER TO PLAN AND PROFILES SHEETS (C300 - C306) FOR THE SEPARATION BETWEEN WATER MAIN AND SEWER MAINS.
 4. ALL SANITARY SEWER SERVICE LINE SIZES ARE 6 INCHES.
 5. ALL POTABLE WATER SERVICE LINE SIZES ARE 2 INCHES.
 6. ALL PROPOSED UTILITIES WITHIN THE PROPERTY ARE PRIVATE. THE OWNER ACKNOWLEDGES THE MAINTENANCE OF THE PROPOSED UTILITY MAINS WILL BE EXTREMELY DIFFICULT.

SANITARY SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-9	48" SANITARY MANHOLE	99.56	90.00 (N)	N1670006.61 E641765.13



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THE CITY OF WILLOWOOD CONSTRUCTION SPECIFICATIONS ARE THE STANDARD FOR ALL CONSTRUCTION WITHIN THE CITY OF WILLOWOOD. ANY CONSTRUCTION NOT TO THE STANDARD OF THE CITY OF WILLOWOOD SHALL BE AT THE OWNER'S RISK. THE CITY OF WILLOWOOD SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITY OR STRUCTURE CAUSED BY ANY CONSTRUCTION NOT TO THE STANDARD OF THE CITY OF WILLOWOOD. THE CITY OF WILLOWOOD SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITY OR STRUCTURE CAUSED BY ANY CONSTRUCTION NOT TO THE STANDARD OF THE CITY OF WILLOWOOD.

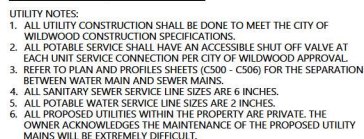
CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILLOWOOD CONSTRUCTION SPECIFICATIONS. ANY CONSTRUCTION NOT TO THE STANDARD OF THE CITY OF WILLOWOOD SHALL BE AT THE OWNER'S RISK. THE CITY OF WILLOWOOD SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITY OR STRUCTURE CAUSED BY ANY CONSTRUCTION NOT TO THE STANDARD OF THE CITY OF WILLOWOOD.

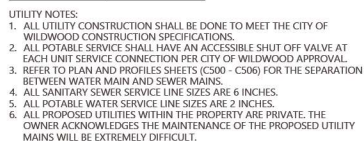
CONTRACTOR: ATWELL GROUP, LLC
111 N. WILLOWOOD, FL 32091
866.850.4200

24 HOUR
EMERGENCY CONTACT

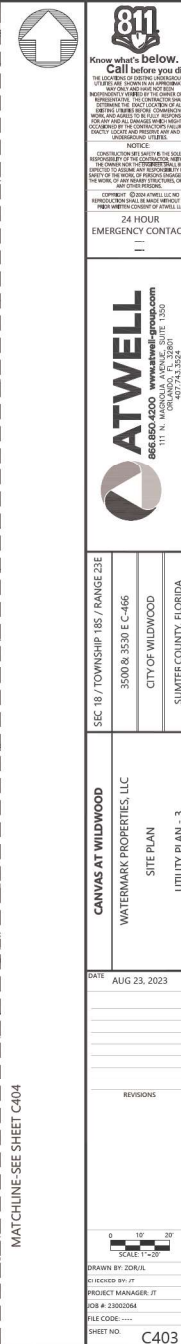
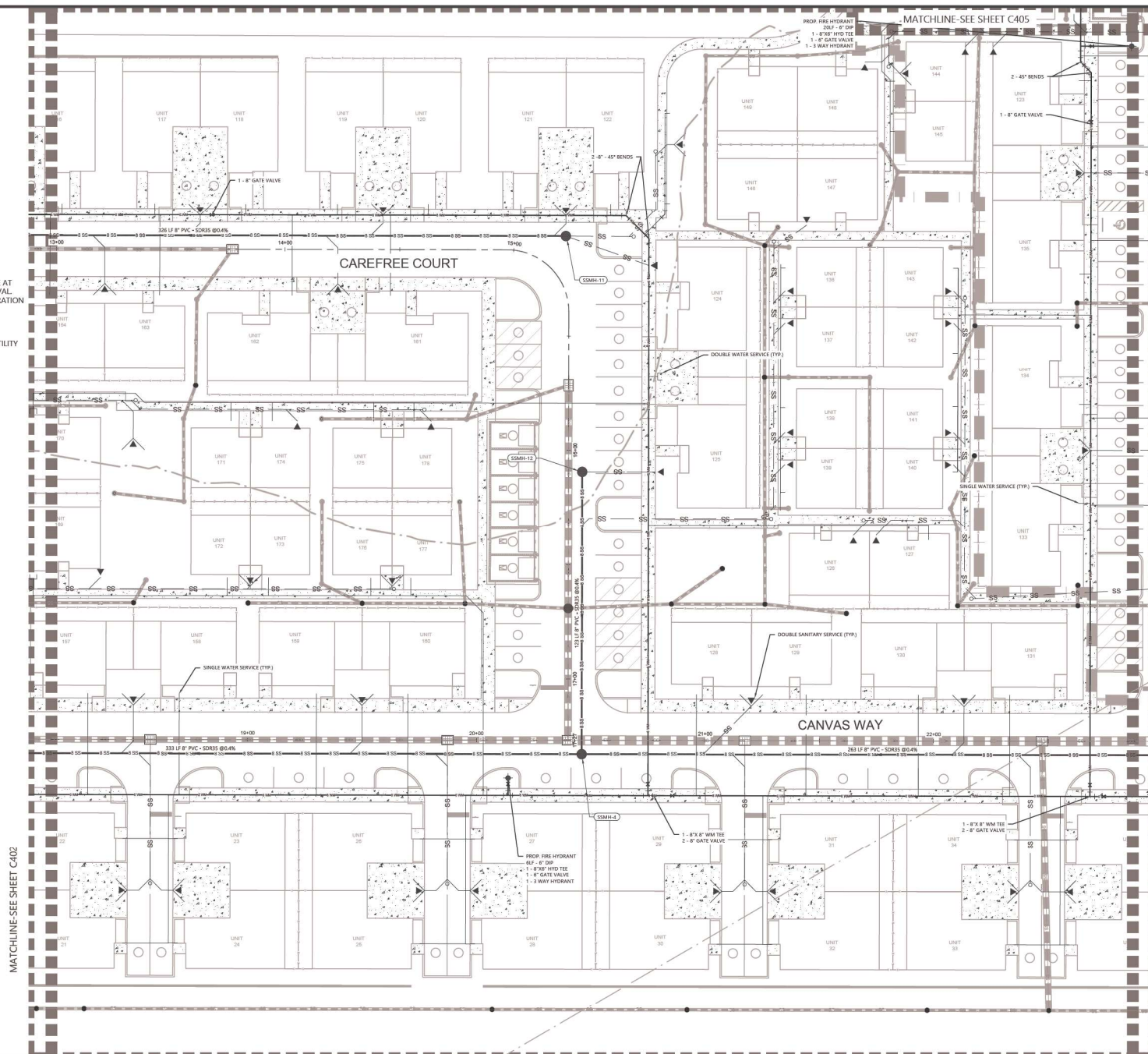
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111 N. WILLOWOOD, FL 32091
COA# 2020

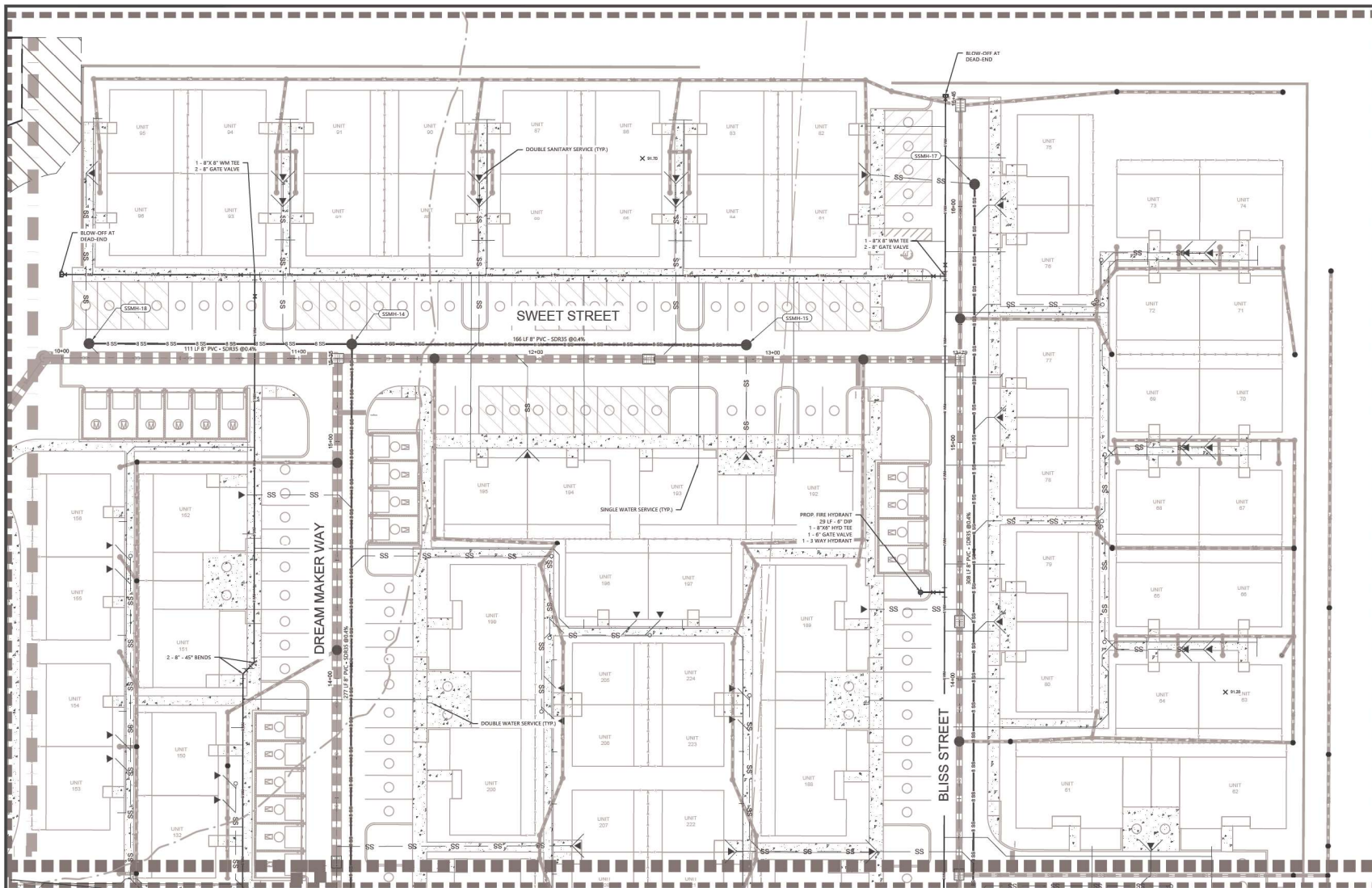
SEC 18 / TOWNSHIP 18S RANGE 23E	3500.0 3530.0 E C-466	CITY OF WILLOWOOD
SUMTER COUNTY, FLORIDA		
CANVAS AT WILLOWOOD	WATERMARK PROPERTIES, LLC	
SITE PLAN		UTILITY PLAN - 1
DATE: AUG 23, 2023		
REVISIONS		
SCALE: 1"=20'		
DRAWN BY: JSM/L CHECKED BY: JT PROJECT MANAGER: JT JOB #: 23002064 FILE CODE: ---- SHEET NO: C401		





SANITARY SEWER STRUCTURES TABLE				
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-4	48" SANITARY MANHOLE	90.26	81.48 (E) 84.68 (N) 81.38 (W)	N 1670287.91 E 642292.95
SSMH-11	48" SANITARY MANHOLE	90.08	85.42 (W)	N 1670514.28 E 642286.35
SSMH-12	48" SANITARY MANHOLE	89.84	80.17 (S)	N 167041.26 E 642231.18





PLAN LEGEND

---	PROJECT PROPERTY LINE
---	SURFACE/EXISTING FEATURE
---	PROPOSED DOMESTIC WASTE LINE
SS	PROPOSED SANITARY LINE
FM	PROPOSED FORCE MAIN
---	GATE VALVE
---	STORM STRUCTURES
---	WATER DOUBLE SERVICE
---	WATER SINGLE SERVICE
---	FIRE HYDRANT
---	SEWER DOUBLE SERVICE
---	SEWER SINGLE SERVICE
---	SANITARY STRUCTURE
---	SANITARY CLEAN OUT

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CITY OF OKLAHOMA

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3500.0 3530.0 E C-466
CITY OF WILLOWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILLOWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 5

DATE: AUG 23, 2023

REVISIONS:

0 10' 20'

SCALE: 1"=20'

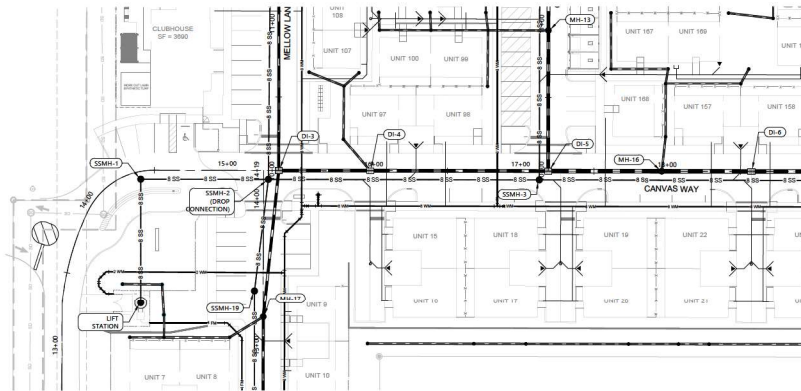
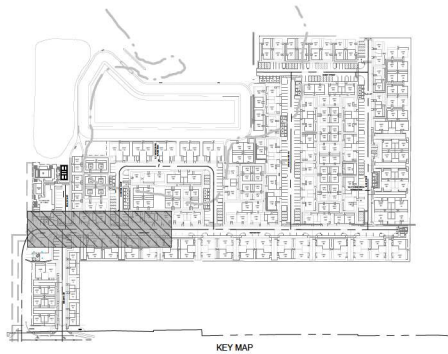
DRAWN BY: J. D. B. L.
CHECKED BY: J. T.
PROJECT MANAGER: J. T.
JOB #: 23030064
FILE CODE: ---
SHEET NO: C405

MATCHLINE-SEE SHEET C404

- UTILITY NOTES:**
1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILLOWOOD CONSTRUCTION SPECIFICATIONS.
 2. ALL POTABLE SERVICE SHALL HAVE AN ACCESSIBLE SHUT OFF VALVE AT EACH UNIT SERVICE CONNECTION PER CITY OF WILLOWOOD APPROVAL.
 3. REFER TO PLAN AND PROFILES SHEETS (C500 - C506) FOR THE SEPARATION BETWEEN WATER MAIN AND SEWER MAINS.
 4. ALL SANITARY SEWER SERVICE LINE SIZES ARE 6 INCHES.
 5. ALL POTABLE WATER SERVICE LINE SIZES ARE 2 INCHES.
 6. ALL PROPOSED UTILITIES WITHIN THE PROPERTY ARE PRIVATE. THE OWNER ACKNOWLEDGES THE MAINTENANCE OF THE PROPOSED UTILITY MAINS WILL BE EXTREMELY DIFFICULT.

SANITARY SEWER STRUCTURES TABLE

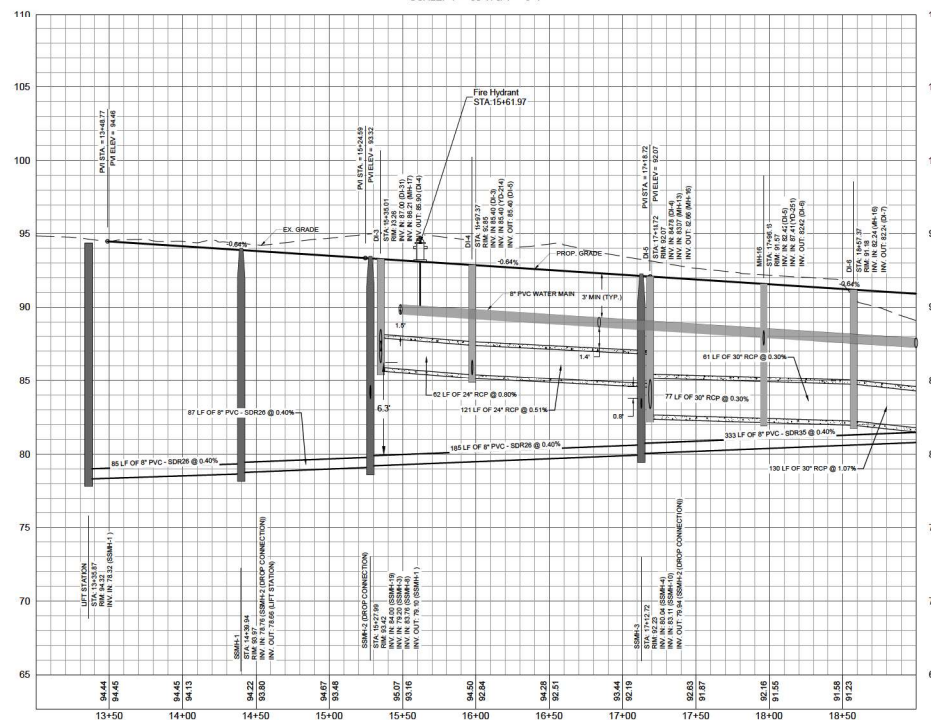
ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-14	48" SANITARY MANHOLE	89.75	85.03 (W) 85.20 (E) 84.93 (S)	N1670834.73 E842257.33
SSMH-15	48" SANITARY MANHOLE	90.53	85.87 (W)	N1670834.42 E842723.77
SSMH-17	48" SANITARY MANHOLE	91.08	86.41 (S)	N16708002.31 E842970.08
SSMH-18	48" SANITARY MANHOLE	90.14	85.48 (E)	N1670834.95 E842446.45



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
	EXISTING CONTOUR
	PROPOSED DOMESTIC WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED FORCE MAIN
	WATER STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
 1. PHASED: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
 2. VERTICAL DATUM NAVD 1988

PROFILE - CANVAS WAY
 SCALE: 1" = 50' H & 1" = 5' V



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 CO # 22004

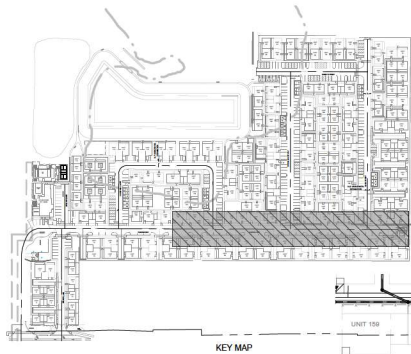
SEC 18 / TOWNSHIP 18S / RANGE 23E
 3500 & 3530 E C-466
 CITY OF WILDWOOD
 SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
 WATERMARK PROPERTIES, LLC
 SITE PLAN
 PRIVATE ROAD A1 - PLAN AND PROFILE

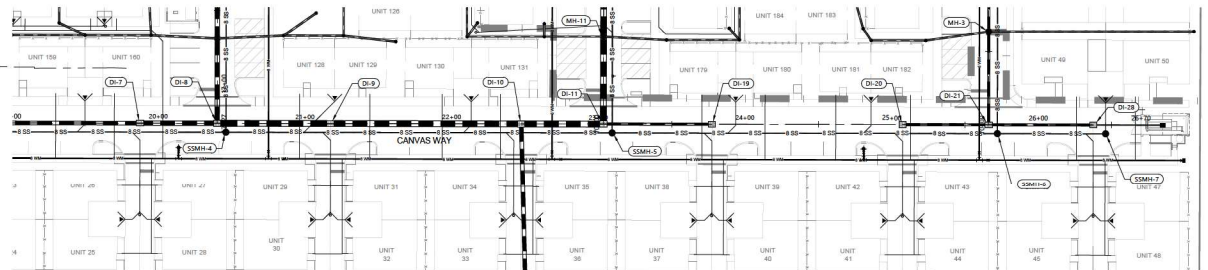
DATE: AUG 23, 2023

REVISIONS

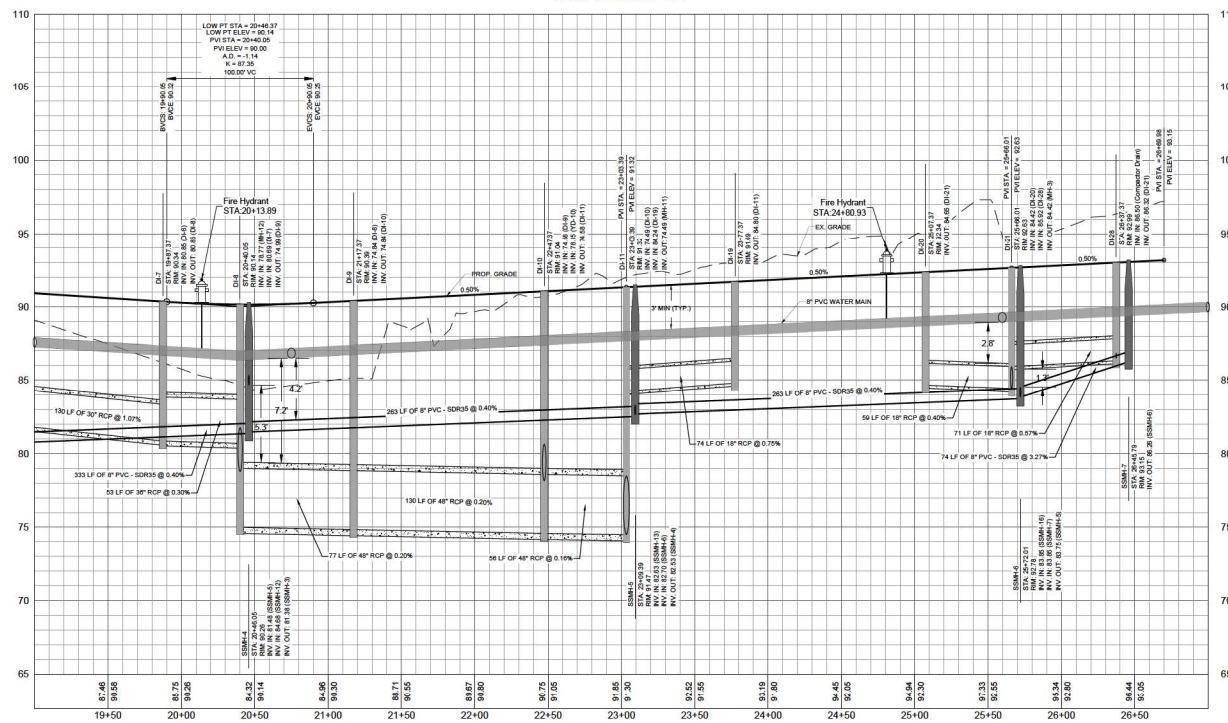
DRAWN BY: J. COLE
 CHECKED BY: JT
 PROJECT MANAGER: JT
 JOB #: 23002064
 FILE CODE: ---
 SHEET NO: C500



KEY MAP



PROFILE - CANVAS WAY
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
	EXISTING CONTOUR
	PROPOSED DOMESTIC WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

- NOTES:
- PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
 - VERTICAL DATUM: NAVD 1988



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CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THE PLANS. THE DESIGNER HAS NOT CONDUCTED ANY OTHER INVESTIGATION OF THE EXISTING CONDITIONS. THE DESIGNER HAS NOT CONDUCTED ANY OTHER INVESTIGATION OF THE EXISTING CONDITIONS.

24 HOUR
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CITY OF WILKINSON
COUNTY OF FLORIDA

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3500 & 3530 E C-466
CITY OF WILKINSON
SUMTER COUNTY, FLORIDA

CANVAS AT WILKINSON
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD A2 - PLAN AND PROFILE

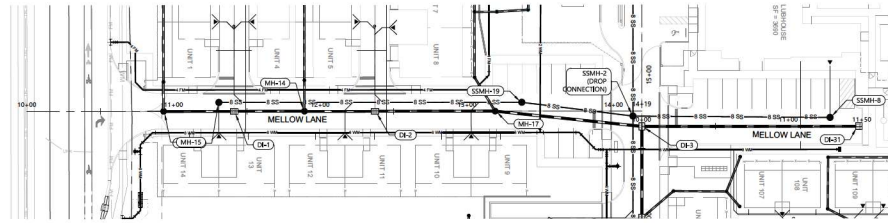
DATE: AUG 23, 2023

REVISIONS

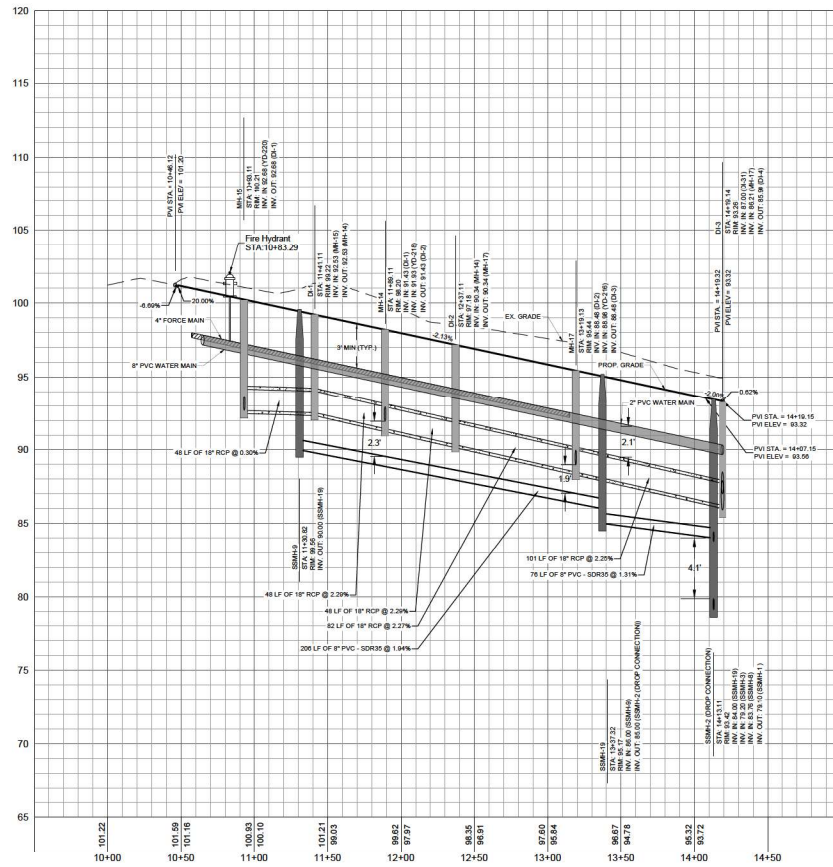
DRAWN BY: JCB/SL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23020064
FILE CODE: ---
SHEET NO: C501



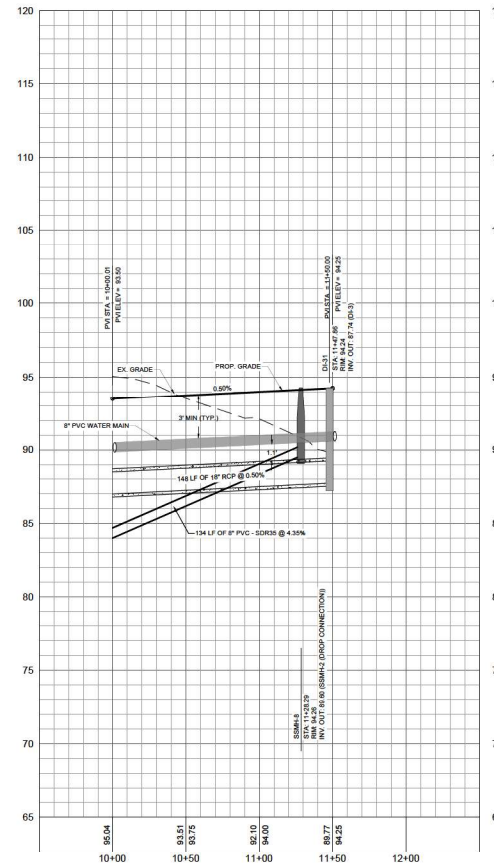
KEY MAP



PLAN PROFILE - MELLOW LANE
SCALE: 1" = 50' H & 1" = 5' V



PROFILE - MELLOW LANE
SCALE: 1" = 50' H & 1" = 5' V



PROFILE - MELLOW LANE
SCALE: 1" = 50' H & 1" = 5' V

PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
	EXISTING CONTOUR
	PROPOSED DOMESTIC WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1985



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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD B - PLAN AND PROFILE

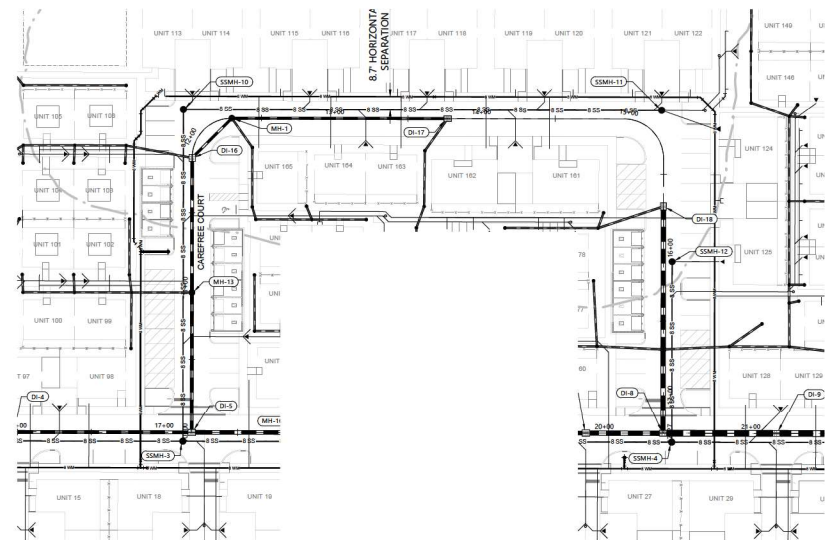
DATE: AUG 23, 2023

REVISIONS

DRAWN BY: JSC/BL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ---
SHEET NO: C502



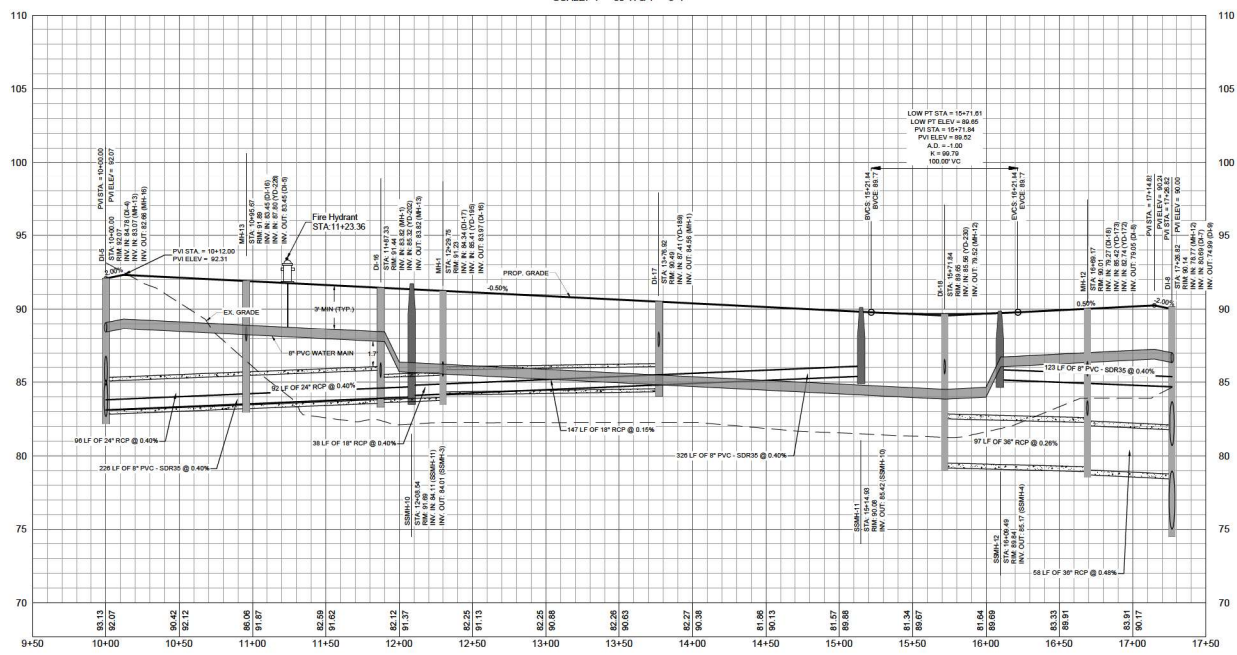
KEY MAP



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
	EXISTING CONTOUR
	PROPOSED DOMESTIC WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED FORCE MAIN
	WATER STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERIFY ALL EXISTING UTILITIES.

PROFILE - CAREFREE COURT
SCALE: 1" = 50' H & 1" = 5' V



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C-503

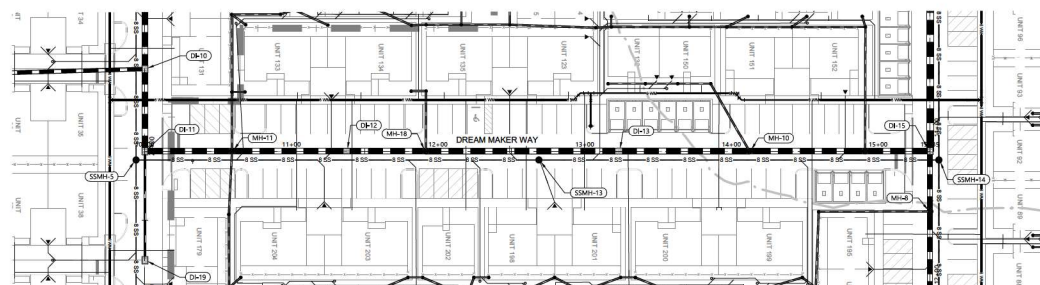
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CITY OF WILWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD C - PLAN AND PROFILE

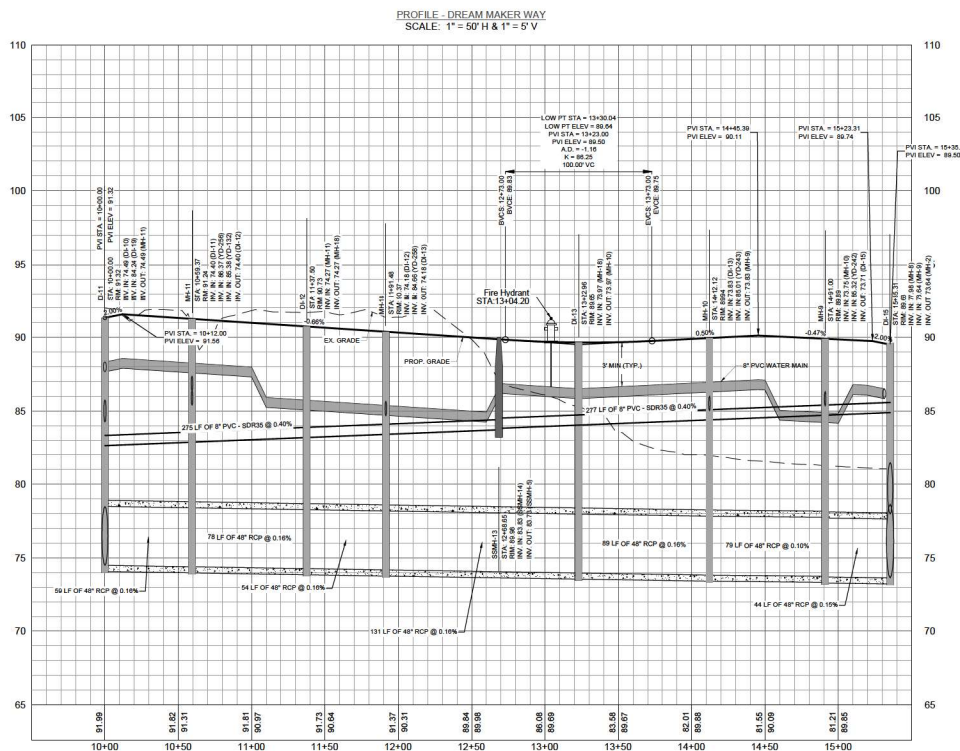
DATE: AUG 23, 2023

REVISIONS

DRAWN BY: JSC/BL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23020064
FILE CODE: ---
SHEET NO: C503



NOTES:
1. PAVING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1988



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3500 8 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD D - PLAN AND PROFILE

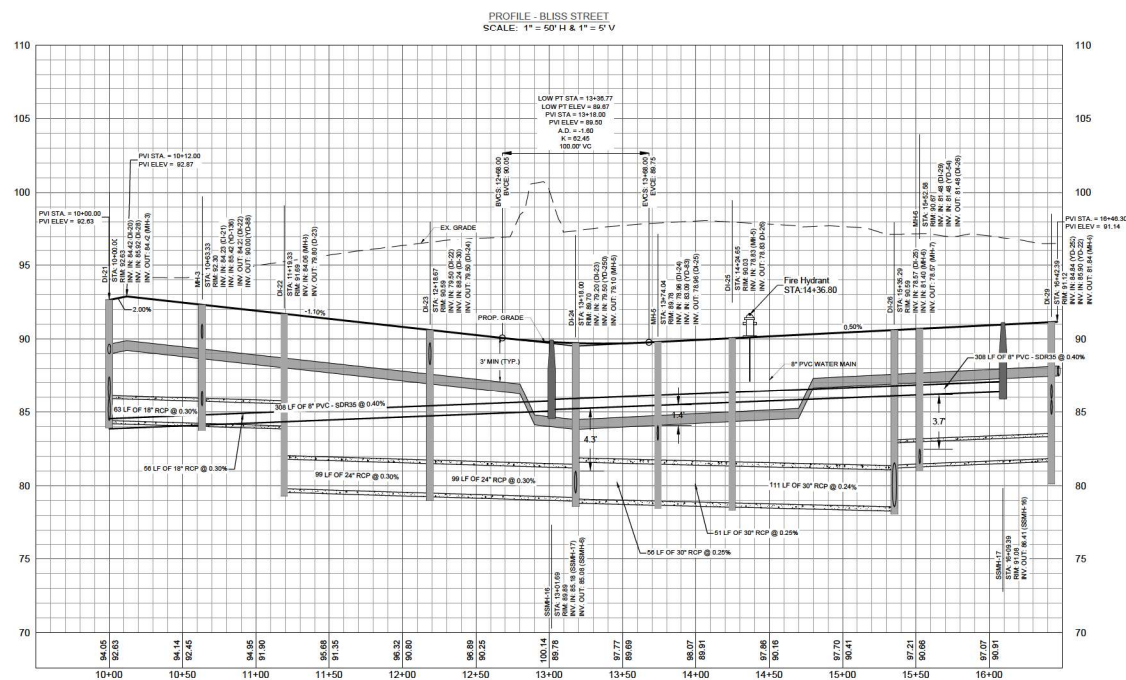
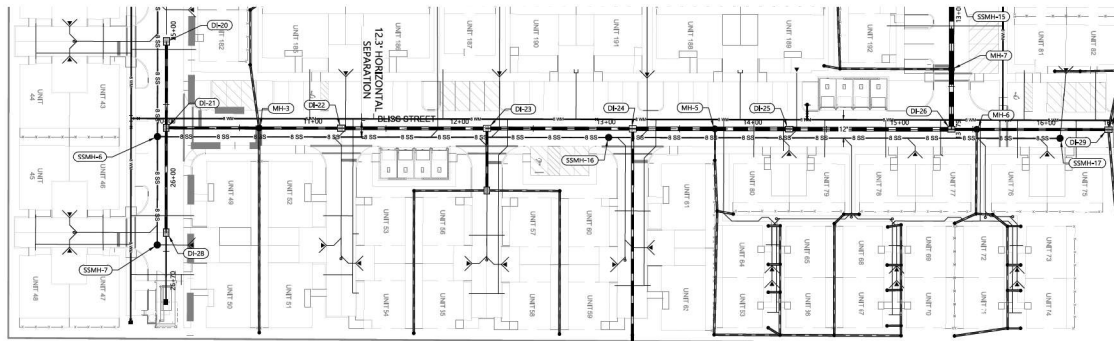
DATE: AUG 23, 2023

REVISIONS

0 100 400
DRAWN BY: JCB/LL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ---
SHEET NO. C504



KEY MAP



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IF YOU ARE DIGGING IN A PRIVATE RIGHT-OF-WAY, YOU MUST ALSO CALL THE LOCAL GOVERNMENT DEPARTMENT OF PUBLIC WORKS OR THE LOCAL GOVERNMENT DEPARTMENT OF UTILITIES.

NOTES

- CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE LOCAL GOVERNMENT DEPARTMENT OF PUBLIC WORKS OR THE LOCAL GOVERNMENT DEPARTMENT OF UTILITIES.
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24 HOUR EMERGENCY CONTACT

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ORLANDO, FL 32804
TEL: 407.420.4200
FAX: 407.420.4201



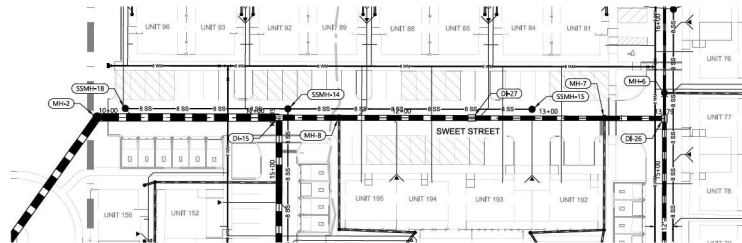
SIC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD E - PLAN AND PROFILE

DATE: AUG 23, 2023

REVISIONS

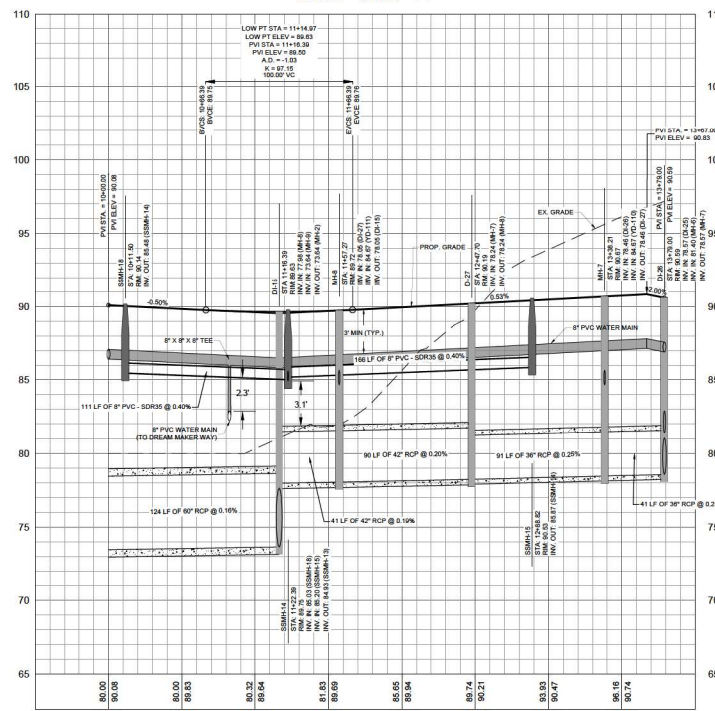
DRAWN BY: J. DUBIEL
CHECKED BY: J. DUBIEL
PROJECT MANAGER: J. DUBIEL
JOB # 23002064
FILE CODE: ---
SHEET NO: C505



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
	EXISTING CONTOUR
	PROPOSED DOMESTIC WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
 1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
 2. PORTUGAL, LA, LUM, NAVJO, TAYLOR

PROFILE - SWEET STREET
 SCALE: 1" = 50' H & 1" = 5' V



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 ...

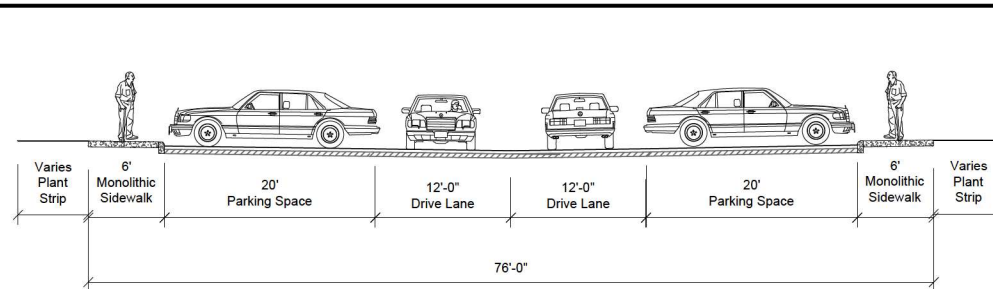
CANVAS AT WILDWOOD
 WATERMARK PROPERTIES, LLC
 3500 N. ...
 CITY OF WILDWOOD
 SUMTER COUNTY, FLORIDA

SITE PLAN
 PRIVATE ROAD F - PLAN AND PROFILE

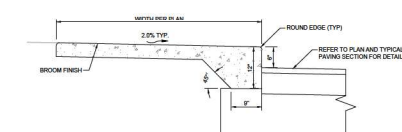
DATE: AUG 23, 2023

REVISIONS

DRAWN BY: J. ...
 CHECKED BY: J. ...
 PROJECT MANAGER: J. ...
 JOB # 23002064
 FILE CODE: ...
 SHEET NO. C506

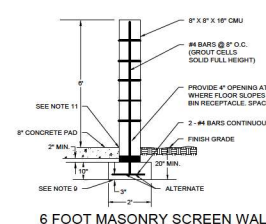


2 ROAD TYPICAL SECTIONS

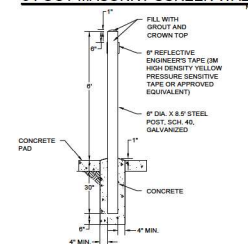


- NOTES:**
- 1) SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INSD 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
 - 2) COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
 - 3) SIDEWALK SHALL HAVE CONTRASTING JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 12' MAXIMUM.
 - 4) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
 - 5) SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3.
 - 6) CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3 AND 403.4.

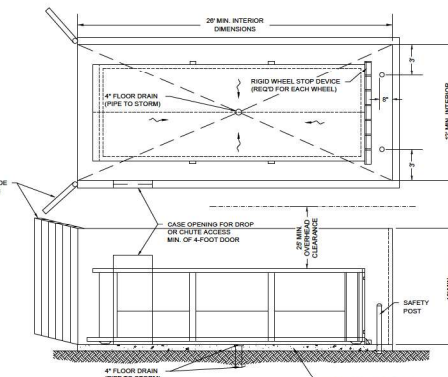
THICKENED EDGE SIDEWALK DETAIL



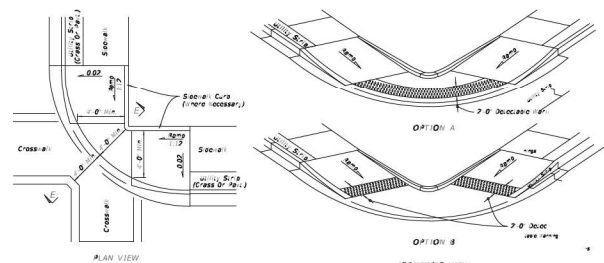
6 FOOT MASONRY SCREEN WAL



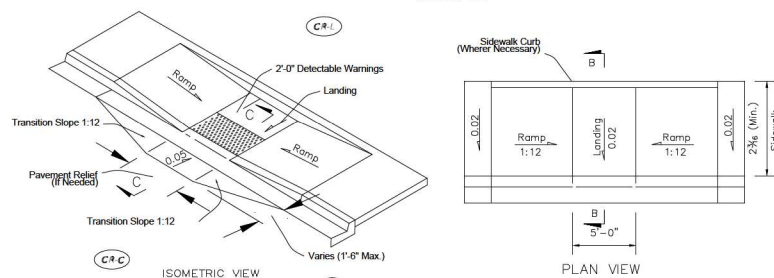
SAFETY POST



TRASH COMPACTOR ENCLOSURE DETAIL



ISOMETRIC VIEW



ISOMETRIC VIEW

1 CURB RAMP DETAILS

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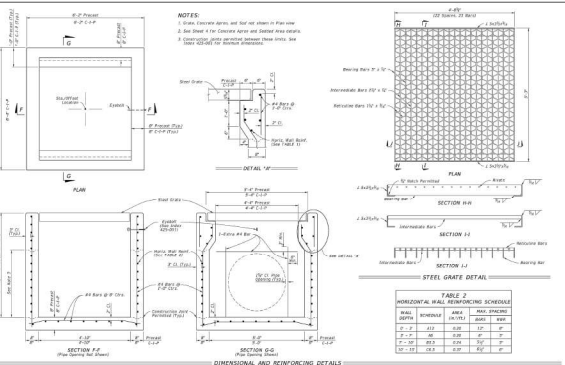


Part No.	Description	Color	Pkg Qty	Wt. (Lbs.)	Product Class	Specifications
1810	18" x 18" Square Grate	Gray	6	7.72	1960	18" Square Standard
1811	18" x 18" Square Grate	Black	6	7.72	1960	Foam Polyethylene Grate
1812	18" x 18" Square Grate	Green	4	7.72	1960	With UV inhibitor. Open surface area 86.31 square inches. 254.63 GPM.

NTS

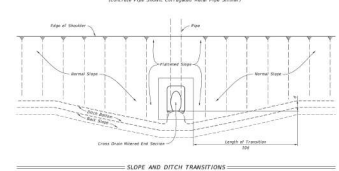
Diagram illustrating the structure of a Ditch Bottom Inlet Type F. The structure consists of a central square ditch bottom, surrounded by a concrete apron. The ditch bottom is covered with a steel grate. The concrete apron is shown with a grid pattern. Labels indicate the 'Steel Grate', 'Inlet', 'Concrete Apron', and 'Inlet (3 Bottom Section Not Shown)'.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524
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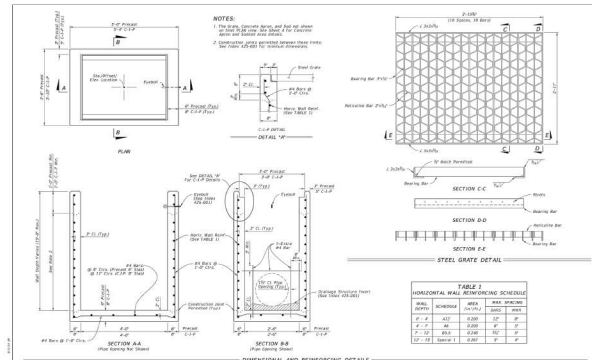


DATE 1/20/20		DESCRIPTION:		TYPE G - DIMENSIONAL REINFORCING AND GRATE DETAILS							
		FY 2023-24 STANDARD PLANS		DITCH BOTTOM INLET TYPES F AND G		<table><tr><th>INDEX</th><th>SHEET</th></tr><tr><td>425-053</td><td>3 of 4</td></tr></table>		INDEX	SHEET	425-053	3 of 4
INDEX	SHEET										
425-053	3 of 4										

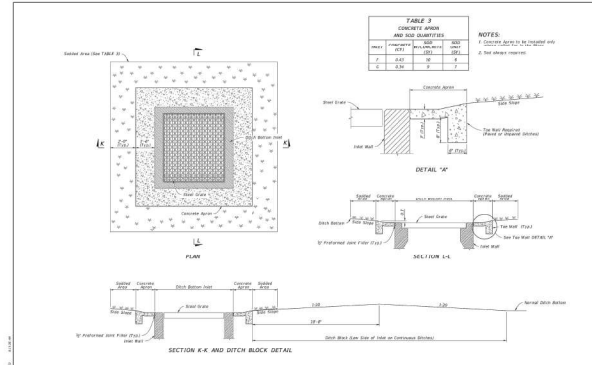
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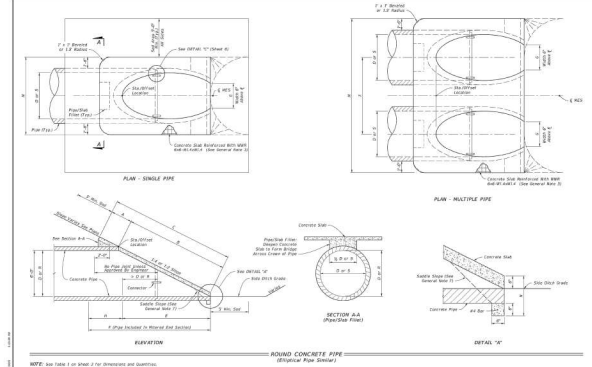
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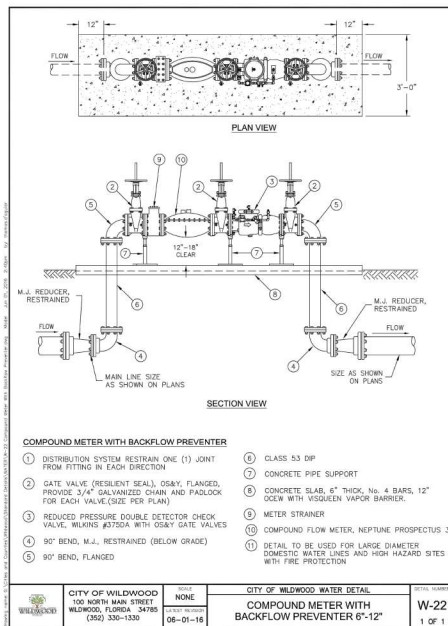
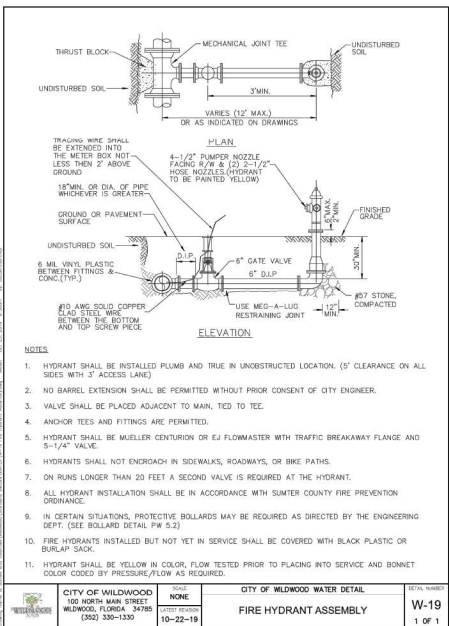
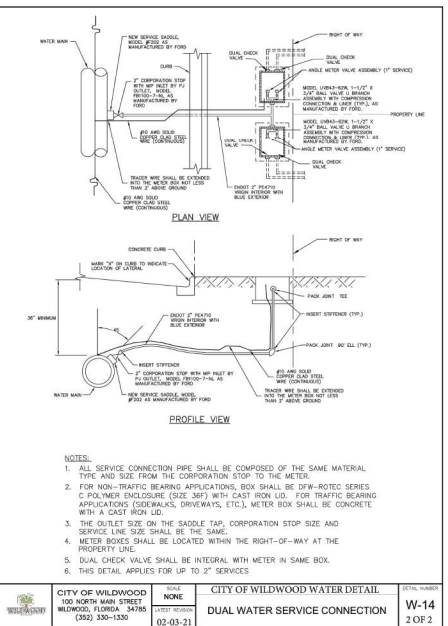
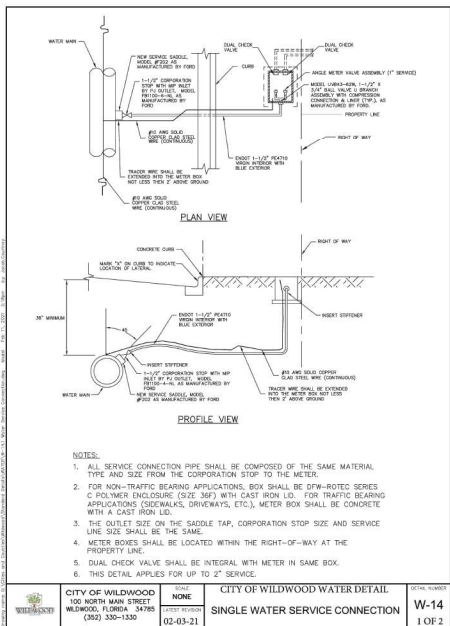
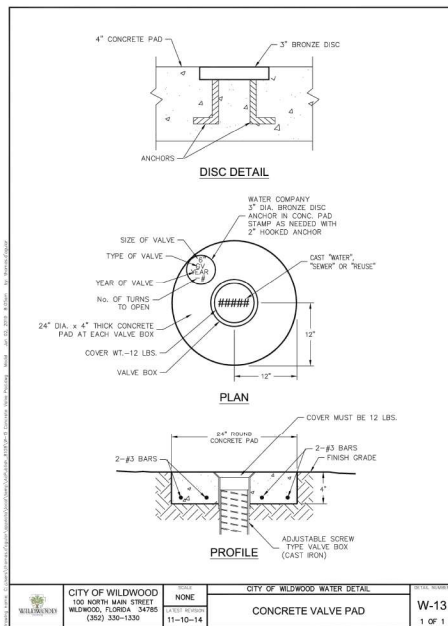
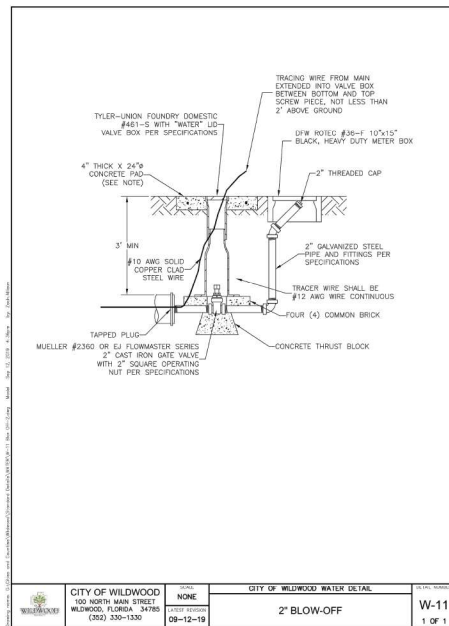
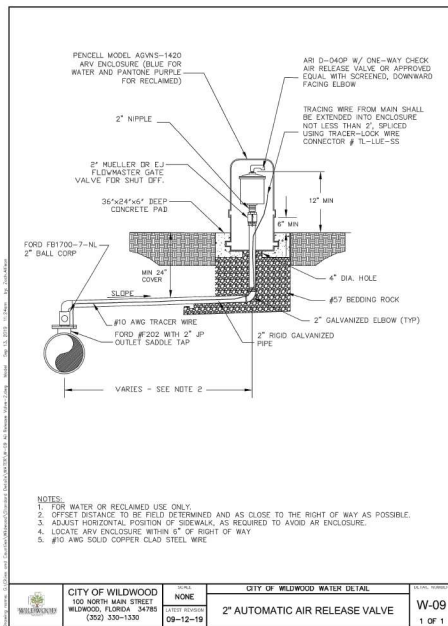
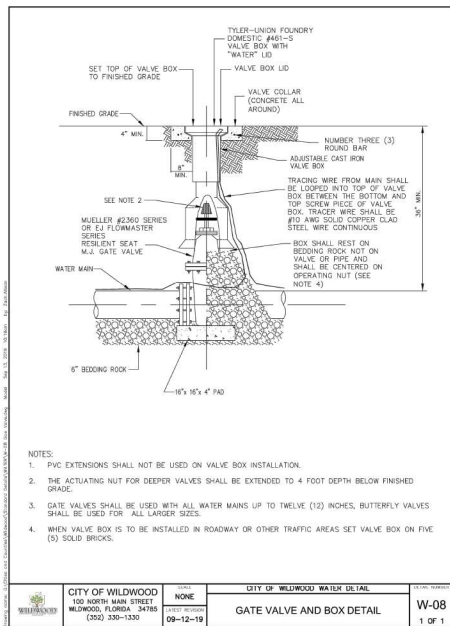
TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAIL					
DATE 30/01/20	DESCRIPTION	 FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4



LAST MODIFICATION		DESCRIPTION	PROJECT	DATE	BY	REVISION
20/01/20		FDOT FY 2023-24 STANDARD PLANS	CONCRETE APRON AND SODDED AREA DETAIL			
			DITCH BOTTOM INLET TYPES F AND G			
				INDEX		
				425-053		4 of 4



LAST REVISION 11/09/20		2 EXPLANATION	 FY 2022-23 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 2 of 6
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OKLAHOMA CITY, OK 73102

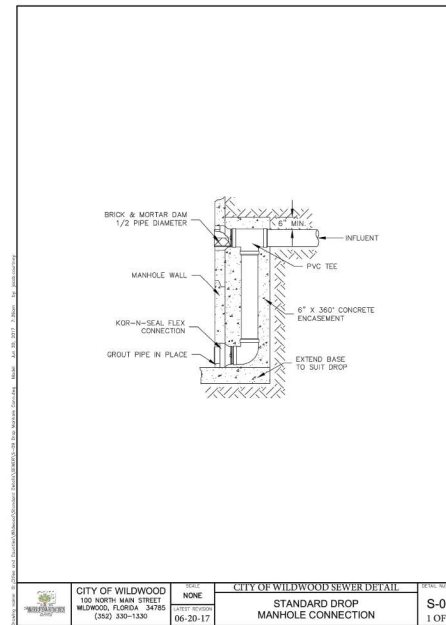
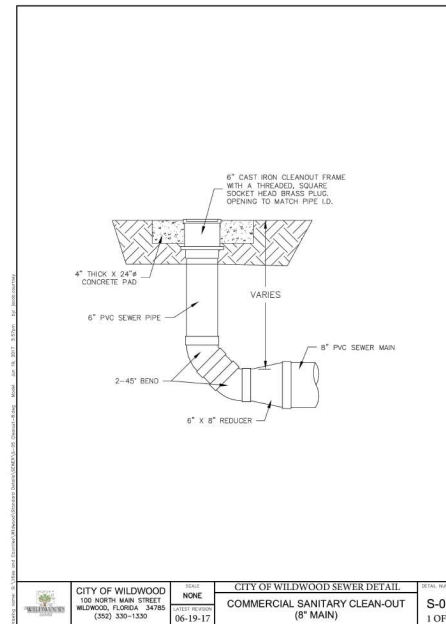
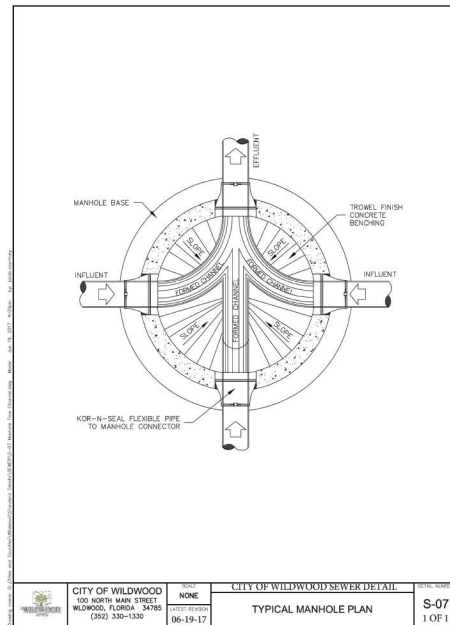
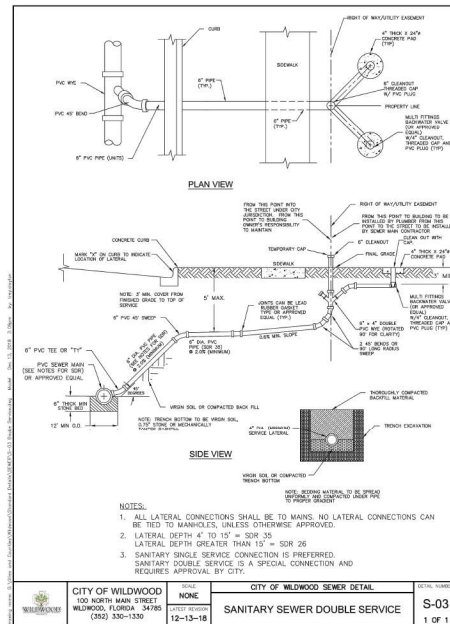
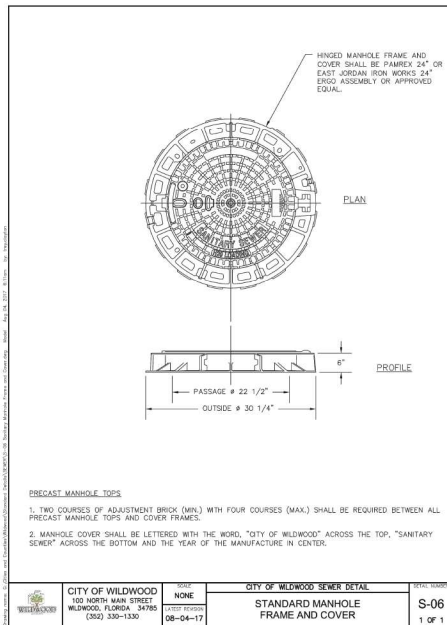
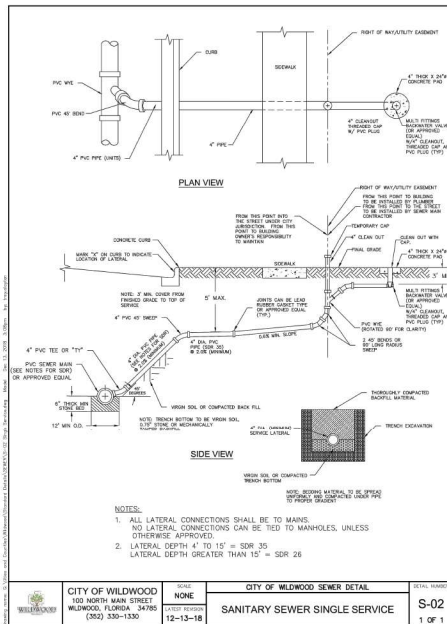
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3908 & 3930 E C-466
CITY OF WILDWOOD
SUMTER COUNTY / FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY DETAILS

DATE: AUG 23, 2023

REVISIONS

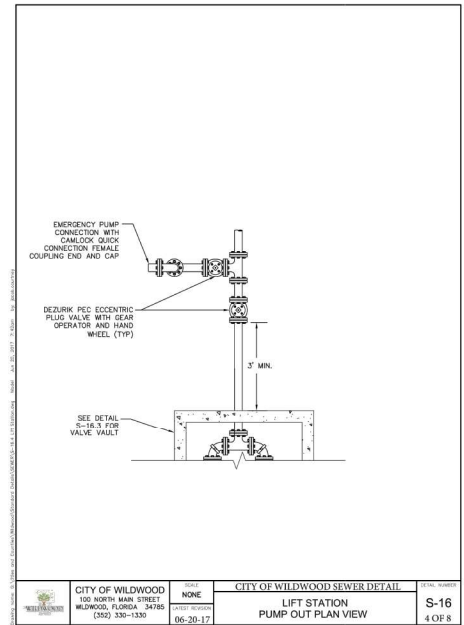
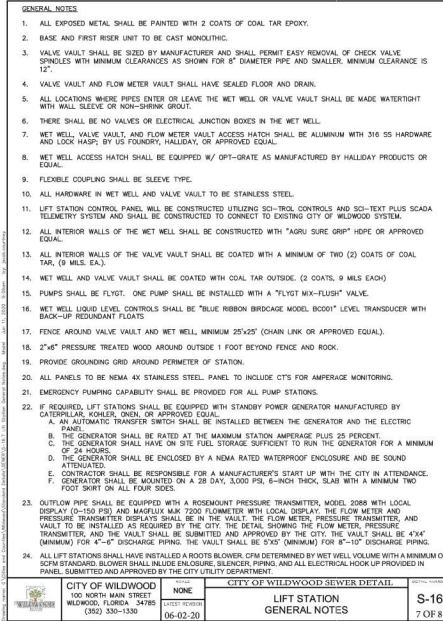
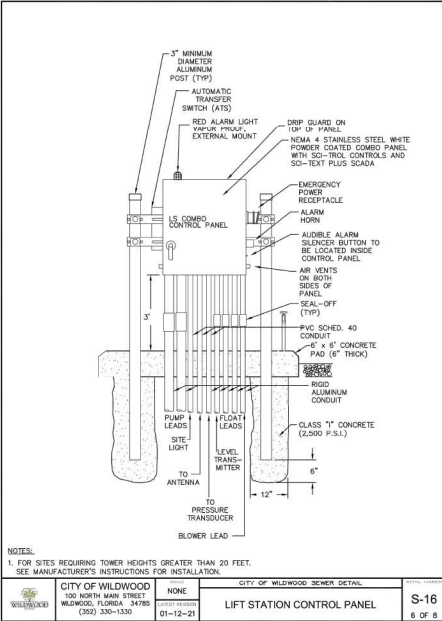
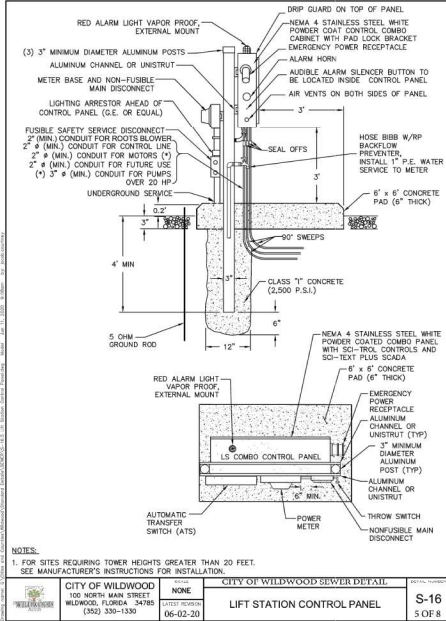
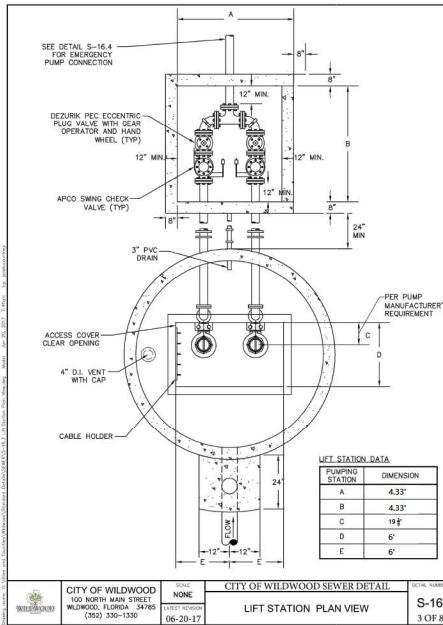
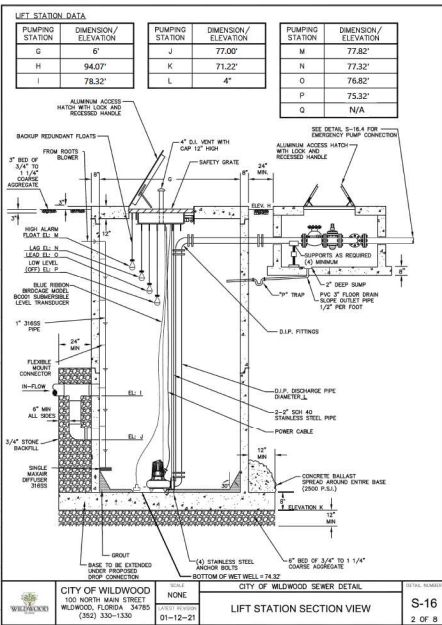
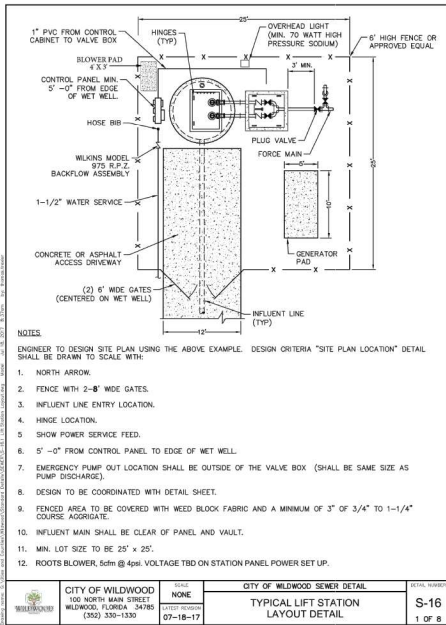
DESIGNED BY: JDR/JL
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: _____
SHEET NO: C606



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CANVAS AT WILDWOOD	WATERMARK PROPERTIES, LLC	SITE PLAN	UTILITY DETAILS
DATE	AUG 23, 2023		
DESIGNED BY	JIT		
PROJECT MANAGER	JIT		
ISS #	23002064		
FILE CODE	---		
SHEET NO.	C607		



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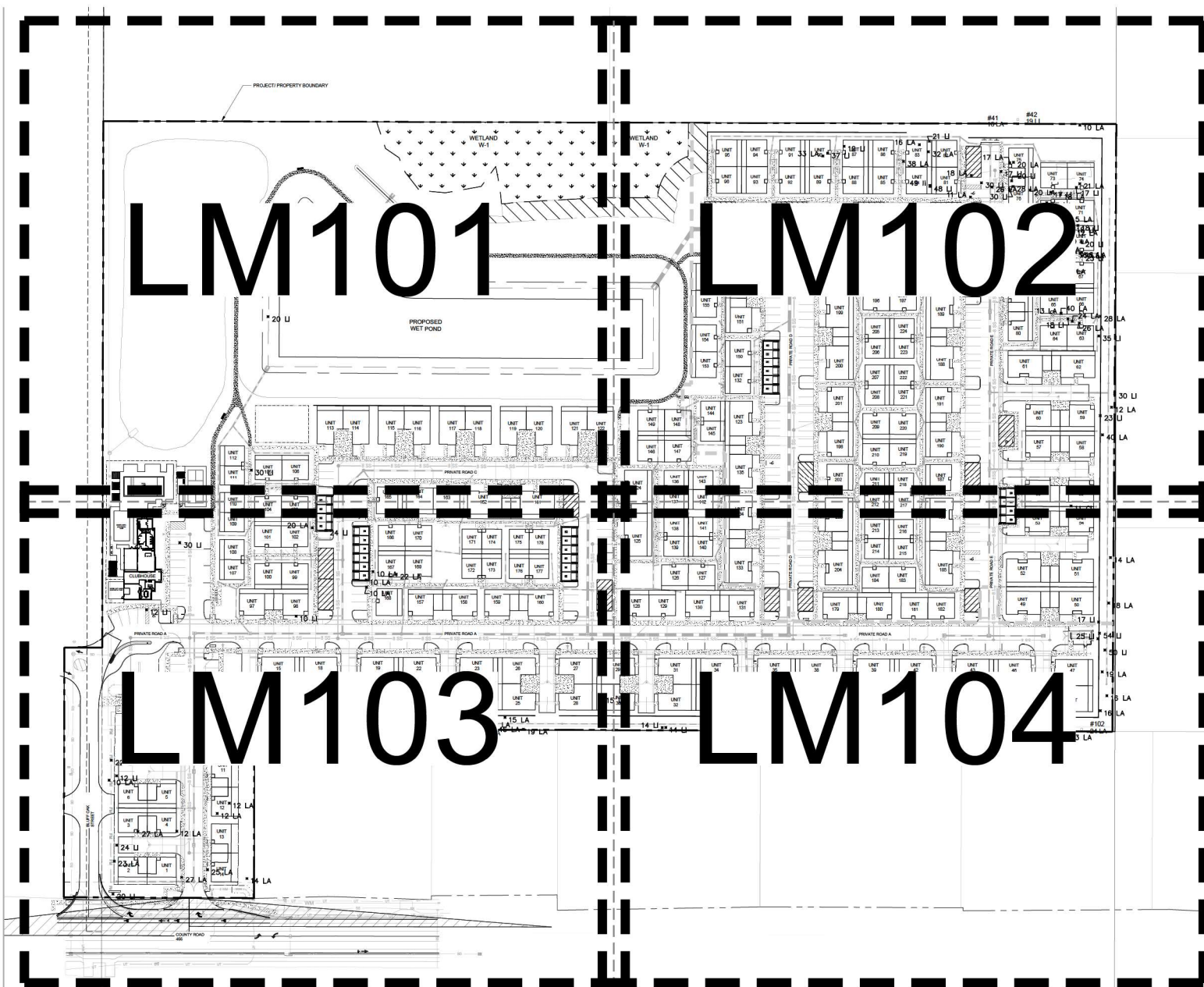
SEC 18 / TOWNSHIP 18S / RANGE 23E
 3908 & 3530 E C-466
 CITY OF WILDWOOD
 SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
 WATERMARK PROPERTIES, LLC
 SITE PLAN
 LIFT STATION DETAILS

DATE: AUG 23, 2023

REVISIONS

DESIGNED BY: JDOBL
 PROJECT MANAGER: JF
 JOB #: 23002064
 FILE CODE: _____
 SHEET NO: C608



TREE LEGEND	
X	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO REMAIN

TREE LEGEND	
* 24 U	24" LIVE OAK (PER SURVEY)
* 14 LA	14" LAUREL OAK (PER SURVEY)
* 14 A	14" ASH TREE (PER SURVEY)
* 14 CL	14" CHERRY TREE (PER SURVEY)
*TREE SIZES WILL VARY	

NOTE:
THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE OWNER.

- NOTES:
1. THERE SHALL BE 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB FOR METERS LESS THAN 3' AND 6' FOR METERS LARGER THAN 3'. AND FOR THE FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE SHALL BE A 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, METER ASSEMBLY SLABS, AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE MUST BE A CLEARANCE OF 7.5' MINIMUM FROM THE FRONT AND BOTH SIDES, AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTIONS INCLUDING POSTS, FENCES, TREES, ETC., PER THE FLORIDA FIRE PREVENTION CODE. STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF LANDSCAPING. TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10' OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEANOUTS, OR POTABLE/RECLAIMED/FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES, ETC. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES ARE PLANTED CLOSER THAN 10'.
 2. ALL BUFFERS SHOULD BE EXCLUSIVE OF ANY RIGHT OF WAY OR FUTURE DEDICATIONS.
 3. CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
 4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
 5. PROJECT WILL BE IN COMPLIANCE WITH ARTICLE II - RULES AND REGULATIONS GOVERNING THE PROTECTION OF TREES AND NATIVE VEGETATION WITHIN THE CITY OF WILDWOOD, FLORIDA - (CODE OF ORDINANCES SEC. 18-29(c)).

RVI
10100 Highland Manor Drive
Suite 400
Tampa, Florida 33610
Tel: 813-443-0382
www.rvlandscape.com

FLORIDA CERTIFICATE OF AUTHORIZATION
#00000000

RACHEL A. VANDY, P.L.A.
P.L. LICENSE NO. 100000000
Sunshine
Call RVI or visit sunshinefl.com to see full business days before digging to know buried facilities located and marked.
Check positive response codes before you dig!

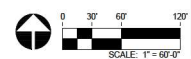
CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO.: 23007966
DATE: 04/05/2024
DRAWN: BEL
REVIEWED: RH

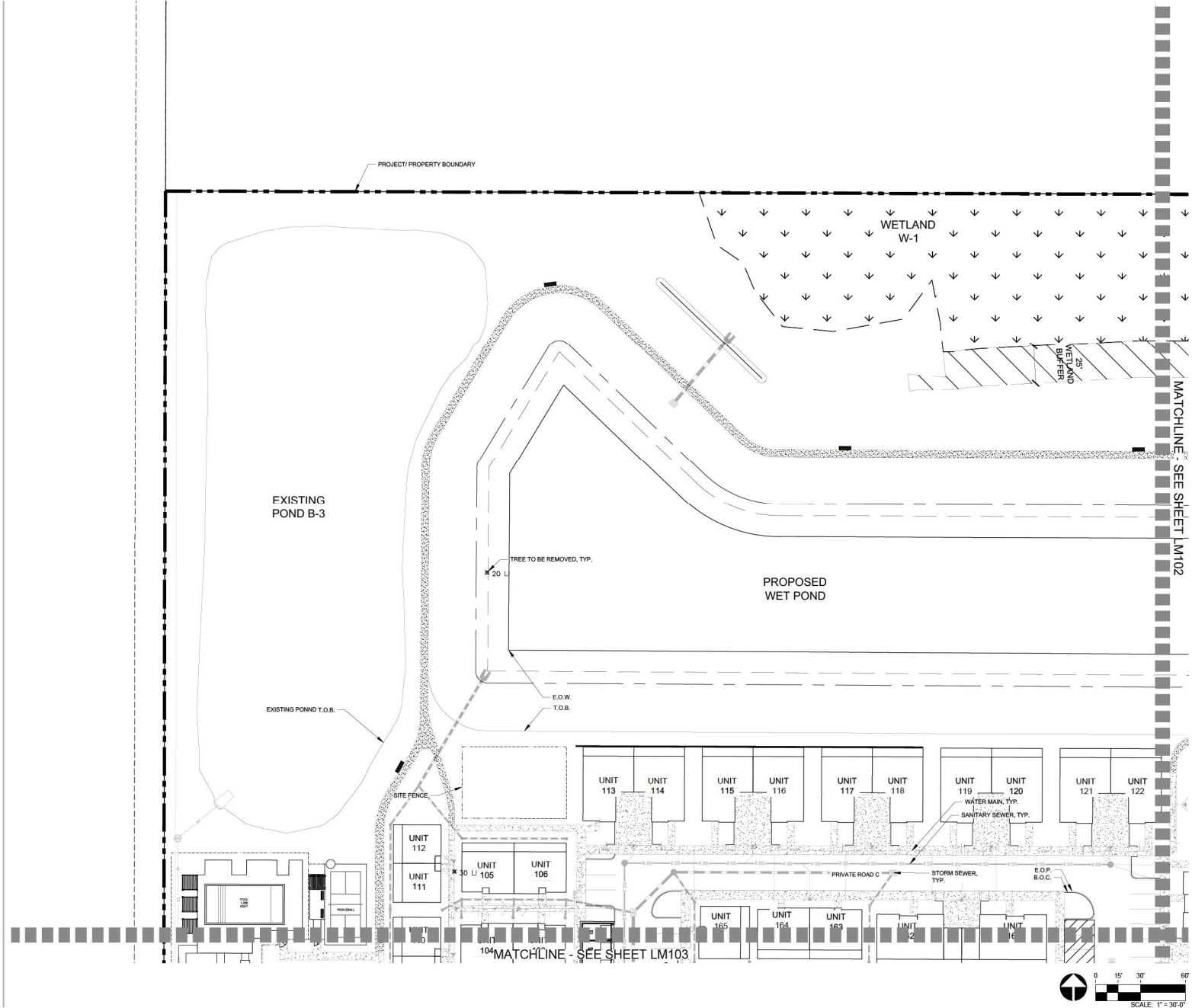
REVISIONS	

OVERALL
MITIGATION
REFERENCE
PLAN

LM100



1ST SUBMITTAL



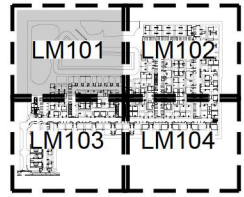
TREE LEGEND

	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

TREE LEGEND

* 24" LI	24" LIVE OAK (PER SURVEY)
* 14" LA	14" LAUREL OAK (PER SURVEY)
* 14" A	14" ASH TREE (PER SURVEY)
* 14" CL	14" CHERRY TREE (PER SURVEY)
* TREE SIZES WILL VARY	

SITE KEY MAP



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 FLORIDA LANDSCAPE ARCHITECT
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CANVAS AT WILDWOOD
 CODE MINIMUM LANDSCAPE PLANS
 CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

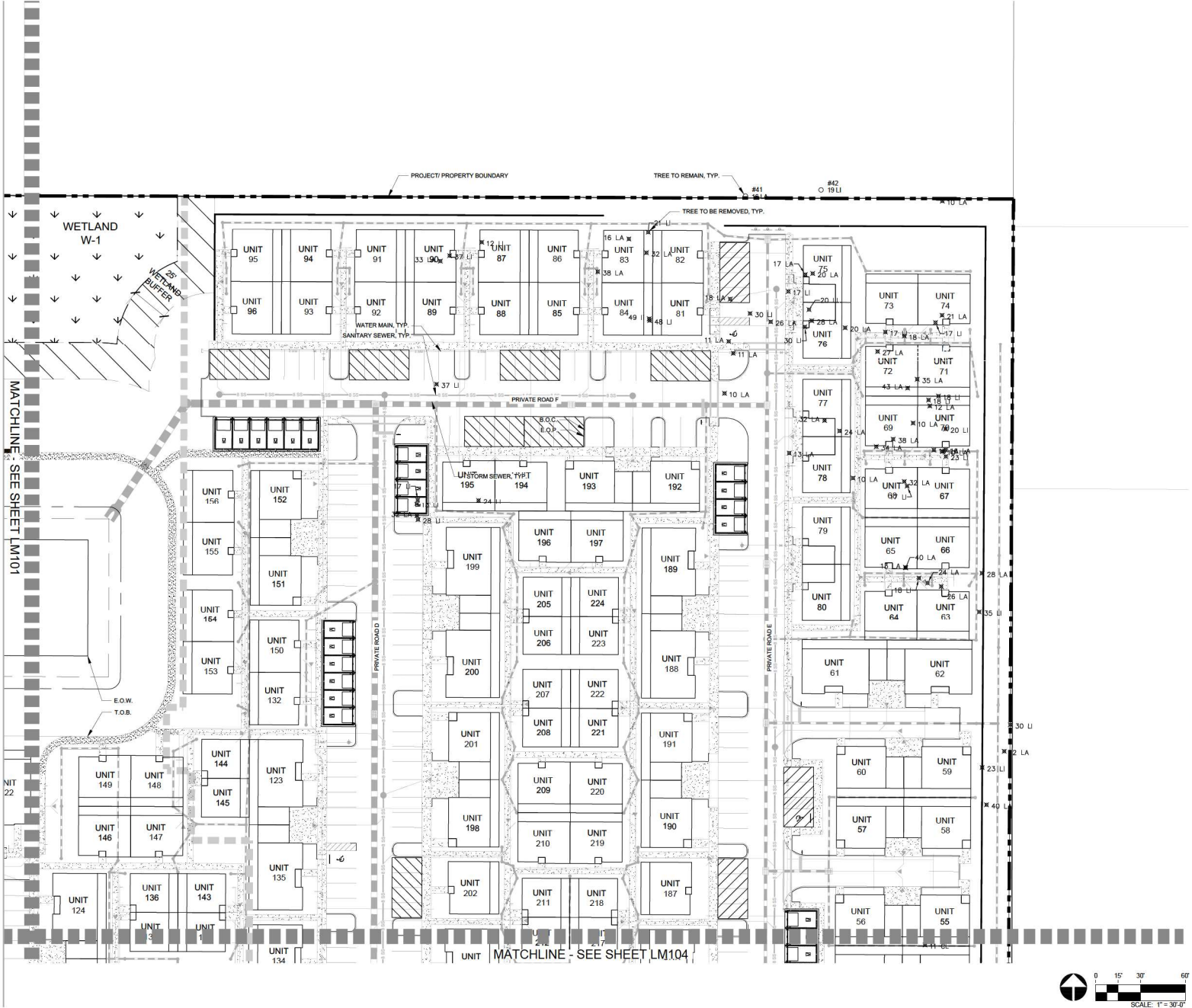
PROJECT NO.: 23007966
 DATE: 04/05/2024
 DRAWN: BEL
 REVIEWED: RH

REVISIONS

MITIGATION PLAN

LM101

1ST SUBMITTAL



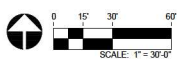
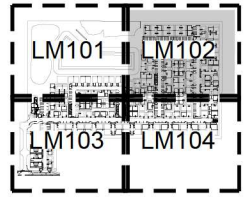
TREE LEGEND

X	EXISTING TREE TO BE REMOVED
O	EXISTING TREE TO REMAIN

TREE LEGEND

8" 24" LI	24" LIVE OAK (PER SURVEY)
8" 14" LA	14" LAUREL OAK (PER SURVEY)
8" 14" A	14" ASH TREE (PER SURVEY)
8" 14" CL	14" CHERRY TREE (PER SURVEY)
*TREE SIZES WILL VARY	

SITE KEY MAP



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 P.L. LICENSE # 10,000,000
Sunshine
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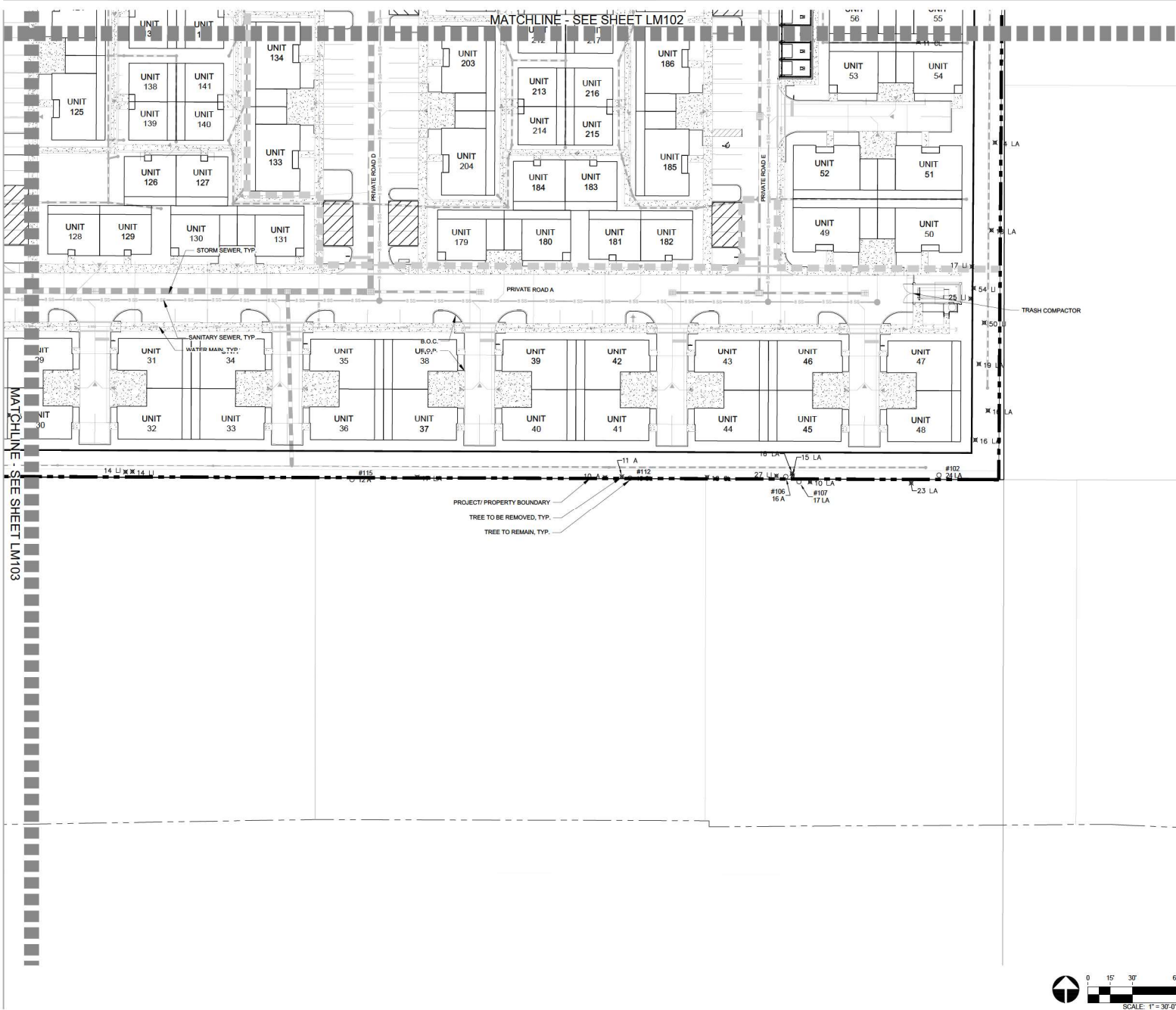
CANVAS AT WILDWOOD
 CODE MINIMUM LANDSCAPE PLANS
 CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO.: 23007966
 DATE: 04/05/2024
 DRAWN: BEL
 REVIEWED: RVI

MITIGATION PLAN

LM102

1ST SUBMITTAL



TREE LEGEND

X EXISTING TREE TO BE REMOVED

○ EXISTING TREE TO REMAIN

TREE LEGEND

* 24" L 24" LIVE OAK (PER SURVEY)

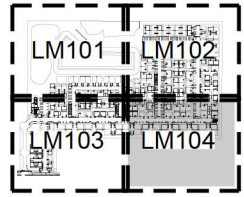
* 14" LA 14" LAUREL OAK (PER SURVEY)

* 14" A 14" ASH TREE (PER SURVEY)

* 14" CH 14" CHERRY TREE (PER SURVEY)

* TREE SIZES WILL VARY

SITE KEY MAP



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CANVAS AT WILDWOOD
 CODE MINIMUM LANDSCAPE PLANS
 CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

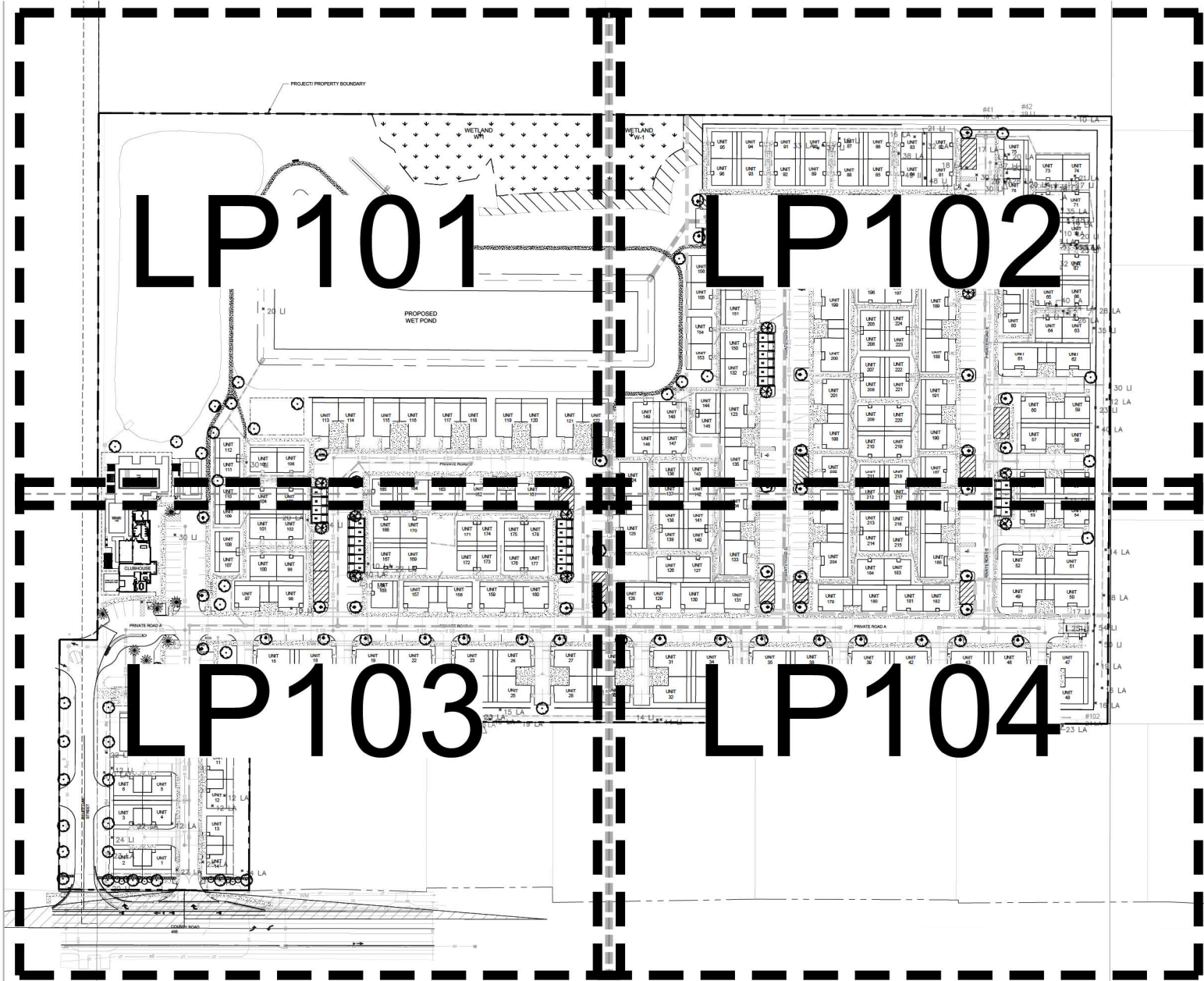
PROJECT NO.: 23007966
 DATE: 04/05/2024
 DRAWN: BEL
 REVIEWED: RH

REVISIONS

MITIGATION PLAN

LM104

1ST SUBMITTAL



NOTE:
THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE OWNER.

- NOTES:
1. THERE SHALL BE 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB FOR METERS LESS THAN 3" AND 6" FOR METERS LARGER THAN 3", AND FOR THE FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE SHALL BE A 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, METER ASSEMBLY SLABS, AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE MUST BE A CLEARANCE OF 7.5' MINIMUM FROM THE FRONT AND BOTH SIDES, AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTIONS INCLUDING POSTS, FENCES, TREES, ETC., PER THE FLORIDA FIRE PREVENTION CODE. STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF LANDSCAPING. TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10' OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEANOUTS, OR POTABLE RECLAIMED FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES, ETC. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES ARE PLANTED CLOSER THAN 10'.
 2. ALL BUFFERS SHOULD BE EXCLUSIVE OF ANY RIGHT OF WAY OR FUTURE DEDICATIONS.
 3. CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
 4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
 5. PROJECT WILL BE IN COMPLIANCE WITH ARTICLE II - RULES AND REGULATIONS GOVERNING THE PROTECTION OF TREES AND NATIVE VEGETATION WITHIN THE CITY OF WILDWOOD, FLORIDA - CODE OF ORDINANCES SEC. 18-29(f).

- LANDSCAPE PLACEMENT NOTES:
1. STREET TREES TO BE PLACED WITHIN 25' OF RIGHT OF WAY.
 2. TREES TO BE PLACED OUTSIDE OF ANY UTILITY OR DRAINAGE EASEMENT.
 3. STREET TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH ANY UTILITIES, DRIVEWAYS, OR STREET LIGHTING.
 4. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE 2/3 OF ANY DRAINAGE SWALE OR WITHIN 3' MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE SWALE, WHICHEVER IS GREATER.
 5. NO TREE OR SHRUB MORE THAN 2' IN HEIGHT SHALL BE LOCATED WITHIN 2' OF THE EDGE OF VEHICLE USE AREA LANDSCAPING.



CODE REQUIREMENT LEGEND

- 20' BUFFER
- STREET TREES
- PARKING ISLANDS

- LANDSCAPE REQUIREMENTS:**
1. **BUFFER REQUIREMENTS**
 - A. MIN. LANDSCAPE BUFFER SHALL CONTAIN THE FOLLOWING PLANTS FOR EACH 100 LINEAR FT.: 3 CANOPY TREES, 5 UNDERSTORY TREES, AND A CONTINUOUS ROW OF SHRUBS.
 - B. REMAINDER OF BUFFER SHALL BE PLANTED WITH A COMBINATION OF GRASS, GROUND COVER, OR OTHER LANDSCAPE TREATMENT.
 2. **STREET TREE REQUIREMENTS**
 - A. ONE CANOPY TREE PER 50 LINEAR FEET.
 3. **PARKING LOT REQUIREMENTS**
 - A. AT LEAST 1 CANOPY TREE, AND 3 SHRUBS SHALL BE PROVIDED IN THE INTERIOR LANDSCAPE FOR EVERY 25 PAVED PARKING SPACES IN THE PARKING LOT.

"STREET TREE REQUIREMENTS"
LDR-4.10(A)(1) - 443 LF

	Required	Provided
Canopy Trees	1/25 LF = 11	12

"20' WIDE PERIMETER BUFFER"
DGS-11.05(1)(a) - 30' WIDE 188 LF

	Required	Provided
Canopy Trees	3/100 LF = 6	6
Understory Trees	3/100 LF = 10	10
Shrubs	CONTINUOUS	62

"PARKING LOT REQUIREMENTS"
DGS-11.05(1) - 421 PARKING SPOTS & 75 ISLANDS

	Required	Provided
Canopy Trees	1/25 SPOTS = 17	75
Shrubs	3/25 SPOTS = 61	61



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CANVAS AT WILDWOOD

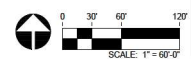
CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO.: 23007966
DATE: 04/05/2024
DRAWN: BEL
REVIEWED: RBH

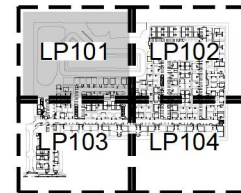
PERMIT REQUIREMENTS PLAN

LP100A



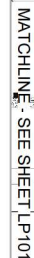
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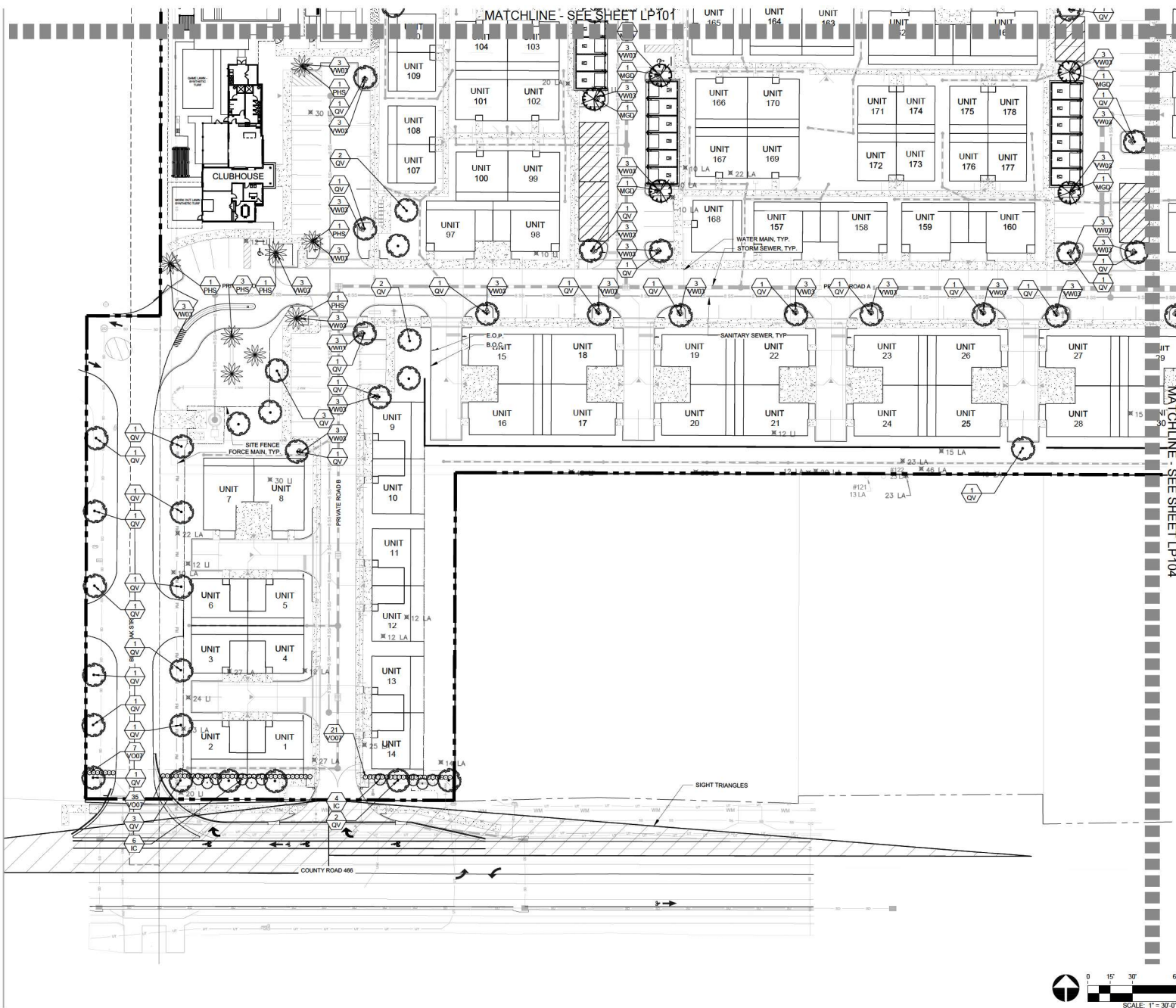
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Page 95 of 158

CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

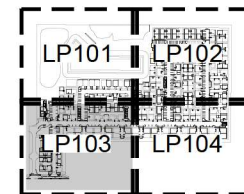




PLANT SCHEDULE LANDSCAPE		
SYMBOL	CODE	COMMON / BOTANICAL NAME
LARGE TREES		
	MGD	D.D. BLANCHARD MAGNOLIA D.D. BLANCHARD*
	QV	LIVE OAK QUERCUS VIRGINIANA
SMALL TREES		
	IC	DAHOON HOLLY ILEX CASSINE
PALM TREES		
	PHS	SILVERWILD DATE PALM 'ROBUSTA' PHOENIX SYLVESTRIS
SHRUBS		
	V007	SWEET VIBURNUM VIBURNUM OCOARATISSIMUM
	VW03	WALTER'S VIBURNUM VIBURNUM OCOARATUM

○ EXISTING TREE TO REMAIN

SITE KEY MAP



IRVi
10150 Highland Manor Drive
Suite 450
Tampa, Florida 33610
Tel: 813.443.8282
www.rvplanning.com

FLORIDA CERTIFICATE OF AUTHORIZATION
LC28000395

RACHEL A. HENDRY, P.L.A.
FL. LICENSE NO. LA0667268

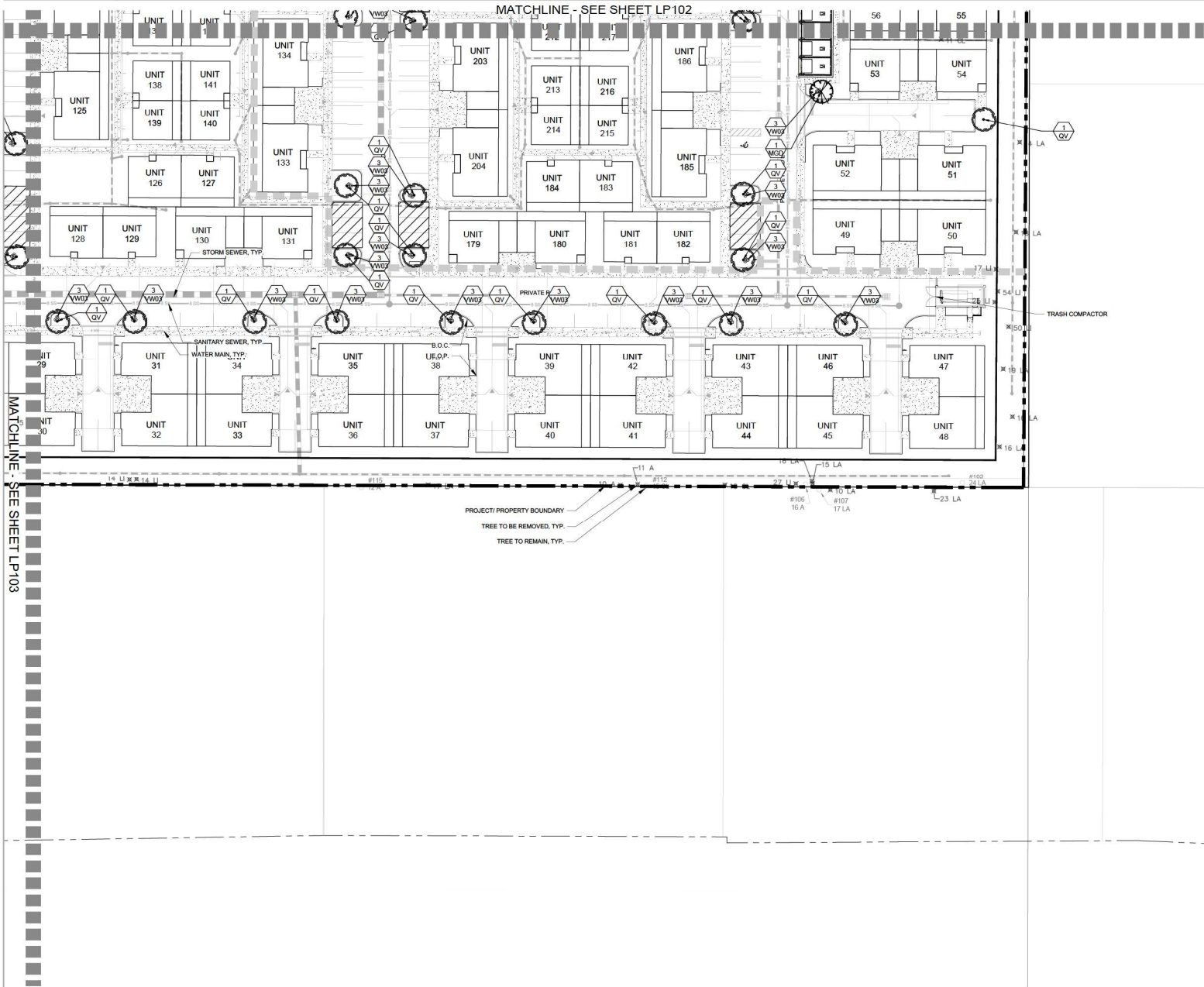
Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

LP103

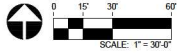
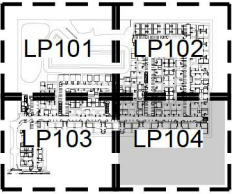
1ST SUBMITTAL



TREE LEGEND	
	EXISTING TREE TO REMAIN

PLANT SCHEDULE LANDSCAPE		
SYMBOL	CODE	COMMON / BOTANICAL NAME
LARGE TREES		
	MGO	D.D. BLANCHARD MAGNOLIA MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'
	QV	LIVE OAK QUERCUS VIRGINIANA
SMALL TREES		
	IC	DAHOON HOLLY ILEX CASSINE
PALM TREES		
	PHS	SILVERWILD DATE PALM 'ROBUSTA' PHOENIX SYLVESTRIS
SHRUBS		
	VO07	SWEET VIBURNUM VIBURNUM COCKATISIMUM
	YW03	WALTER'S VIBURNUM VIBURNUM OBOVATUM

SITE KEY MAP



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Tel: 813-443-0382
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#00000000

RACHEL A. VANDY, P.L.A.
P.L. LICENSE #00000000

Sunshine
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buried facilities located and marked.
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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

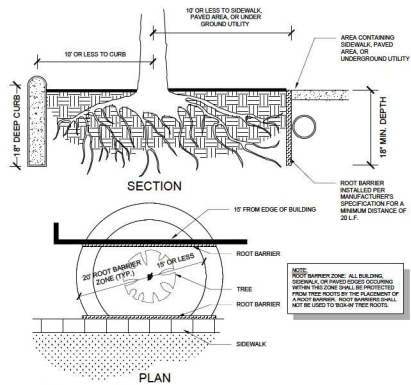
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DATE: 04/05/2024
DRAWN: BEL
REVIEWED: RH

REVISIONS

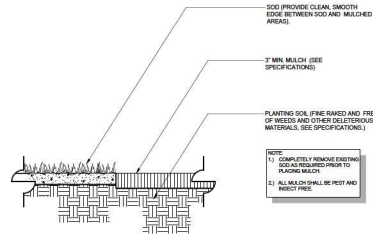
LANDSCAPE
PLAN

LP104

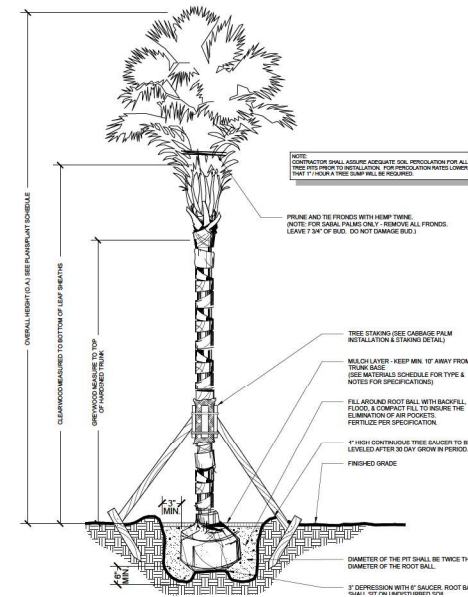
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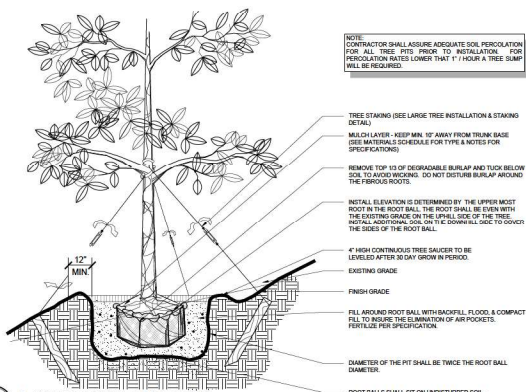
G ROOT BARRIER DETAIL
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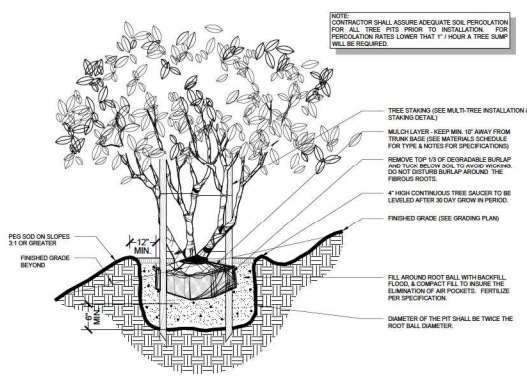
H MULCH APPLICATION - TYPE 1
SCALE: N.T.S.



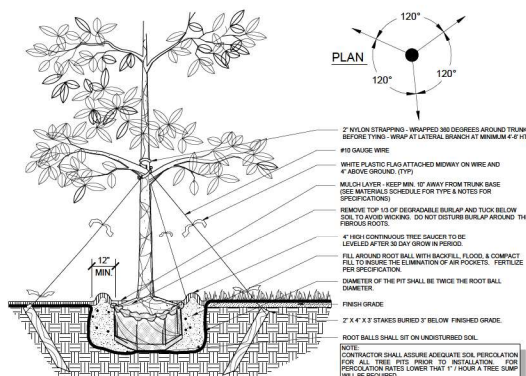
F PALM INSTALLATION
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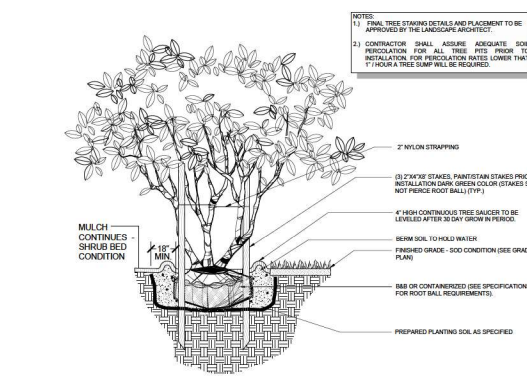
D LARGE TREE ON SLOPE
SCALE: N.T.S.



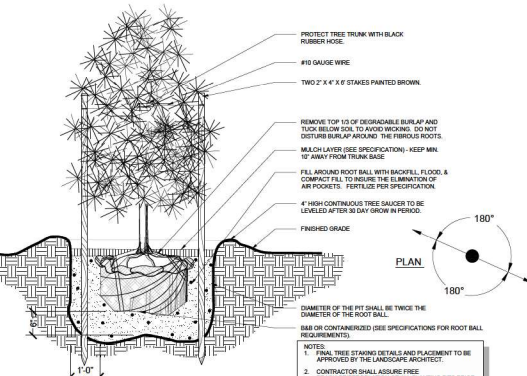
E MULTI-TRUNK TREE ON SLOPE
SCALE: N.T.S.



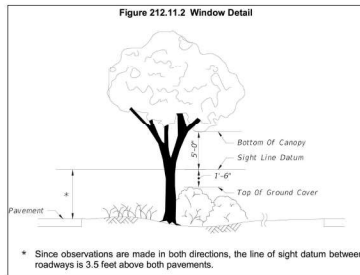
A LARGE TREE INSTALLATION & STAKING
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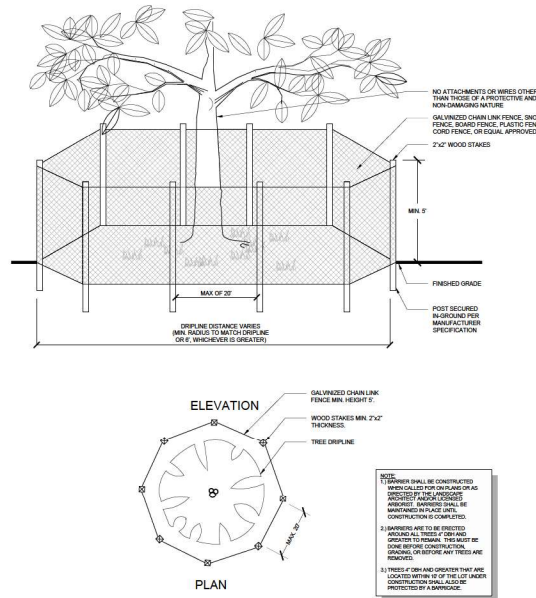
B MULTI-TRUNK TREE INSTALLATION & STAKING
SCALE: N.T.S.



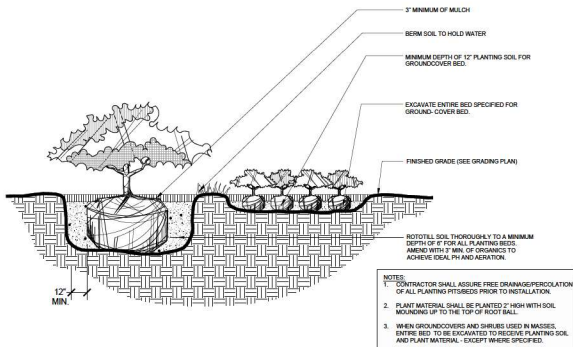
C SMALL TREE INSTALLATION
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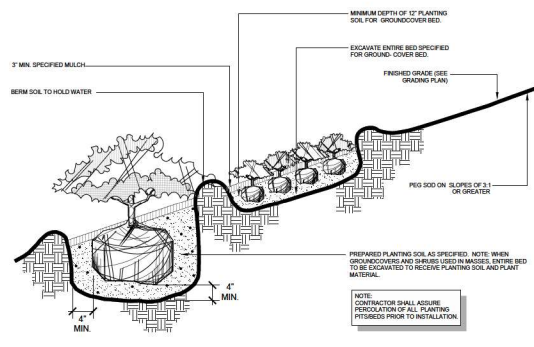
D SIGHT VISIBILITY, FDOT DESIGN MANUAL CH. 212
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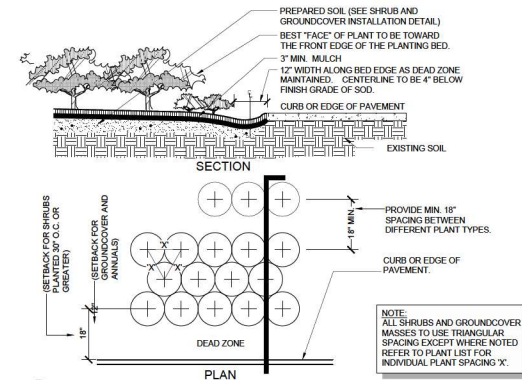
E TREE BARRICADE DETAIL
SCALE: N.T.S.



A SHRUB AND GROUND COVER INSTALLATION
SCALE: N.T.S.



B SHRUB AND GROUND COVER ON SLOPE
SCALE: N.T.S.



C TYPICAL PLANT SPACING DIAGRAM
SCALE: N.T.S.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONT	NATIVE	DROUGHT		REMARKS
LARGE TREES										
	MGD	14	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD MAGNOLIA	10'-12' H X 4'-5' S	2" CAL	25G	YES	6A-10B		
	QV	98	QUERCUS VIRGINIANA / LIVE OAK	10'-12' H X 4'-5' S	2" CAL	25G	YES	7A-10B		
SMALL TREES										
	IC	10	ILEX CASSINE / DAHOON HOLLY	10'-12' H X 4'-5' S	2" CAL	25G	YES	7A-10B		
PALM TREES										
	PHS	8	PHOENIX SYLVESTRIS / SILVER/WILD DATE PALM 'ROBUSTA'	14" CT	NA	FG	NO	9A-11A		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONT	NATIVE	DROUGHT	SPACING	REMARKS
SHRUBS										
	VW03	225	VIBURNUM OBOVATUM / WALTER'S VIBURNUM	24" H X 18" S	24" OC	3G	YES	7A-10B	24" o.c.	FULL FORM AND SPREAD
	VO07	63	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM	36" H X 24" S	7G	NO	8A-10B		36" o.c.	

ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE FROM DISEASE, INFECTION, OR DEFECTS. ALL MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FOLLOWING: NO. GRADE, ACCORDING TO THE "GRADES AND STANDARDS SPECIFICATIONS" PLANTS, PUBLISHED BY THE CALIFORNIA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, BUT MUST MEET ALL OTHER REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.

1. TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE

EACH TREE SHALL RECEIVE SIX "AGRICORN" 21 GRAM TABLETS PER PLANT AVAILABLE FOR DIRECT APPLICATION.

2. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS SIDEWALKS, UTILITIES, OR OTHER DIRECTIONS.

3. STREET TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS, SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.

4. THE TRIMMING OF ALL "COMMON TRACES" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION

APPLY A 3" LAYER OF MULCH LAYER ON ALL PROPOSED TREES. SHALL BE GROUND LAYER TO BE PROTECTED BY THE TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS, A TREE TABLE INDICATING THE QUANTITY OF STREET TREES REQUIRED FOR THE PROJECT AND SHALL BE WITH THE HOMEOWNER DOCUMENTS AT THE TIME OF FINAL PLANS.

5. TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE

EACH TREE SHALL RECEIVE SIX "AGRICORN" 21 GRAM TABLETS PER MANUFACTURED TREE DIRECTIONS.

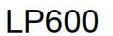
6. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS SIDEWALKS, UTILITIES, OR OTHER DIRECTIONS.

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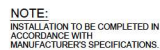
8. THE TRIMMING OF ALL "COMMON TRACES" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION

2. TREE PLANTING SHALL INCLUDE ROOT BARRIER TO PROTECT FROM PLANTING OF UTILITIES, DRAINAGE, SIDEWALKS AND OTHER PAVED AREAS.

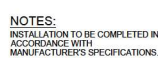
9. APPLY A 3" LAYER OF MULCH LAYER ON ALL PROPOSED TREES. SHALL BE GROUND LAYER TO BE PROTECTED BY THE TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS.



ALL IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO F.S. 31.03, 31.04 OR AS AMENDED. IF FLORIDA FRIENDLY PRINCIPLES ARE USED IN THE DESIGN OF THE LANDSCAPE, A REDUCTION IN THE AMOUNT OF IRRIGATION REQUIRED WILL BE PERMITTED AND ENCOURAGED. ALL REQUIRED LANDSCAPING WILL BE REQUIRED TO HAVE AN ADEQUATE WATERING FACILITY (IRRIGATION SYSTEM, ETC.) AS REQUIRED TO INSURE THE SURVIVAL OF THE PLANT MATERIAL IN ORDER TO CONSERVE POTABLE WATER, RECLAIMED WATER, STORMWATER PONDINGS AND CISTERN WATER. ANY IRRIGATION SYSTEM THAT IS USED TO IRRIGATE ANY OF THE LANDSCAPE, ANY OF THE PLANT MATERIAL, OR ANY IRRIGATION WATER OR STORMWATER USED FOR IRRIGATION SHALL BE MARKED WITH APPROPRIATE SIGNAGE TO NOTIFY THE PUBLIC OF THE NON-POTABLE NATURE OF THE WATER SOURCE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE. PURPLE PIPE, IRRIGATION SYSTEM COMPONENTS SHALL BE USED IN CONFORMANCE WITH THE FLORIDA BUILDING CODE.



D TYPICAL IRRIGATION DETAIL
SCALE: N.T.S.



B VALVE (TORO 220 SERIES SHOWN)
SCALE: N.T.S.

QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TBD	IRRIGATION		100% HEAD TO HEAD IN TURF AREAS, MICRO DRIP EMITTERS FOR ALL PLANTINGS
TBD	BAHIA SOD	BAHIA SOD	TO BE FIELD VERIFIED BY CONTRACTOR.
TBD	MULCH	PINE STRAW MULCH	MIN. 3" THICK

1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET FOR LANDSCAPE REFERENCE ONLY.

2. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.

3. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER.

4. SLOPES 4:1 OR GREATER SHALL REQUIRE SODDING FOR STABILIZATION.

5. CONTRACTOR SHALL VERIFY ALL FINAL TREE LOCATIONS IN REGARD TO CONFLICTS SUCH AS UTILITIES, DRAINAGE, ETC. PRIOR TO INSTALLATION.

6. IN ORDER TO COMPLY WITH COUNTY STANDARDS TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND A LATER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (E. G. HAY BALES, SODDING, SODDING MATS, ETC.) SHALL BE PROVIDED AS NECESSARY TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

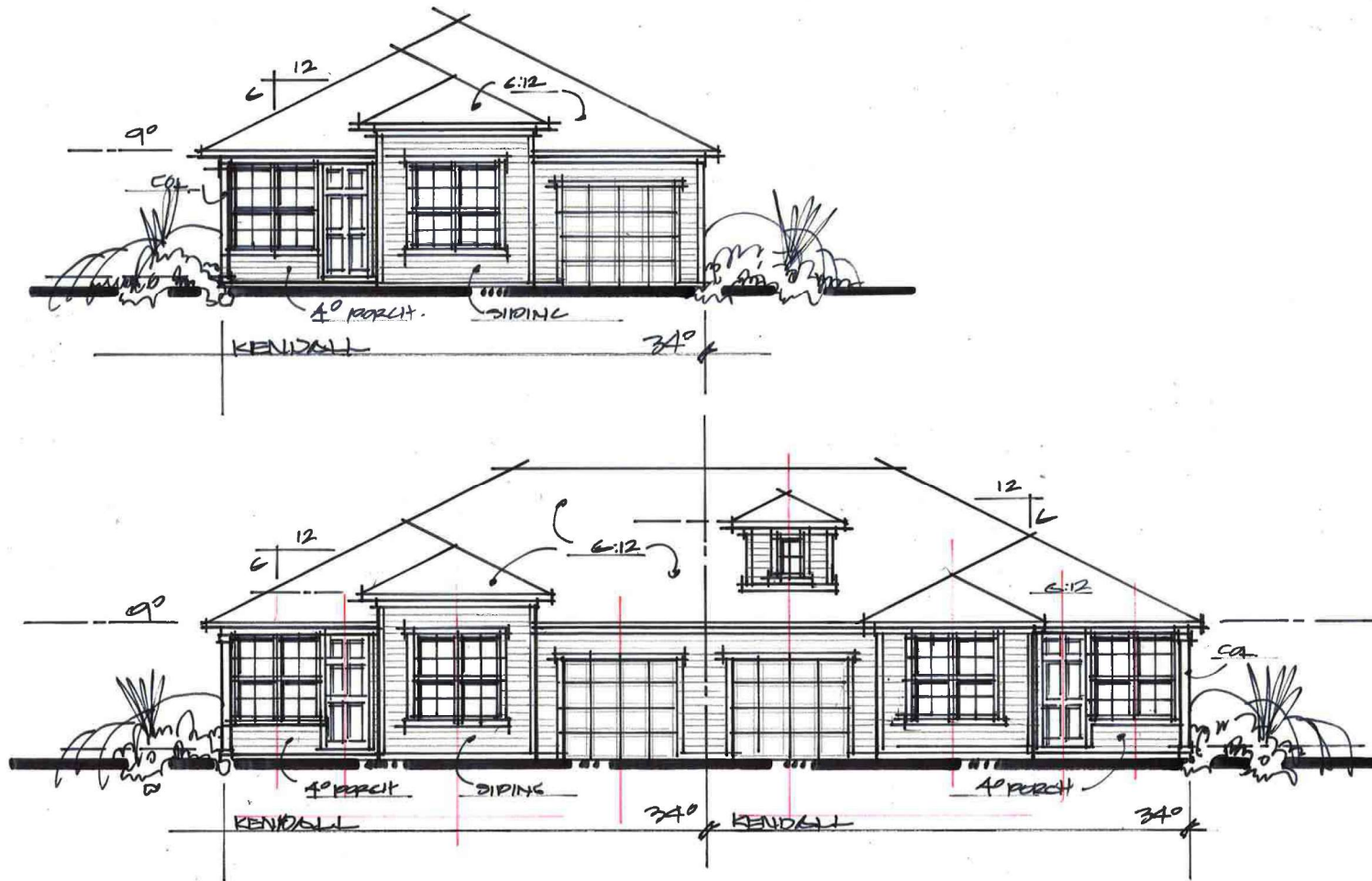
7. ANY AREAS SUBJECTED TO EROSION MUST BE UNACCEPTABLY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE PERIOD OF TIME, REVERT TO THE EXISTING SURFACE. FLUGGING OR SEEDED AREAS ARE ACCEPTABLE FOR STABILIZATION, HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SLOPES OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

8. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 30% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SMALL OR DOTTED (E. G. JACUARANDA, TREE GRASS, OR BERMUD GRASS) VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

1. IRRIGATION PLANTS AND DETAILS WILL BE REVIEWED WITH THE APPROPRIATE BUILDING PERMIT.
2. ALL PROPOSED LANDSCAPING TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM.
3. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
4. IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
5. IRRIGATION OVERTHROW TO NONPERSISTENT AND NATURAL AREA TO BE MINIMIZED.
6. A RAIN SHUT OFF TO BE INSTALLED WITH IRRIGATION CONTROLLER SYSTEM.
7. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOO AREAS WHEREVER FEASIBLE. PIPING UNDER ROAD TO BE INSTALLED WITH SCHEDULE 40 PVC SLEEVING.
8. ALL TREE, SHRUB AND GROUND COVER AREAS TO BE FULLY IRRIGATED WITH MICRO-IRRIGATION / LOW VOLUME EMITTERS. ALL SOO AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SUFFICIENT TO PROVIDE 75%100% COVERAGE.
9. A "T" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE TO NO MORE THAN 150 P.S.I. SHALL BE UTILIZED.
10. NONPOTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
11. IRRIGATION SOURCE FOR THE SITE WILL BE FROM POND SOURCE.
12. IRRIGATION AND PLANTINGS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.
13. THIS IRRIGATION PLAN IS SCHEMATIC AND IS FOR PERMITTING PURPOSES ONLY.
14. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SHOWING ALL HEADS, VALVES, AND PIPE LINES TO SCALE AFTER COMPLETION OF PIPING INSTALLATION. THE OWNER SHALL PROVIDE INSTRUCTION SHEETS AND PARTS LIST COVERING EQUIPMENT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND PLANT MATERIAL THAT HAS BEEN FLAGGED. IF THERE ARE SUCH MATERIALS FALLS IN THE PATH OF TRENCHING, THE CONTRACTOR SHALL REROUTE THE PIPE OR HAND TRENCH AS NECESSARY TO PROTECT THE DESIGNATED PLANT MATERIAL. THE CONTRACTOR SHALL RESTORE ANY NEW PLANT MATERIAL OR SOO TO ITS ORIGINAL CONDITION IF IT IS DAMAGED BEFORE THE OWNER WILL GIVE FINAL ACCEPTANCE.
16. THE OWNER MUST APPROVE ANY SUBSTITUTION MADE.
17. ALL PIPE AND CONTROL LINES SHALL BE SLEEVED WITH SLEEVED SCHEDULE 40 PVC AND PLACED A MINIMUM OF 24" BELOW GRADE AND BACKFILLED WITH CLEAN SAND, NO ROCKS TO 6" IN CONTACT WITH THE PVC PIPE. THE CONTRACTOR SHALL PROVIDE IDENTIFIC MARKERS AT EACH END OF THE LINE AND AT EACH SLEEVE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS. ANY MODIFICATIONS MADE TO CONFORM WITH SUD CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.
19. ALL CRACK PIPE IS TO BE CLASS 160 P.C.P. OR A HIGHER GRADE.
20. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000-PSI POURED CONCRETE THROUST BLOCKS.
21. THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL THE OWNER GIVES FINAL ACCEPTANCE.
22. CONTRACTOR WILL GUARANTEE THE QUALITY OF HIS MATERIALS AND WORK FOR ONE (1) YEAR. THIS PERIOD BEGINS WITH THE FINAL ACCEPTANCE OF THE OWNER.
23. CONTRACTORS ARE EXPECTED TO PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL OF THE EXISTING CONDITIONS. THAT MAY AFFECT THE QUALITY OF HIS MATERIALS AND WORK. THE CONTRACTOR IS TO BE AWARE OF THE EXTENT OF THE WORK TO BE DONE. THIS WILL ALSO ENSURE THE CONTRACTOR WILL BE AWARE OF WHAT PRECAUTIONS NEED TO BE TAKEN TO AVOID INJURY TO PEOPLE OR DAMAGE TO PROPERTY.
24. THE CONTRACTOR SHALL PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING ON SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGATION OF THE PROJECT AND THE CONTRACTOR HOLDS THE RESPONSIBILITY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER PROJECT. EVENT IF NOT IN THE PROJECT SPECIFICATIONS.
25. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6) FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE INVERT OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE DETAIL SHEETS.

1. AN OPERABLE RAIN SENSOR DEVICE EXPOSED TO UNOBTSTRUCTED RAINFALL SHALL BE USED.
2. IRRIGATION SOURCE: RECLAIMED WATER.
3. IRRIGATION SYSTEM: LOTS IRRIGATION METERS AND LAYOUTS TO BE INSTALLED AT TIME OF HOME CONSTRUCTION.
4. TREES AND SHRUBS TO BE IRRIGATED BY MICRO OR DRIP IRRIGATION. IRRIGATION LINES SHALL NOT BE INSTALLED DISTURBING EXISTING TREE ROOTS AND NATIVE VEGETATION.
5. ALL METHODS OF IRRIGATION SHALL CONFORM TO MANATEE COUNTY IRRIGATION DESIGN STANDARDS.
6. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
7. MINIMUM COVER FOR EXISTING UTILITIES SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE MINIMUM COVER, REGARDLESS OF GRADE.
8. CONTRACTOR SHALL CONSTRUCT ALL IRRIGATION APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANT ETC. TO FINISHED GRADE. CONTRACTOR SHALL COORDINATE DURING THE CONSTRUCTION PERIOD WITH THE PRIOR TO CONSTRUCTION OF THE APPURTENANCES WITH THE OWNER AND ENGINEER REGARDING FINISHED GRADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE CONSTRUCTION OF APPURTENANCES TO FINISHED GRADE.
9. ALL IRRIGATION SERVICES SHALL BE PROVIDED BY THE CONTRACTOR. ALL IRRIGATION METERS WITH A MINIMUM OF 10 FEET BETWEEN THE BACK OF CURB, MAGNETIC MARKERS ARE REQUIRED AT EACH END OF THE CASING, CASSING SHALL BE 6" MINIMUM.
10. IRRIGATION UTILITY MAINS SHALL BE AWWA C900, CLASS 23S, DR 18 PVC, UNLESS NOTED OTHERWISE. ALL IRRIGATION MAINS UNDER PAVEMENT SHALL BE AT LEAST AWWA C900, CLASS 200 PVC PIPE. CONTRACTOR TO COORDINATE IRRIGATION CONTRACTOR LOCATIONS WITH IRRIGATION CONTRACTOR.
11. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6) FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE INVERT OF THE LOWER PIPE. MINIMUM SEPARATION CANALS MEET IRRIGATION CONTRACTOR'S SPECIFICATIONS AND REQUIREMENTS IN THE ENGINEERING DETAIL SHEETS.
12. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
13. ALL ADDITIONS TO THE EXISTING IRRIGATION SYSTEM SHALL BE DESIGNED TO STANDARDS AND SPECIFICATIONS PER TURF AND LANDSCAPE IRRIGATION SYSTEMS (FOURTH ED., 2000, FLORIDA IRRIGATION SOCIETY).
14. WHERE BARRA SOD IS SUBSTITUTED FOR ANOTHER TURF GRASS SPECIES, THE CONTRACTOR SHALL PROVIDE CORRESPONDING 100% HEAD-TO-HEAD IRRIGATED COVERAGE.
15. ALL REQUIRED LANDSCAPE AREAS ON PLAN SHALL BE SERVED BY 100% AUTOMATIC IRRIGATION.

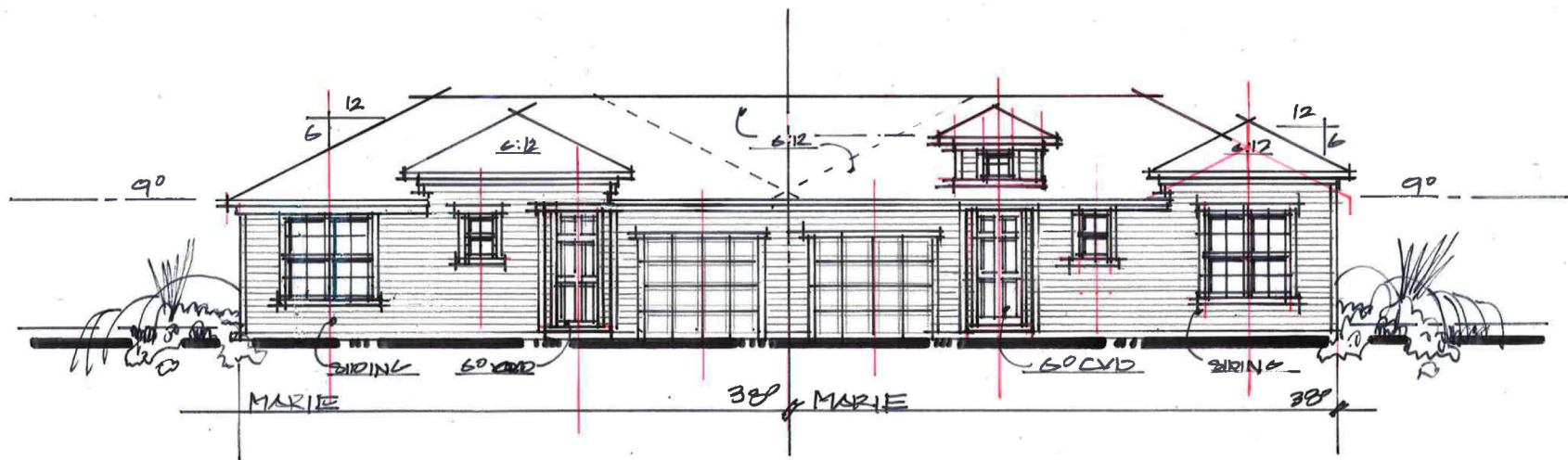
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ELEV-1/2 "KENDALL"

WATERMARK - CANVAS AT WILDWOOD - FL.

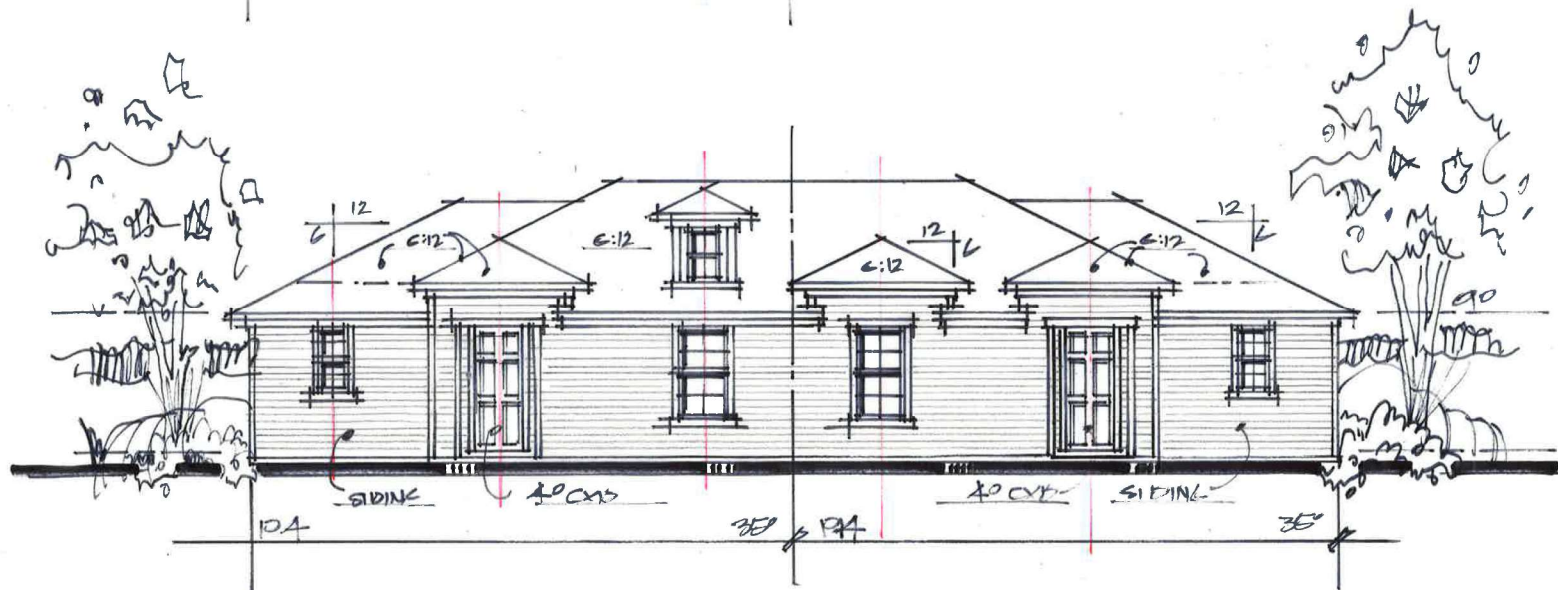
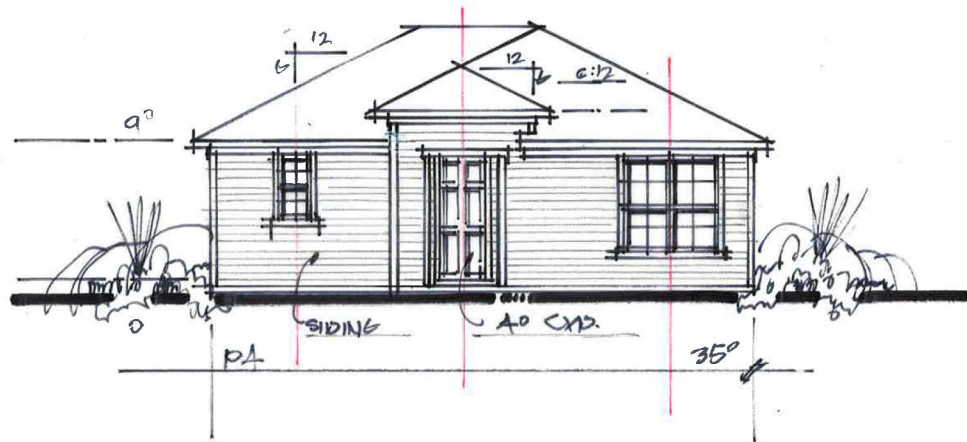
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ELEV-3 "MARIE"

WATERMARK - CANVAS AT WILLOWOOD - FL.

BBB DESIGN - 08/21/23 - 82230

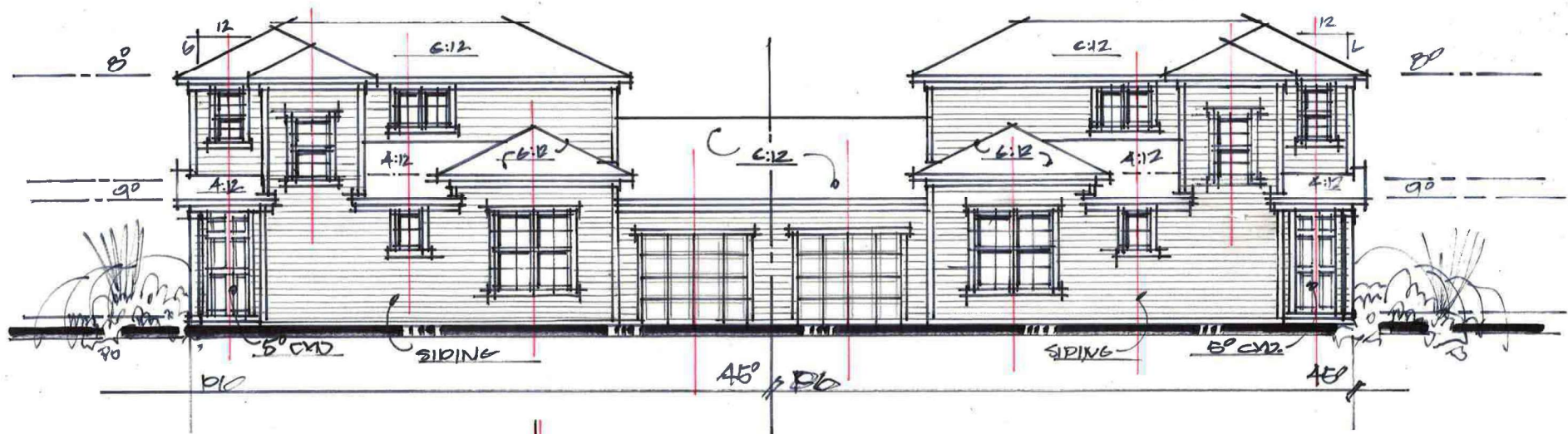


ELEV-6/7

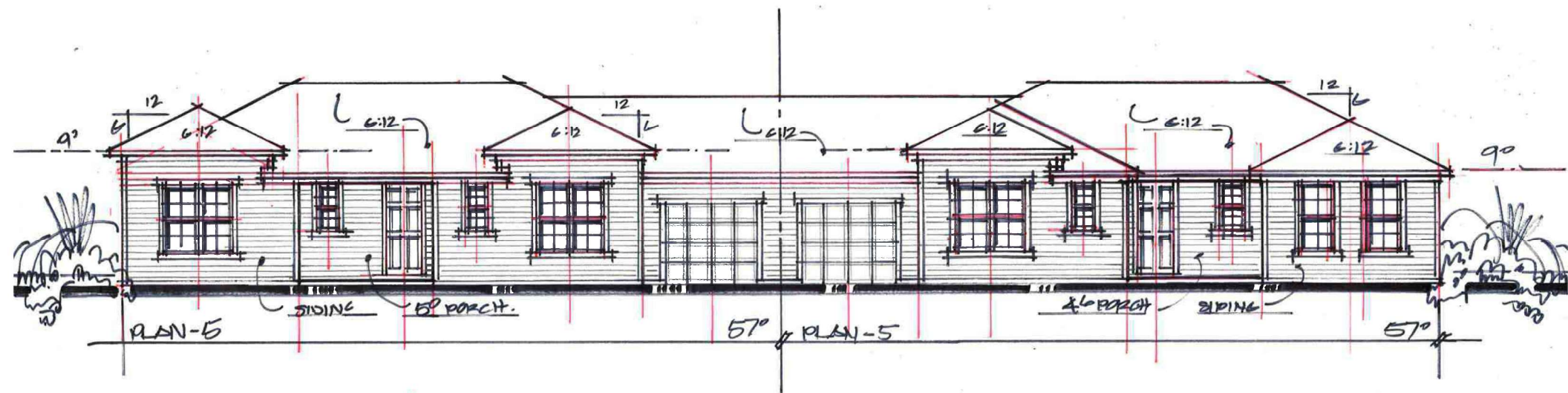
PLAN-4 'COASTAL'

WATERMARK - CANVAS AT WILLOWOOD, FLORIDA

BSB DESIGN - 08/22/23 - SR230



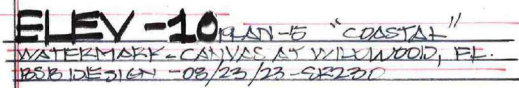
ELEV-8 PLAN-6 "COASTAL"
 WATERMARK - CANYAS AT WILLOWOOD, FL.
 BBP DESIGN - 08/22/23 - SR230



ELEV-9 PLAN-5 "COASTAL"

WATERMARK - CANVAS AT WILLOWOOD, FL.

BSB DESIGN - 08/23/23 - SR230





CANVAS AT WILDWOOD
SITE PHOTOMETRIC PLAN

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2312-010 The Railyard

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2312-010 The Railyard
Parcel Number	G06L152, G06L154, G06L156, G06L165
Acreage	0.34 Acres, MOL
Property Location	The property is generally located at the southwest intersection of Wonders Street and US 301.
Owner	City of Wildwood
Applicant	Austin Guenther with The Railyard, LLC / 3G

The applicant is seeking a favorable recommendation from the Project Review Committee for a Private-Public Partnership Downtown Revitalization Project proposing the construction of a multi-tenant Restaurant/Retail Development featuring approximately 7,494 Square Feet of area accommodating 300 seats in a two-story building that will host two tenants on 0.34 acres MOL, as per the attached plans.

Tenant 1 will feature approximately 3,392 square feet of area and Tenant 2 will have approximately 4,198 square feet. Both tenants will feature covered rooftop, outdoor seating, and amenity areas for patrons. The total area to be developed is approximately 14,748 square feet and includes associated infrastructure such as enhanced hardscape, landscaping, underground storm water vault, site lighting and four on-street parking spaces along Wonders Street of which two of them will be Florida ADA Accessible parking spaces.

The remaining required parking spaces will be provided by the newly completed parking garage. The project has some outstanding comments from the City Attorney, Fire, and Utilities Department. Please see the comment review sheet report attached. Additionally, the City is currently working with Waste Management to address dumpster/trash compactor needs for businesses in this area.

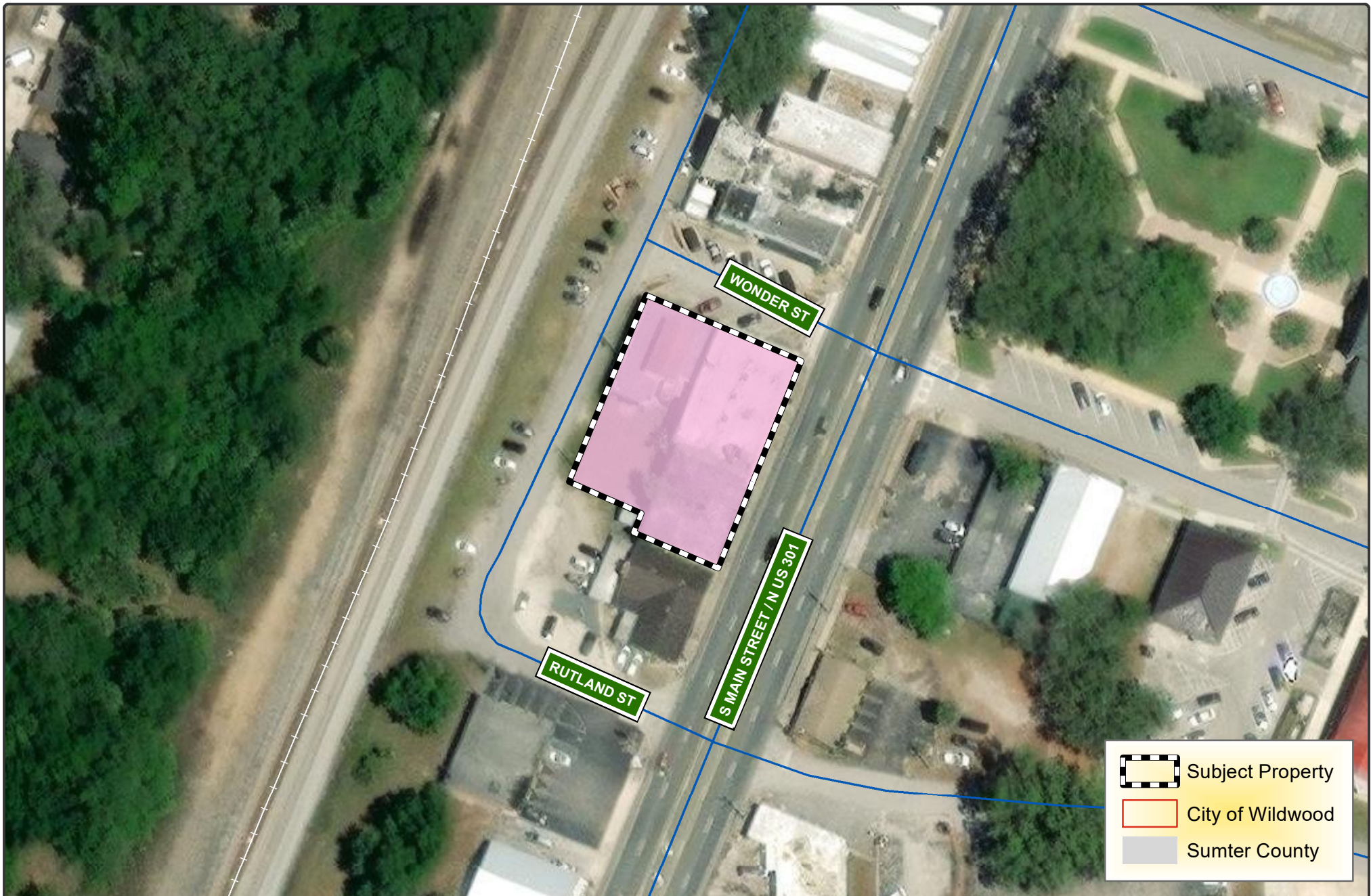
Aside from the outstanding comments, SP 2312-010 is expected to meet the criteria set forth

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: 8/7/2024

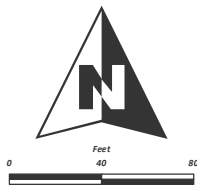
A handwritten signature in black ink, appearing to read 'Wendy Then', with a stylized, cursive script.

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 2312-010

THE RAILYARD

PARCELS G06L152, G06L154, G06L156 & G06L165

MAP 1B

**LOCATION
MAP**

**JANUARY
2024**



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2312-010 The Railyard

Parcels G06L152, G06L154, G06L156, & G06L165

Representative: The Railyard, LLC – Austin Guenther

7/22/2024

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

CITY ENGINEER

1. Provide copies of all required applicable agency permits per LDR 4.4(D)(6).

DEVELOPMENT SERVICES

1. Per LDR4.4(C)(1)(i) distances should be added for the entire length of each elevation with a heavy line of the project boundary/provided site plan on Sheet C-100 of the Civil Plans.
2. Per LDR4.4(C)(2)(g) Please provide more articulation/horizontal break up in the plane of the façade to create more of a 3-dimensional feel and helps soften the look of the big wall area along the North Elevation.



3. Site Lighting plan shows no improvements along the perimeter of the site and does not include parking areas. If parking area along Wonder St. has sufficient lighting, please note on response. Also, sidewalk area on east elevation and west elevations are required to show site lighting.

CITY ATTORNEY:

1. 4.4(C)(1)(d) The owner on the application is incorrect. The owner on site plan is G3 Development but is City of Wildwood on the property cards for ID: G06L152, G06L154, G06L156, 56, G06L165. G3 Development is the authorized agent. Please amend application and site plan to make G3 Development the applicant and the City of Wildwood the Owner
 - a. **Partially Satisfied; Please provide an amended site plan application showing the**
2. Please submit the Construction Site Sediment & Erosion affidavit (see form attached). Please indicate if this will be submitted prior to or during Pre-con meeting.
3. C-400 – Please add notes to utility plan showing end of city maintenance. **Partially satisfied. It appears that revisions clarify water meters will be at edge of property, however, sanitary end of city maintenance on north side of property appears to still be within the property line.**
4. Design requirements under the Master Downtown Core Agreement should be met. **Standing Comment**
5. City attorney reserves the right to make further comments upon resubmittal. **Standing Comment**

FIRE

1. Provide construction type and fire flow per FFPC 1:Table 18.4.5.2.1. ***STILL MISSING. ***
2. Provide current hydrant flow test report (form attached) in compliance with FFPC 1:18.3.1, NFPA 291. ***MISSING PAGE 2 of 3. SUBMIT COMPLETE FORM. ***
3. Show fire sprinkler riser access door in compliance with FFPC 1:13.1.5. ***STILL MISSING. PROVIDE PLAN, ELEVATION, AND FLOORPLAN VIEWS. RISER ROOM MUST BE LIGHTED AND HEATED. (NFPA 13:8.3.1.8.2) ***
4. Provide single 4-inch Storz FDC. (NFPA 24:5.9.1.2)

5. Provide automatic freeze protection for the fire backflow preventer. (NFPA 24:6.5.2)

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. Plan shows all sanitary sewer for these units going thru the grease interceptor. Only sanitary sewer with potential grease is to go thru the interceptors. Regular sanitary sewer is to have its own discharge that combines with the effluent of the grease trap and at that point is to have a two-way sample point clean out.

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 RAILYARD COMMERCIAL CONSTRUCTION DOCUMENTS

CITY OF WILDWOOD, FLORIDA
PARCEL ID: G06L152, G06L154,
G06L156, G06L165

PREPARED FOR:

PREPARED BY:

G3 DEVELOPMENT
639 NORTH ALEXANDER STREET
MOUNT DORA, FL. 32757
(325) 516-2244


gai consultants
EB 9951
618 SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

LEGAL DESCRIPTION:

Parcel 1:

Lots 2 and 3, Block 20, of the TOWN OF WILDWOOD, according to MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD of said Town, as per plat of said survey recorded in Public Records of Sumter County, Florida, in Plat Book 1, Page 50, also a lot commencing at a point South of Wonders Street and West of Sumterville Street, of the Town of Wildwood where said streets intersect, running South 28 1/2 feet, thence West 105 feet to the railroad right of way, thence North 28 1/2 feet to Wonders Street, thence East 105 feet along Wonders Street to the POINT OF BEGINNING, start at a point where Sumterville and Wonders Street intersect at the Northeast corner of Block 20 of the Town of Wildwood, according to Mason's Extension of Denham's Survey, and run South along Sumterville Street 28 1/2 feet, thence run Westerly 55 feet, along South boundary line of Lot 1, Block 20, for a Point of Beginning, thence run in a Southerly direction parallel with the West boundary of Lots 2 and 3, 54 feet, thence West 50 feet, thence North 54 feet, thence East 50 feet to the Point of Beginning.

Parcel 2:

Begin at the Northeast corner of Block 20, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, according to the map or plat thereof recorded in Plat Book 1, Page 50, Public Records of Sumter County, Florida, and run South along Sumterville Street 82 1/2 feet; thence West along South side of Lot 3, Block 20, 55 feet for the Point of Beginning, thence run West 54 feet, South parallel with Railroad 47 feet; East 54 feet and thence North to the Point of Beginning. Less Sal Railroad Co. Terminal Lands.

Parcel 3:

Lots 4 and 5, Block 20, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, according to the map or plat thereof as recorded in Plat Book 1, page 50, Public Records of Sumter County, Florida.

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY AMEE J. SHIELDS,
P.E. USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FL. 32801

CERTIFICATE OF AUTHORIZATION: 9951
AMEE J. SHIELDS, P.E. NO. 68011

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE
RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE
WITH RULE 61G15-23.004 F.A.C.

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY KEITH OROPEZA,
R.L.A. USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FL. 32801

KEITH OROPEZA, R.L.A. NO. 1023

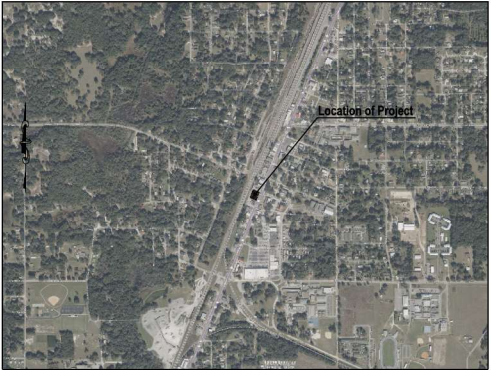
THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL
BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN
ACCORDANCE WITH RULE 61G15-23.004 F.A.C.

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-010	GENERAL NOTES
C-020	SWPPP NOTES
C-030	LOCATION PLAN
C-040	EROSION CONTROL AND DEMOLITION PLAN
C-100	SITE PLAN
C-200	GRADING & DRAINAGE
C-400	UTILITY PLAN
C-500	DETAILS
C-501	DETAILS
C-502	DETAILS

Sheet List Table

Sheet Number	Sheet Title
L-100	STANDARD NOTES & DRAWING SYMBOLS
L-101	FINISH SCHEDULE & SITE FURNISHINGS
L-110	HARDSCAPE PLAN
L-111	HARDSCAPE DETAILS
L-112	HARDSCAPE DETAILS
L-113	HARDSCAPE DETAILS
L-200	LANDSCAPE PLAN
L-201	LANDSCAPE DETAILS



LOCATION MAP

CITY OF WILDWOOD, FLORIDA

2023 MONROVE CORP. 2023 MONROVE (2023) DEDICATED TO THE CITY OF WILDWOOD

PROPOSED BUILDING MAX. HEIGHT = 29'
PROPOSED BUILDING STORIES = 2 STORIES

(1" = 1000')



MAP OF FLORIDA

CONTACT INFORMATION

OWNER

CITY OF WILDWOOD
100 NORTH MAIN ST.
WILDWOOD, FL. 34785
(352) 330-1334
ATTN: MELANIE STRICKLAND

AUTHORIZED AGENT

G3 DEVELOPMENT
310 NORTH BAKER ST.
MOUNT DORA, FL. 32757
(352) 397-4869
ATTN: AUSTIN GUENTHER

ARCHITECT

BWC CONSTRUCTION
4330 N. US HIGHWAY 441 #1
OCALA, FL 34475
(407) 644-8383 (EXT: 21)
ATTN: BRYAN CARACCILO

CIVIL ENGINEER

GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FL 32801
(321) 319-3041
ATTN: AMEE J. SHIELDS, P.E.

SURVEYOR

FREELAND-CLINKSCALES & ASSOC., INC.
1220 HUFFSTETLER DRIVE, SUITE 201
EUSTIS, FL. 32726
(352) 609-2830
ATTN: SCOTT LEE

LANDSCAPE ARCHITECT

GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FL. 32801
(321) 445-8034
ATTN: KEITH OROPEZA

COMMUNITY
SOLUTIONS
GROUP


gai consultants

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
WILDWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILDWOOD FL. 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:	
SUBMITTAL	12/27/2023
ISSUED FOR PERMIT	01/09/2024
ISSUED FOR PERMIT	03/27/2024
CITY RAI 2 RESPONSE	06/03/2024
CITY RAI 3 RESPONSE	07/26/2024

PROJECT NUMBER: R2109999.03

DATE: 12/27/2023

DRAWN: CDA

CHECKED: JTC

APPROVED: AJS

REGISTRATION

SEAL

SHEET TITLE

COVER SHEET

SHEET NUMBER

C-000

A GAI CONSULTANTS, INC. SERVICE GROUP

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ABIDE BY ALL PERMIT CONDITIONS, INSPECTIONS, SCHEDULES, AND OTHER RELEVANT REGULATORY AGENCY RULES AND REGULATIONS.

-

SILT FENCE (TYPE-II) DETAIL
N.T.S.

1. ALL CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PERFORM A "SUNSHINE ONE-CALL" PRIOR TO EXCAVATIONS.

- Filter Fabric (In Conformance With Sec. 985 FDOT Spec.)

1. THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 23-4, 23-102, 23-103, 23-104, 23-105, 23-106, 23-107, 23-108, 23-109, 23-110, 23-111, 23-112, 23-113, 23-114, 23-115, 23-116, 23-117, 23-118, 23-119, 23-120, 23-121, 23-122, 23-123, 23-124, 23-125, 23-126, 23-127, 23-128, 23-129, 23-130, 23-131, 23-132, 23-133, 23-134, 23-135, 23-136, 23-137, 23-138, 23-139, 23-140, 23-141, 23-142, 23-143, 23-144, 23-145, 23-146, 23-147, 23-148, 23-149, 23-150, 23-151, 23-152, 23-153, 23-154, 23-155, 23-156, 23-157, 23-158, 23-159, 23-160, 23-161, 23-162, 23-163, 23-164, 23-165, 23-166, 23-167, 23-168, 23-169, 23-170, 23-171, 23-172, 23-173, 23-174, 23-175, 23-176, 23-177, 23-178, 23-179, 23-180, 23-181, 23-182, 23-183, 23-184, 23-185, 23-186, 23-187, 23-188, 23-189, 23-190, 23-191, 23-192, 23-193, 23-194, 23-195, 23-196, 23-197, 23-198, 23-199, 23-200, 23-201, 23-202, 23-203, 23-204, 23-205, 23-206, 23-207, 23-208, 23-209, 23-210, 23-211, 23-212, 23-213, 23-214, 23-215, 23-216, 23-217, 23-218, 23-219, 23-220, 23-221, 23-222, 23-223, 23-224, 23-225, 23-226, 23-227, 23-228, 23-229, 23-230, 23-231, 23-232, 23-233, 23-234, 23-235, 23-236, 23-237, 23-238, 23-239, 23-240, 23-241, 23-242, 23-243, 23-244, 23-245, 23-246, 23-247, 23-248, 23-249, 23-250, 23-251, 23-252, 23-253, 23-254, 23-255, 23-256, 23-257, 23-258, 23-259, 23-260, 23-261, 23-262, 23-263, 23-264, 23-265, 23-266, 23-267, 23-268, 23-269, 23-270, 23-271, 23-272, 23-273, 23-274, 23-275, 23-276, 23-277, 23-278, 23-279, 23-280, 23-281, 23-282, 23-283, 23-284, 23-285, 23-286, 23-287, 23-288, 23-289, 23-290, 23-291, 23-292, 23-293, 23-294, 23-295, 23-296, 23-297, 23-298, 23-299, 23-300, 23-301, 23-302, 23-303, 23-304, 23-305, 23-306, 23-307, 23-308, 23-309, 23-310, 23-311, 23-312, 23-313, 23-314, 23-315, 23-316, 23-317, 23-318, 23-319, 23-320, 23-321, 23-322, 23-323, 23-324, 23-325, 23-326, 23-327, 23-328, 23-329, 23-330, 23-331, 23-332, 23-333, 23-334, 23-335, 23-336, 23-337, 23-338, 23-339, 23-340, 23-341, 23-342, 23-343, 23-344, 23-345, 23-346, 23-347, 23-348, 23-349, 23-350, 23-351, 23-352, 23-353, 23-354, 23-355, 23-356, 23-357, 23-358, 23-359, 23-360, 23-361, 23-362, 23-363, 23-364, 23-365, 23-366, 23-367, 23-368, 23-369, 23-370, 23-371, 23-372, 23-373, 23-374, 23-375, 23-376, 23-377, 23-378, 23-379, 23-380, 23-381, 23-382, 23-383, 23-384, 23-385, 23-386, 23-387, 23-388, 23-389, 23-390, 23-391, 23-392, 23-393, 23-394, 23-395, 23-396, 23-397, 23-398, 23-399, 23-400, 23-401, 23-402, 23-403, 23-404, 23-405, 23-406, 23-407, 23-408, 23-409, 23-410, 23-411, 23-412, 23-413, 23-414, 23-415, 23-416, 23-417, 23-418, 23-419, 23-420, 23-421, 23-422, 23-423, 23-424, 23-425, 23-426, 23-427, 23-428, 23-429, 23-430, 23-431, 23-432, 23-433, 23-434, 23-435, 23-436, 23-437, 23-438, 23-439, 23-440, 23-441, 23-442, 23-443, 23-444, 23-445, 23-446, 23-447, 23-448, 23-449, 23-450, 23-451, 23-452, 23-453, 23-454, 23-455, 23-456, 23-457, 23-458, 23-459, 23-460, 23-461, 23-462, 23-463, 23-464, 23-465, 23-466, 23-467, 23-468, 23-469, 23-470, 23-471, 23-472, 23-473, 23-474, 23-475, 23-476, 23-477, 23-478, 23-479, 23-480, 23-481, 23-482, 23-483, 23-484, 23-485, 23-486, 23-487, 23-488, 23-489, 23-490, 23-491, 23-492, 23-493, 23-494, 23-495, 23-496, 23-497, 23-498, 23-499, 23-500, 23-501, 23-502, 23-503, 23-504, 23-505, 23-506, 23-507, 23-508, 23-509, 23-510, 23-511, 23-512, 23-513, 23-514, 23-515, 23-516, 23-517, 23-518, 23-519, 23-520, 23-521, 23-522, 23-523, 23-524, 23-525, 23-526, 23-527, 23-528, 23-529, 23-530, 23-531, 23-532, 23-533, 23-534, 23-535, 23-536, 23-537, 23-538, 23-539, 23-540, 23-541, 23-542, 23-543, 23-544, 23-545, 23-546, 23-547, 23-548, 23-549, 23-550, 23-551, 23-552, 23-553, 23-554, 23-555, 23-556, 23-557, 23-558, 23-559, 23-560, 23-561, 23-562, 23-563, 23-564, 23-565, 23-566, 23-567, 23-568, 23-569, 23-570, 23-571, 23-572, 23-573, 23-574, 23-575, 23-576, 23-577, 23-578, 23-579, 23-580, 23-581, 23-582, 23-583, 23-584, 23-585, 23-586, 23-587, 23-588, 23-589, 23-590, 23-591, 23-592, 23-593, 23-594, 23-595, 23-596, 23-597, 23-598, 23-599, 23-600, 23-601, 23-602, 23-603, 23-604, 23-605, 23-

- DEVELOPER CONTACT INFORMATION
G3 DEVELOPMENT
310 NORTH BAKER ST.
MOUNT DORA, FL. 32757
(352) 397-4869
ATTN: JUSTIN GUENTHER

LIMITS OF CONSTRUCTION: 0.4± ACRES WILL BE DISTURBED DURING

CONSTRUCTION ACTIVITIES: CLEARING AND GRUBBING OF EXISTING SITE; GRADING OPERATIONS; UTILITY INSTALLATION; CONSTRUCTION OF STORMWATER MANAGEMENT FACILITY; CONSTRUCTION OF A PARKING GARAGE.

GENERAL CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AROUND PERIMETER OF SITE. PROVIDE MINIMUM SITE DEMOLITION REQUIRED TO INSTALL SILT FENCE. INSTALL TEMP

STORMWATER DISCHARGE: STORMWATER WILL DISCHARGE TO THE EXISTING STORM SEWER IN WONDERS ST. CONVEYING TO US 301 R/W WITH AN ULTIMATE OUTFALL TO LAKE PANASOFFKEE.

I CERTIFY THAT I PREPARED THE SWPPP FOR THE REFERENCED SITE. TO THE BEST OF MY KNOWLEDGE, THE SWPPP MEETS THE INTENT AND REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. FLR100000, AND IS IN ACCORDANCE WITH STATE AND LOCAL

REGULATIONS WHICH GOVERN THE DISCHARGES FROM CONSTRUCTION SITES.

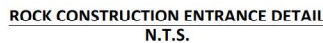
SIGNATURE DATE

ADDRESS:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION."

SIGNATURE _____ DATE _____

PROJECT MANAGER _____



POTABLE WATER:
CITY OF WILDWOOD
WATER DEPT.

FIRE PROTECTION:
UL LISTED - 100% SOLID

STORMWATER:
CITY OF WILDWOOD

WASTEWATER:
CITY OF WILDWOOD
WASTEWATER DEPT

ELECTRIC:
DUKE ENERGY—OCALA
SE MARICAMP ROAD
OCALA, FL 34400

CENTURYLINK
PH: (850) 599-1444
ATTN: BILL McCLOUD

C.A.T.V.:
CHARTER NETWORKS



CERTIFICATE OF AUTHORIZATION: EB6951

WILDWOOD
COMMERCIAL SITE

CONSULTANTS _____

[illegible]

DATE: 12/27/2023

CHECKED: JTC

REGISTRATION

SWPPP NOTES

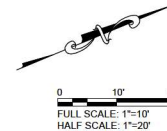
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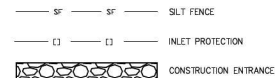
A GAI CONSULTANTS, INC. SERVICE GROUP

GENERAL DEMOLITION NOTES

1. SEE GENERAL NOTES SHEET C0.10 FOR UTILITY PROVIDERS AND THEIR CONTACT INFORMATION.
2. SEE SHEET C1.00 FOR EXISTING FEATURES LEGEND AND DEFINITIONS.
3. ALL OTHER EXISTING UNDERGROUND UTILITIES TO REMAIN UNLESS INDICATED IN PLANS.
4. TEMPORARILY REMOVE POST MOUNTED SIGNS. CONTACT OWNER PRIOR TO DISPOSITION OF EXISTING SIGNS. TRAFFIC SIGNS SHALL NOT BE IMPAIRED AND SHALL REMAIN UNTIL PROPOSED TRAFFIC SIGNS ARE INSTALLED.
5. REFER TO M.E.P. PLANS FOR ELECTRICAL AND COMMUNICATION DEMOLITION PLUS SUPPLEMENTAL ADJUSTMENT DATA.
6. ALL SURFACE FEATURES (I.E. ASPHALT, CURBING, SIDEWALKS, ETC.) WITHIN THE AREA OF DEMOLITION TO BE CLEARED AND GRUBBED PER FDOT INDEX STD SECTION 110. UNLESS OTHERWISE NOTED.
7. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE CONTRACTORS RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE RESPECTIVE OWNER OF THE UTILITIES.
8. POTENTIAL UTILITY CONFLICT LOCATION - CONTRACTOR TO EXERCISE CAUTION TO ALLOW FOR PROPER CROSSING OF PROPOSED UTILITIES.
9. VOIDS CREATED BY REMOVAL OF EXISTING ITEMS MUST BE BACKFILLED AND COMPACTED PER STANDARD TRENCH DETAIL. FINISH GRADE TO MATCH EXISTING SURROUNDING CONDITIONS.
10. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
11. REMOVE EXISTING IRRIGATION WITHIN THE PROPOSED DEVELOPMENT AREA. CAP AND/OR REDROUTE EXISTING MAINLINE AND VALVES, AS NECESSARY, TO INSURE A FULLY FUNCTIONING SYSTEM FOR THE REMAINING CAMPUS.



LEGEND



GENERAL NOTES:

1. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
2. ALL PUBLIC/PRIVATE UTILITIES MUST NOT BE INTERRUPTED DURING CONSTRUCTION. CONTRACTOR SHALL HAVE AND EXECUTE A UTILITY MAINTENANCE PLAN THAT HAS BEEN APPROVED BY THE RESPECTIVE UTILITY COMPANY WHEN CONDITIONS APPLY.
3. SEE SURVEY SHEET FOR EXISTING FEATURES LEGEND AND DEFINITIONS.

EROSION CONTROL NOTES:

1. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
3. ALL DESIGNATED ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRAVEL OR OTHER PRE-APPROVED METHODS TO PREVENT OFF-SITE TRACKING OF SEDIMENTS.
4. SITE DUST CONTROL IS MANDATORY. CONTRACTOR SHALL EMPLOY BMP(S) SUCH AS: WATER MISTING OF DRY SOILS, ETC.

COMMUNITY
SOLUTIONS
GROUP



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: E86681

PROJECT

WILMWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILMWOOD FL 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

REVISION	DATE
SUBMITTAL	12/27/2024
ISSUED FOR PERMIT	01/09/2025
ISSUED FOR PERMIT	03/27/2024
CITY RAJ 2 RESPONSE	06/28/2024
CITY RAJ 3 RESPONSE	07/28/2024

PROJECT NUMBER: R210999.03

DATE: 12/27/2024

DRAWN: CDA

CHECKED: JTC

APPROVED: AJJ

REGISTRATION

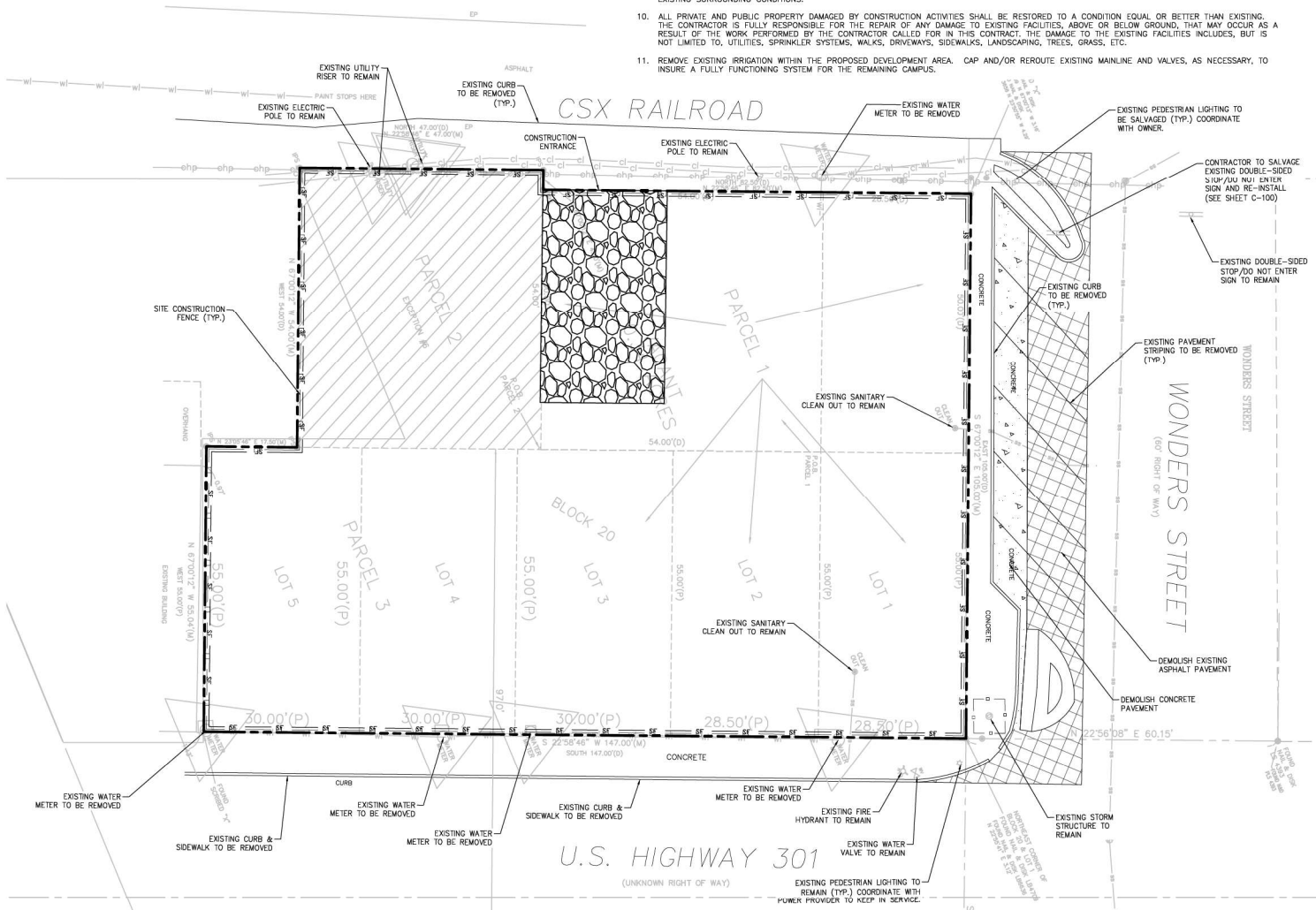
SEAL

SHEET TITLE
**EROSION CONTROL
AND DEMOLITION
PLAN**

SHEET NUMBER

C-040

A GAI CONSULTANTS, INC. SERVICE GROUP



2/2025 (REV 09/08/25) - WILMWOOD COMMERCIAL SITE EROSION CONTROL AND DEMOLITION PLAN - C-040 - 101 S. MAIN STREET, WILMWOOD, FL 34785. PREPARED BY: GAI CONSULTANTS, INC. SERVICE GROUP. CHECKED BY: JTC. APPROVED BY: AJJ. REGISTRATION: SEAL. PROJECT NUMBER: R210999.03. DATE: 12/27/2024. DRAWN: CDA. SHEET NUMBER: C-040. SHEET TITLE: EROSION CONTROL AND DEMOLITION PLAN.

PROJECT
WILDWOOD
COMMERCIAL SITE

ISSUED FOR
PERMIT

CONSULTANTS

[illegible]

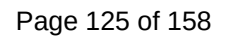
PROJECT NUMBER	R210999.03
DATE:	12/27/2023
DRAWN:	CDA
CHECKED:	JTC
APPROVED:	AJS
REGISTRATION	SEAL

**GRADING &
DRAINAGE**

SHEET NUMBER

C-200

A GAI CONSULTANTS, INC. SERVICE GROUP

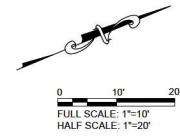


CSX RAILROAD

RUTLAND STREET

WONDERS STREET
(100' RIGHT OF WAY)

U.S. HIGHWAY 301
(UNKNOWN RIGHT OF WAY)



LEGEND	
	RIGHT-OF-WAY
	LIMITS OF WORK
	EXISTING FEATURE
	PROPOSED IMPROVEMENT
	WATER SERVICE
	IRRIGATION SERVICE
	SANITARY SERVICE

UTILITIES NOTES:

1. ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2019 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)].
2. ALL FITTINGS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS, PER NFPA 24: 8.6.1.
3. CORROSION PROTECTION FOR ALL UNDERGROUND BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION IN ACCORDANCE WITH NFPA 24: 10.8.3.5.
4. THE MINIMUM DEPTH OF COVER TO PREVENT MECHANICAL DAMAGE SHALL BE 30-INCHES MEASURED FROM THE FINAL GRADE TO THE TOP OF THE PIPE OF ALL UNDERGROUND FIRE AND WATER MAINS. PIPE UNDER VEHICULAR TRAFFIC AREAS SHALL BE BURIED AT A MINIMUM DEPTH OF 3-FEET; IN ACCORDANCE WITH NFPA 24: 10.4.
5. PRIOR TO CONSTRUCTION, ALL MEASURES WILL BE TAKEN TO NOTIFY UTILITY PROVIDER'S TO FIELD MARK UTILITIES IN ACCORDANCE WITH CHAPTER 556 F.S., SUNSHINE STATE ONE CALL.
6. ALL PROPOSED UTILITY POINT OF CONNECTIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS FROM THE APPROVED PLANS WILL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD. ANY DESIGN ALTERATIONS TO ACCOMMODATE THE DISCOVERED FIELD CONDITIONS WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE CONNECTION.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

GREASE TRAP CAPACITY

300 SEATS	NUMBER OF SEATS IN DINING AREA (S)
25 GAL/SEAT	GALLONS OF WASTEWATER PER SEAT (GS)
12 HOURS	NUMBER OF HOURS ESTABLISHMENT IS OPEN (HR)
1.0	LOADING FACTOR - 1.0 MAIN HIGHWAY (LF)
TOTAL CAPACITY OF GREASE TRAP IN GALLONS (C)	
(C) = (S) X (GS) X (HR/12) X (LF)	
(C) = 7,500 GALLONS REQUIRED	
TOTAL CAPACITY PROVIDED = 8,000 GALLONS	

COMMUNITY
SOLUTIONS
GROUP



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398
CERTIFICATE OF AUTHORIZATION: E26661

PROJECT
WILDWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILDWOOD FL, 34785

ISSUED FOR
PERMIT

CONSULTANTS

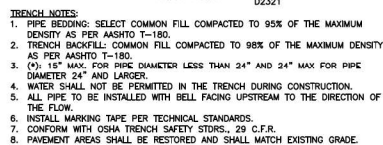
REVISIONS:	
SUBMITTAL	12/27/2023
ISSUED FOR PERMIT	03/06/2024
ISSUED FOR PERMIT	03/27/2024
CITY RAI 1 RESPONSE	06/28/2024
CITY RAI 2 RESPONSE	07/28/2024

PROJECT NUMBER	R2109999.03
DATE	12/27/2023
DRAWN	CEA
CHECKED	JTC
APPROVED	AJS
REGISTRATION	SEAL

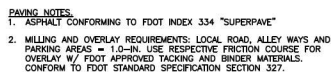
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C-400

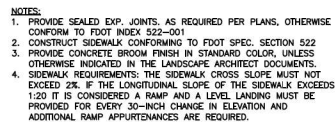
A GAI CONSULTANTS, INC. SERVICE GROUP



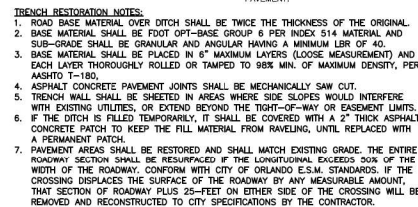
1 PIPE BEDDING AND TYPICAL TRENCH DETAIL N.T.S.



TYPICAL ASPHALT PAVEMENT DETAIL

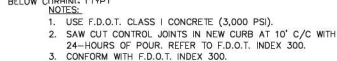


8 TYPICAL SIDEWALK DETAIL
N.T.S.

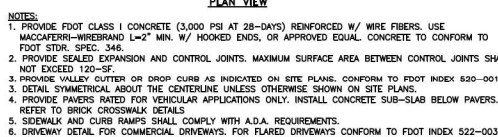


2 ASPHALT PAVEMENT TRENCH RESTORATION DETAIL
N.T.S.

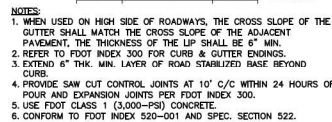
5) VEHICULAR CONCRETE PAVEMENT DETAIL
N.T.S.



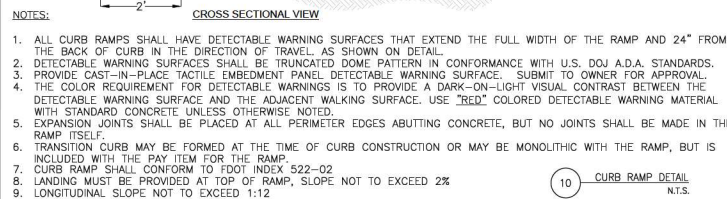
9 FDOT TYPE "D" CURB DETAIL N.T.S.



3 TYPICAL DRIVEWAY DETAIL
N.T.S.



6 FDOT TYPE "F" CURB & GUTTER
N.T.S.

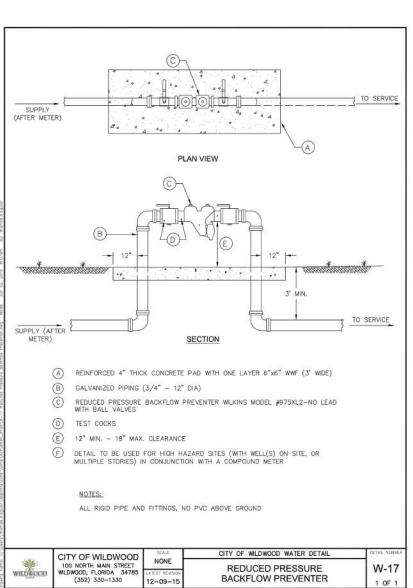


10 CURB RAMP DETAIL
N.T.S.

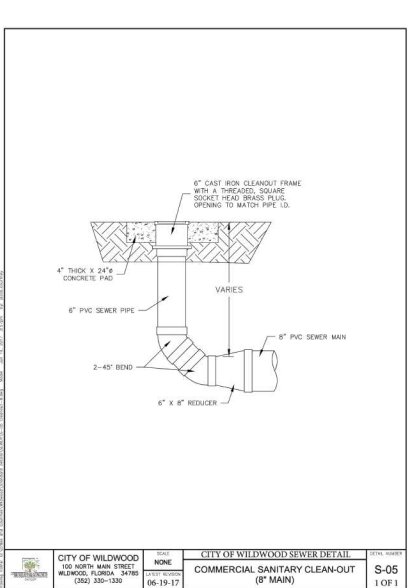
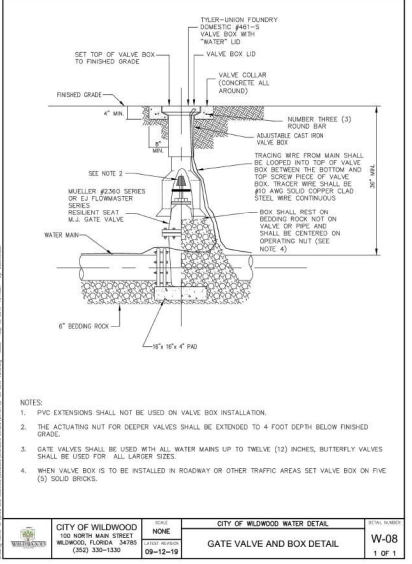
A GAI CONSULTANTS, INC. SERVICE GROUP

REVISIONS:	DATE
SUBMITTAL	12/27/2023
ISSUED FOR PERMIT	03/06/2024
ISSUED FOR PERMIT	03/27/2024
CITY RAI 1 RESPONSE	06/20/2024
CITY RAI 2 RESPONSE	07/29/2024

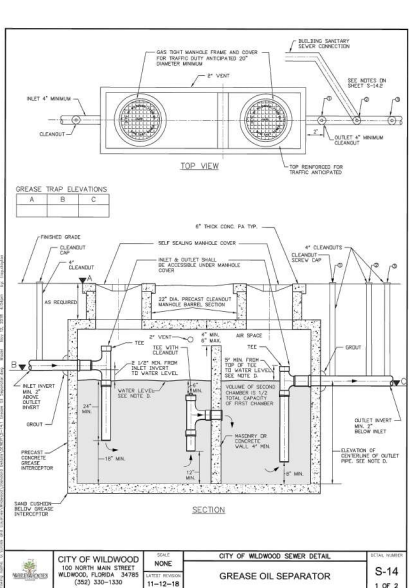
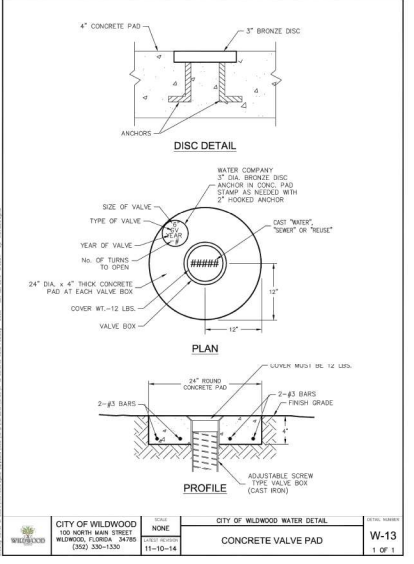
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM SEPARATION. 18 INCHES IS THE MINIMUM.	ALTERNATE 3 FT. MINIMUM
VACUUM SANITARY SEWER	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM SEPARATION. 18 INCHES IS THE MINIMUM.	ALTERNATE 3 FT. MINIMUM
GRAVITY OR PRESSURE SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM SEPARATION. 18 INCHES IS THE MINIMUM.	ALTERNATE 3 FT. MINIMUM
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM		



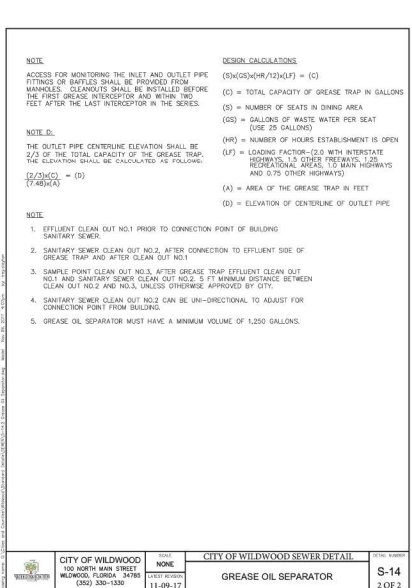
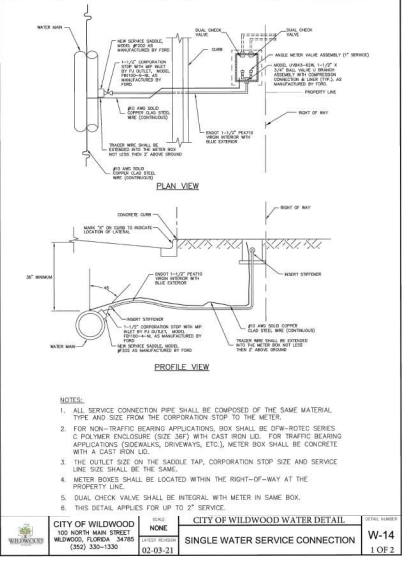
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100 NORTH MAIN STREET WILDCOOD, FLORIDA 34785 (352) 330-1330	NONE 11-10-14	SEPARATION OF WATER MAINS	W-05 1 OF 1



CITY OF WILDCOOD	DATE	CITY OF WILDCOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCOOD, FLORIDA 34785 (352) 330-1330	NONE 09-12-19	GATE VALVE AND BOX DETAIL	W-08 1 OF 1

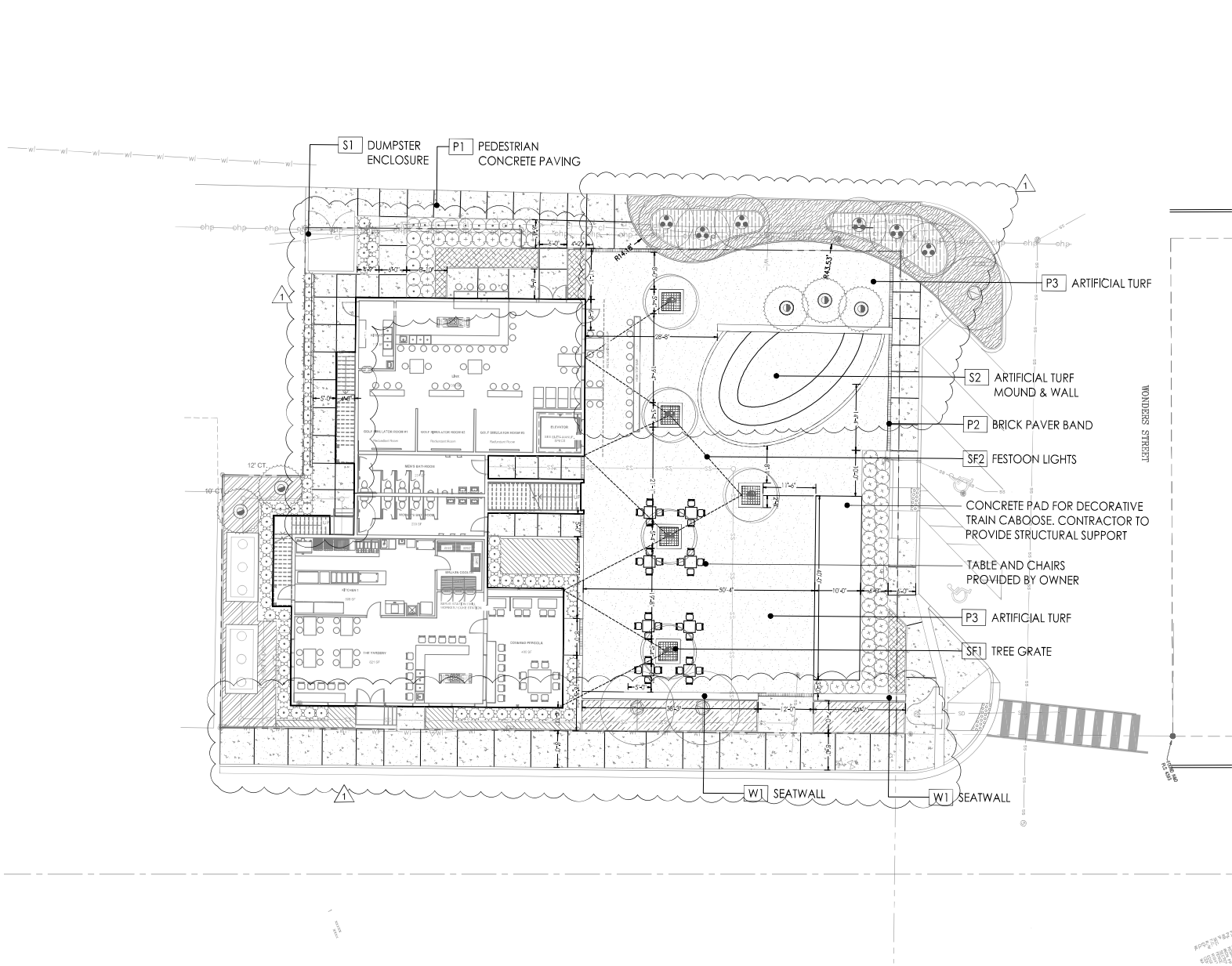


CITY OF WILDCOOD	DATE	CITY OF WILDCOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCOOD, FLORIDA 34785 (352) 330-1330	NONE 11-10-14	CONCRETE VALVE PAD	W-13 1 OF 1



CITY OF WILDCOOD	DATE	CITY OF WILDCOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCOOD, FLORIDA 34785 (352) 330-1330	NONE 02-03-21	SINGLE WATER SERVICE CONNECTION	W-14 1 OF 2

\\G:\ARCHITECT\LOCAL\BUPRO\2021\021999\03 - WILWOOD RAILROAD COMMERCIAL\CD\1\PRODUCTION\BUPRO\021999\03.L110 - HARDSCAPE PLAN.dwg
This drawing was prepared by computer aided drafting technology and is therefore to be printed on a computer aided drafting device.



COMMUNITY
SOLUTIONS



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-6396
CERTIFICATE OF AUTHORIZATION: EB8951

PROJECT
WILWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILWOOD FL 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS	
SUBMITTAL	12/07/2023
ISSUED FOR PERMIT	10/06/2024
ISSUED FOR PERMIT	09/27/2024

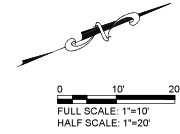
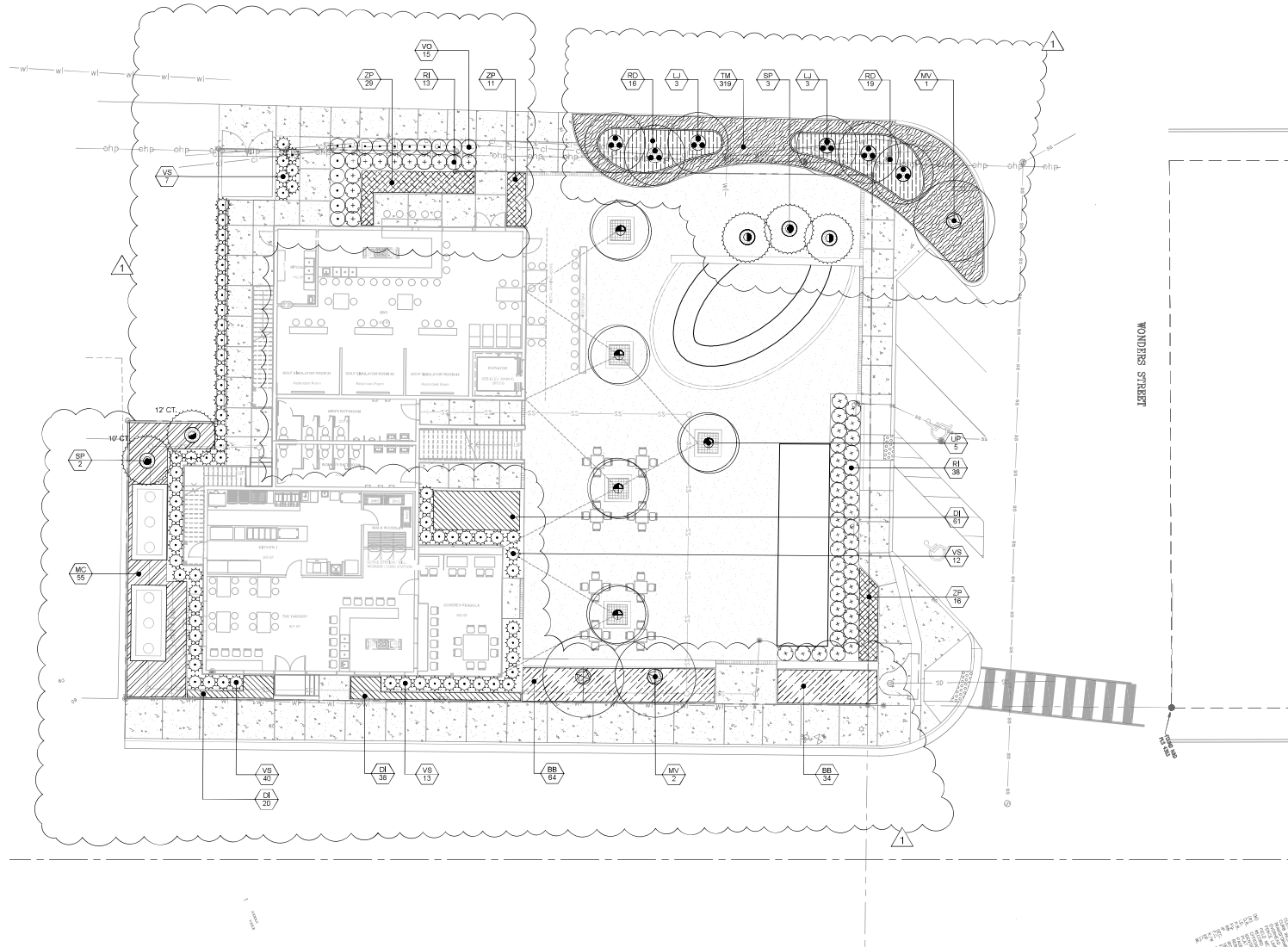
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DATE	12/07/2023
DRAWN	ECM
CHECKED	AP
APPROVED	KCO
REVISION	

SHEET TITLE
**HARDSCAPE
PLAN**

SHEET NUMBER
L-110

A GAY CONSULTANTS, INC. SERVICE GROUP

\\G:\ARCHITECT\LOCAL\BUPRO\2021\0219996303 - WILKWOOD PARKWAY COMMERCIAL\LANDSCAPE\PRODUCTION\BUPRO\2021\0219996303 - LANDSCAPE PLAN & DETAILS.dwg
This drawing was produced with computer-aided drafting technology and is subject to electronic filing. Do not make any changes to this drawing without written permission.



COMMUNITY
SOLUTIONS



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-6398
CERTIFICATE OF AUTHORIZATION: EB8951

PROJECT
WILDWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILDWOOD FL 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:	
SUBMITTAL	12/07/2023
ISSUED FOR PERMIT	10/06/2024
ISSUED FOR PERMIT	09/27/2024

PROJECT NUMBER R210999.03

DATE: 12/07/2023

DRAWN: ECM

CHECKED: AP

APPROVED: KO

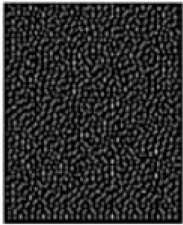
RECEIVED

SEAL

SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
L-200

A GAY CONSULTANTS, INC. SERVICE GROUP

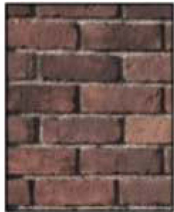


Cast Iron
Railing and
Awnings



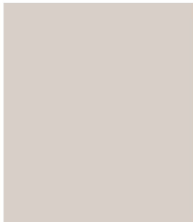
Black
Aluminum
Storefront

Metals



EL DORADO
TundraBrick
Hartford

Brick



Concrete
Stairs

Concrete



8L1	SCHEDULES, STATISTICS AND FIXTURE CUT SHEETS - LIGHTING
8L2	SITE PLAN - LIGHTING PHOTOMETRICS

Symbol	Tag	Description	Lamp	Lamp Qty.	Watts
	A	WALL MOUNTED FULL CUT-OFF LED WALL LED LIGHT FIXTURE MOUNTED @ 7'-0" AFG	LED	1	40

Label	CalcType	Average	Max	Min	Average / Min	Max / Min
PROPERTY BOUNDARY	Illuminance	0.5 fc	7.9 fc	0.0 fc	N/A	N/A

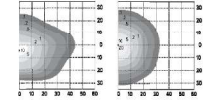
WPTZ LED
Medium Trapezoid Wall Pack



H. I. Williams, Inc. • Carlsbad, Missouri • www.hiwi.com • 417-338-4000
Information contained herein is subject to change without notice. 8/15/2006

	OSTRACODS	PLATINUM	WETZEL	EPICACRYL (N-WE)	BIOL-BATING
121	113	2037	27	70.4	8143-51
	12	2382	27	108.2	8143-52
	15	4324	41	100.1	8143-53
	15	4324	41	124.9	8143-54
	12	5472	54	72.4	8143-55
125	15	5708	54	108.2	8143-56

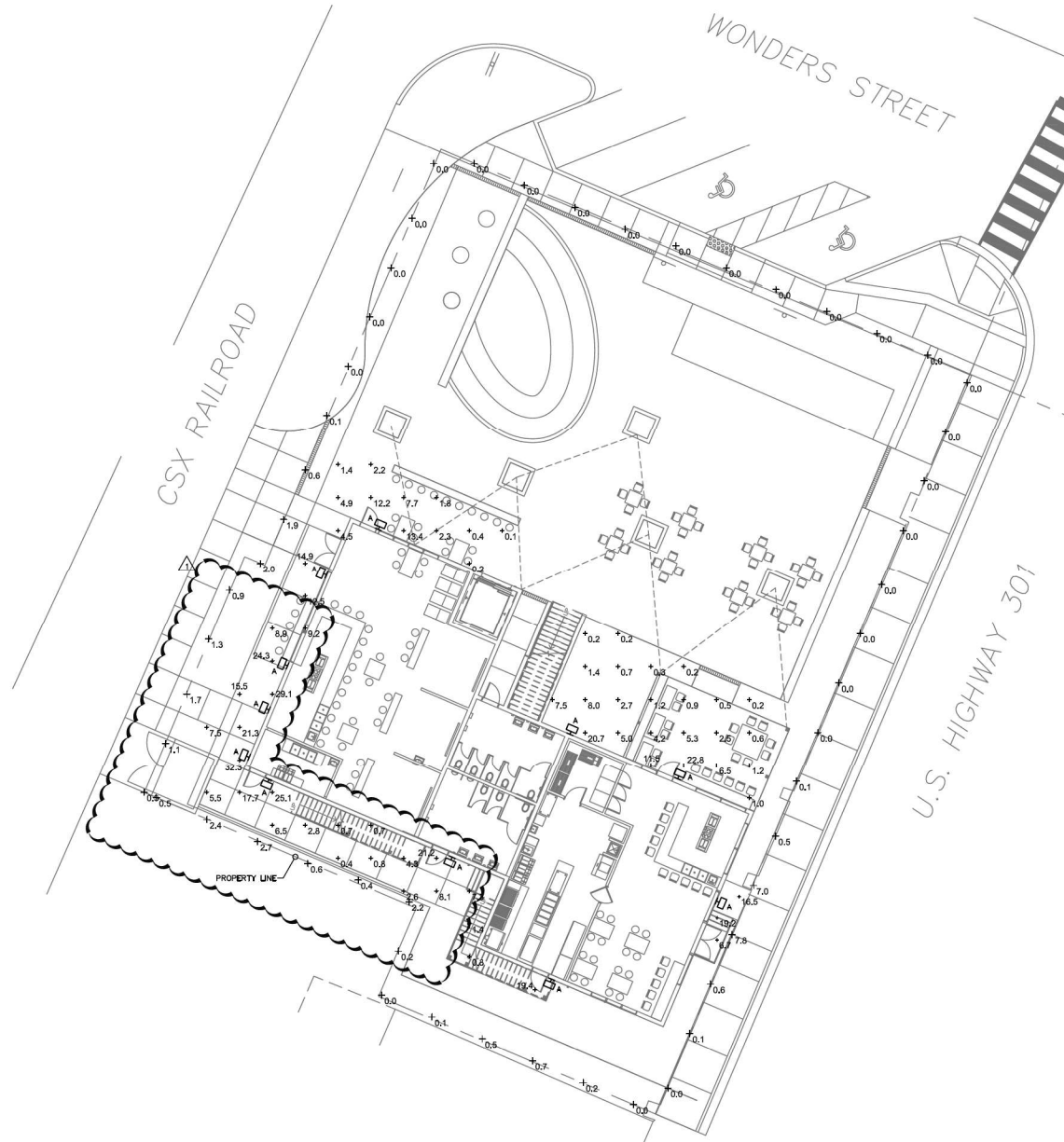
Footcandle calculations based on standard building reflectance of .10 with a ground reflectance of 0 and a light loss factor of .10. Fixture installed at 10' mounting height.



BACKVIEW WALL MOUNT BOLT CIRCLE PATTERN
3-3/16" OC



DRAWN JEN	CHECKED WTB
DATE 07/03/2024	
PROJECT NUMBER E2400.27	
DRAWING NUMBER SL1	
CAD FILE E2400.27_SL1	



NORTH

1
SL2

SITE PLAN - LIGHTING PHOTOMETRICS

SCALE: 1"=10'-0"

By	Description	Date	Rev	Permit Comments					
WTB		4/7/2024							

Wood T. Brault, P.E.
License No. 558
State of Florida
Professional Engineer
Electrical

NO NEW OR RE-OPENED INITIALS
 SHALL BE PLACED IN THE
 DATE ADJACENT TO THE SEAL
 PROVIDED COPIES OF THE
 DOCUMENT ARE NOT CONSIDERED
 SIGNED AND SEALED AND THE
 SIGNATURE MUST BE VERIFIED IN
 ANY ELECTRONIC COPIES

Electric Services, Inc.
 1748 U.S. Highway 441
 Leesburg, FL 34748-7655
 (PH) 352-767-1322
 (FAX) 352-767-7871
 CA #99435 : EC #1415

**Wildwood Railroad
Site Lighting**

101 South Main Street Wildwood, FL 34785

SHEET TITLE: SITE PLAN - LIGHTING PHOTOMETRICS	
DRAWN JEN	CHECKED WTB
DATE 07/03/2024	
PROJECT NUMBER E2400.27	
DRAWING NUMBER SL2	
CAD FILE E2400.27_SL1	

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2403-007 Highfield at Twisted Oaks Amenity Center

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

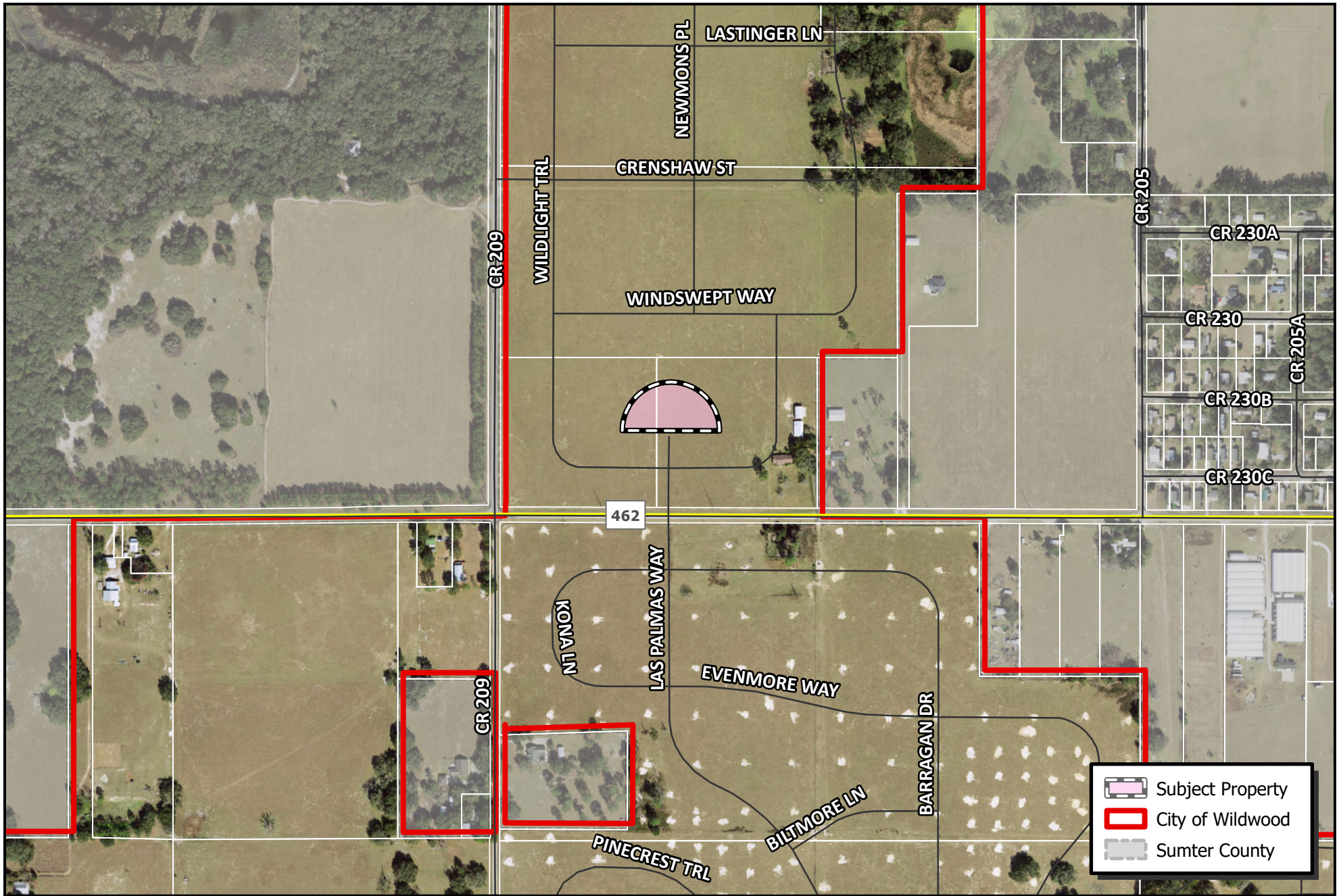
Case Number	SP 2403-007 Highfield at Twisted Oaks Amenity Center
Owner(s)	KL Highfield, LLC
Applicant(s)	Morris Engineering & Consulting, LLC
Acreage	1.442 +/-
Property Location	The subject property is generally located approximately 0.13 miles northeast of the CR 209 and E C 462 intersection.
Parcel(s)	Portion of D30-030 & D30-031
Date	August 7, 2024

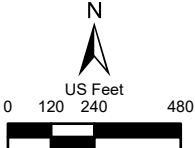
The applicant is seeking a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Subdivision Amenity Center, consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure, per the attached plans. Highfield at Twisted Oaks residences will also have access to the Twisted Oaks Amenity Center located approximately 0.42 miles southeast of this development.

SP 2403-007 meets 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.

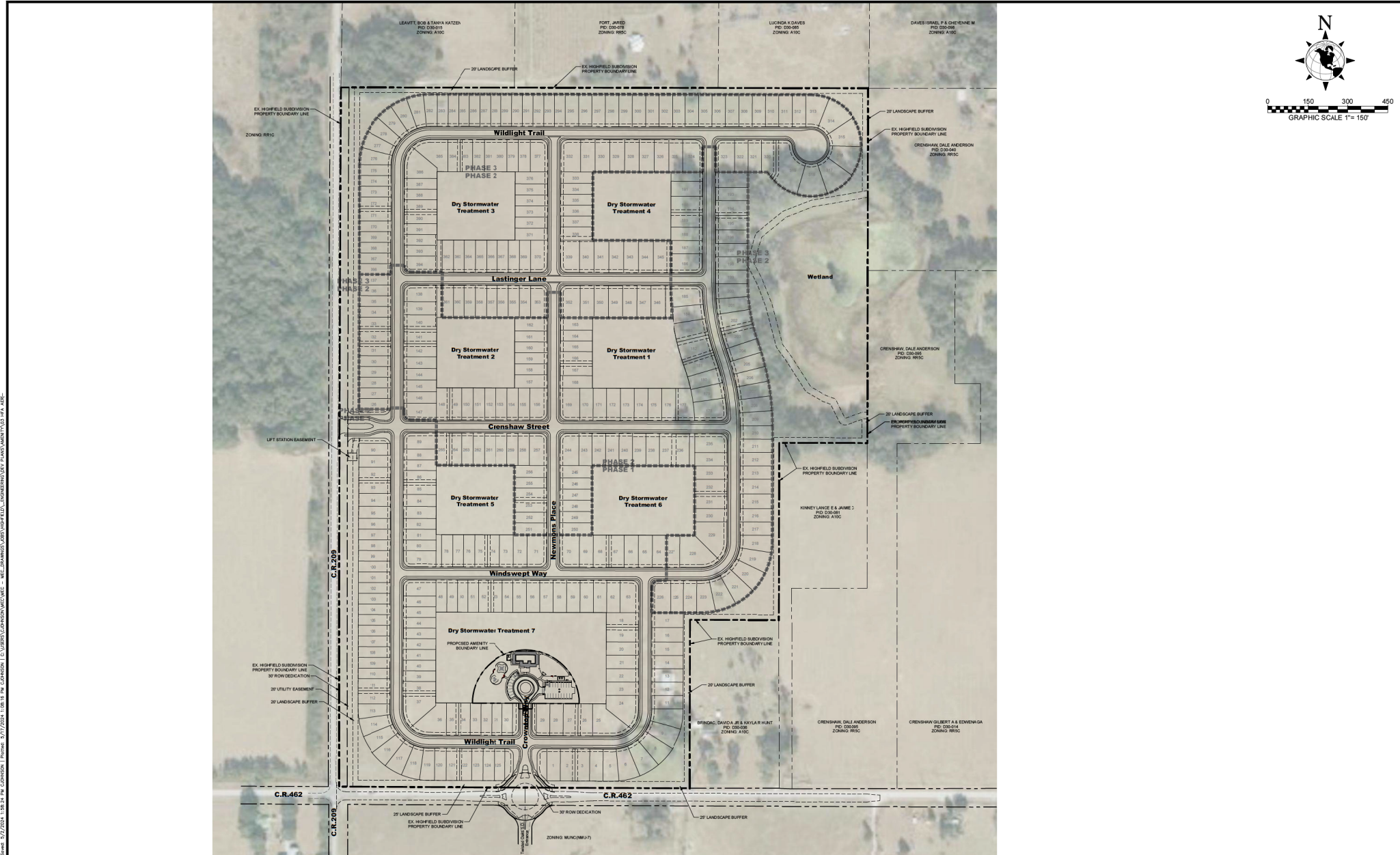


Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 120 240 480	SP 2403-007 HIGHFIELD AT TWISTED OAKS AMENITY CENTER PORTION OF PARCELS D30-030 & D30-031	MAP 1B LOCATION MAP JUN 2024
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Sheet 3 of 12: 5/2/2024 1:38:24 PM C:\Users\carson\OneDrive\Documents\Highfield_Amenity\Drawings\Sheet 3 of 12.dwg - MFC - J:\JAMES\2023\Highfield_Amenity\Drawings\Sheet 3 of 12.dwg



			M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 CA 28780 941-44-6644 www.morris-engineering.net	DATE 07/26/2022	AERIAL SITE MAP		SCALE 1"=150'	
				PROJECT HC	HIGHFIELD AMENITY		SEC-TWP-RNG 31, 18S, 23E	
				DRAWING AER	CITY OF WILDWOOD, FLORIDA		SHEET 3 OF 12	
NO. DATE REVISION DESCRIPTION BY				DRAWN IS	CHECKED SK	STEPHEN J. KRZYWONSKI FL LICENSE NO. 90820		

DRY STORMWATER TREATMENT #7



0 20 40 60
GRAPHIC SCALE 1"=20'

SITE DATA

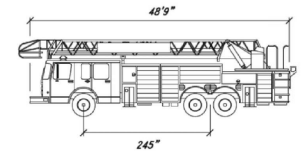
- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D30-031, D30-030
 - PROPERTY ADDRESS: 3220 EAST C.R. 482, WILDWOOD, FLORIDA 34785, SECTION 30, 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
 - SOIL: VERY LOOSE, BROWN TO LIGHT BROWN FINE (SP)
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83) 1988.
 - ZONING: R-4
 - FLU MMR
 - THE PROPERTY LIES IN THE FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 12119C00080 (FIRM INDEX DATED 09/27/13), SUBJECT TO VERIFICATION.
 - PROPOSED LAND USE: AMENITY CENTER, PRIVATELY OWNED AND MAINTAINED.
 - BUILDING HEIGHT: 1 STORY 22'
 - AMENITY LISTS: CABANA & POOL, SMALL DOG PARK, LARGE DOG PARK, TOT LOT, MAIL COLLECTION & PARK BENCHES FOR BIRD WATCHING. EMPLOYEES ARE NOT PROPOSED WITH AMENITY PROJECT.
 - PROJECT AREA: TOTAL: 1.44 ACs
PERVIOUS: 60.52%
IMPERVIOUS: 39.48%
 - FLOOR AREA RATIO/FAR: 0.01%
 - PARKING: 27 STALLS INCLUDING 2-ADA
 - BUILDING CONSTRUCTION TYPE: TYPE V-B UNPROTECTED - NON-SPRINKLERED
- SIGN LEGEND
 (1) STOP (R1-1), 36"x36"
 (2) DISABLED PARKING W/ FINE (FOT FTP-20-08 & FTP-20-06) PER FLORIDA STATUTE 353.5041 (12'X18' & 6'X12')
 PAVEMENT MARKINGS PER FOT INDEX 711-001 (PAVEMENT MARKINGS). SIGNS PER FOT INDEX 700-010 (SINGLE COLUMN GROUND SIGNS) & INDEX 700-101 (PLACEMENT OF SINGLE COLUMN SIGNS).
- STRIPING LEGEND
 (3) 24" WHITE STOP LINE

LEGAL DESCRIPTION

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

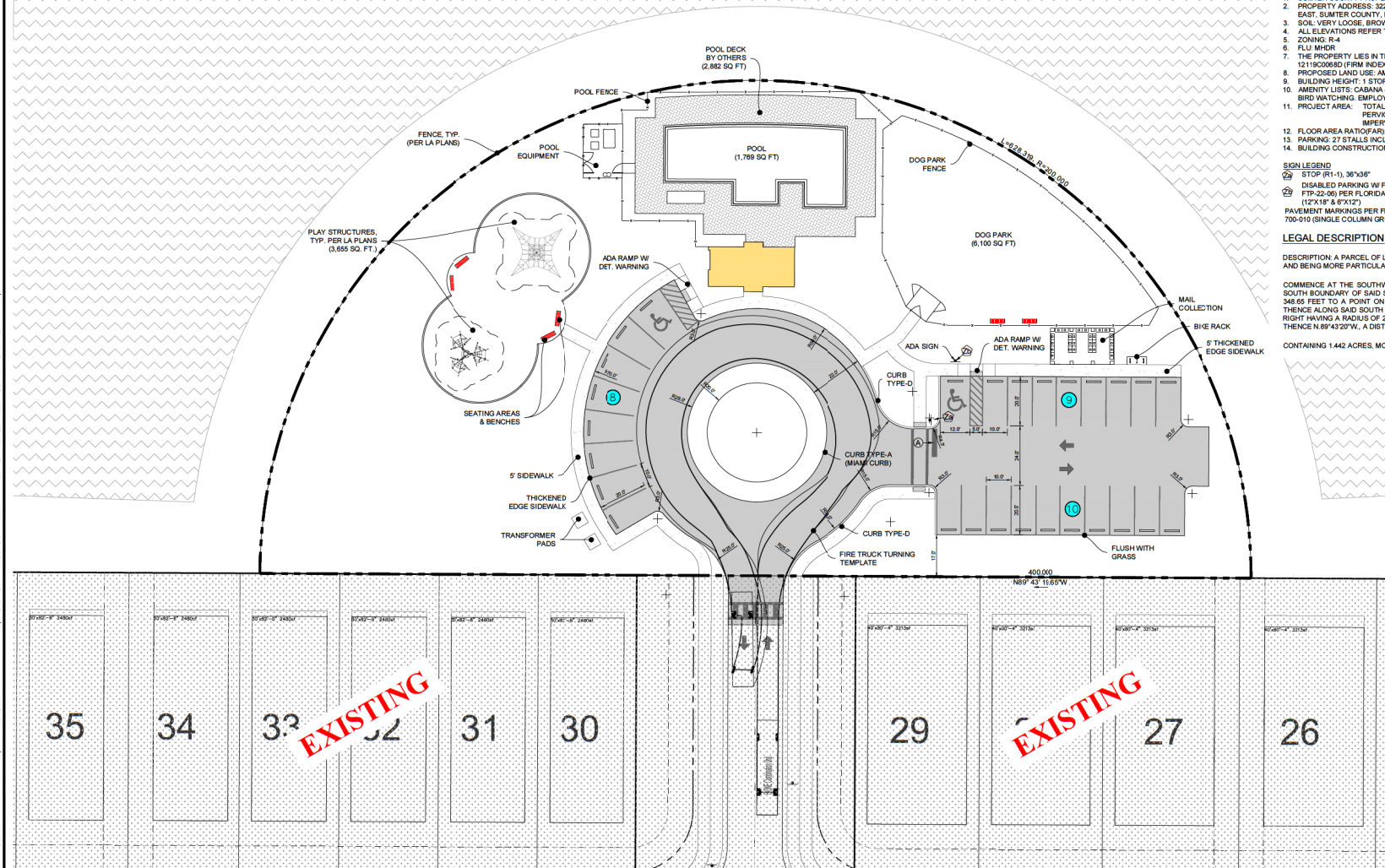
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 30, 5.89°45'47"E, A DISTANCE OF 509.94 FEET; THENCE N 0°14'00"E, A DISTANCE OF 348.65 FEET TO A POINT ON THE SOUTH BOUNDARY OF PROPOSED TRACT D-7 ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH BOUNDARY RUN EASTERLY, 628.32 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 167°00'00" (CHORD BEARING S 89°47'20"E, 400.00 FEET); THENCE N 89°45'20"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.442 ACRES, MORE OR LESS.



FIRE TRUCK PROFILE

95 FT. PLATFORM
 HEIGHT: APPROX. 14.5 FT.
 LENGTH: 48 FT. 9 IN.
 TIRE CURB CLEARANCE: 36 FT. 2 IN.
 S.A.E. TURNING CLEARANCE: 35 FT. 6 IN.
 PLATFORM CLEARANCE: 42 FT. 11 IN.
 MINIMUM RISE RADIUS: 21 FT. 6 IN.
 245 IN. WHEEL BASE
 WIDTH OF CHASSIS: 8 FT. 4 IN.
 WIDTH OF BODY: 9 FT. 6 IN.



NO.	DATE	REVISION DESCRIPTION	BY
13	07/11/24	REVISED PER CITY COMMENTS DATED JULY 8, 2024	SJK
14	08/23/24	REVISED PER CITY COMMENTS DATED JUNE 11, 2024	SJK



MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6997 Professional Parkway East, Suite 10, Lakeland Ranch, Florida 34240 CA 23780 941-444-6641 www.morrisengineering.net

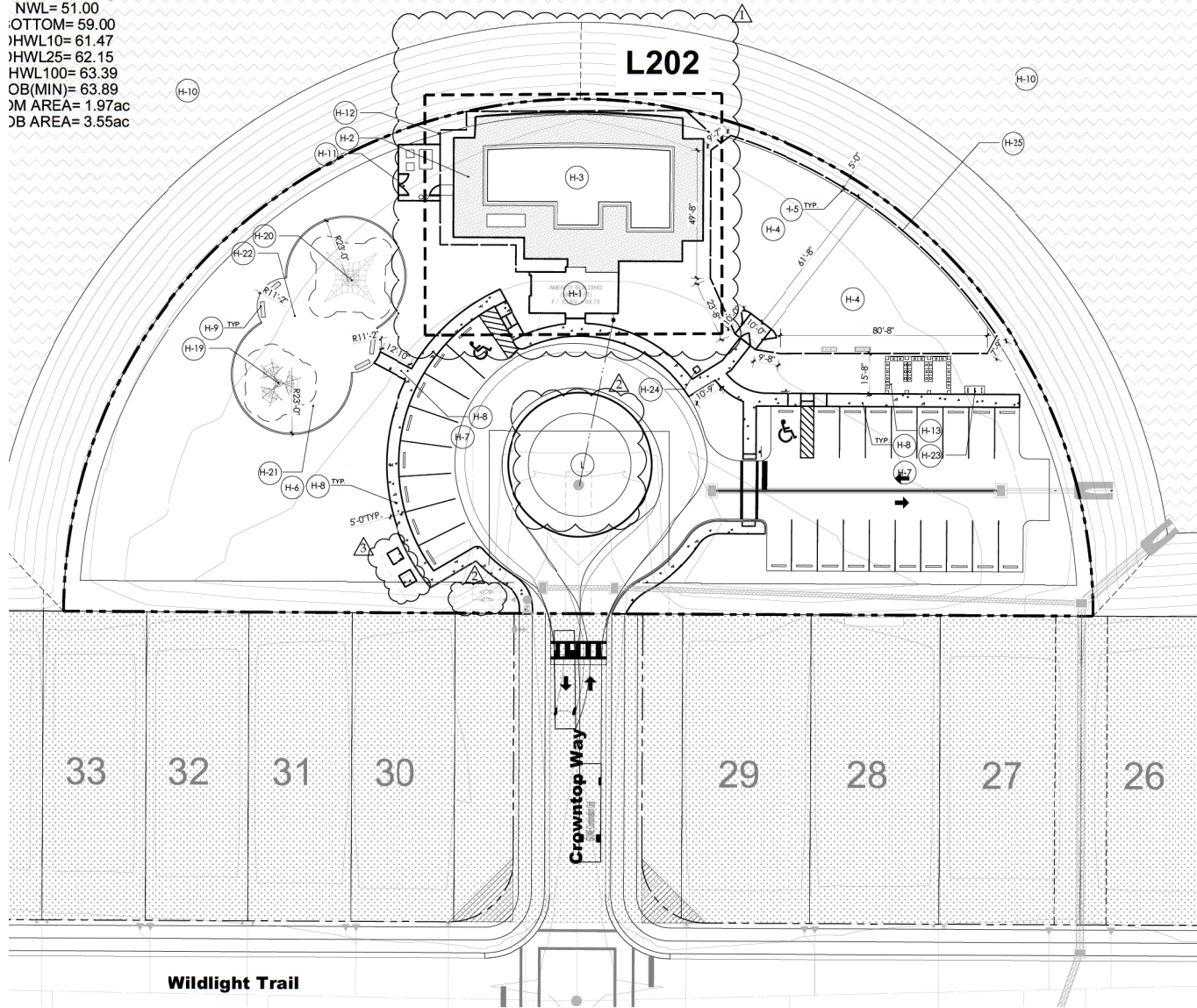
DATE	05/01/2024
PROJECT	HF
DRAWING	MSP
DRAWN	S
CHECKED	SK

MASTER SITE PLAN
HIGHFIELD AMENITY
 CITY OF WILDWOOD, FLORIDA

SCALE	1"=20'
SEC-TWP-RNG	30-18S-23E
SHEET	OF
4	12

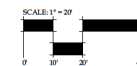
STEPHEN A. KIRKMAN
 FL LICENSE NO. 90820

DRY BOTTOM)
 NWL= 51.00
 OTTOM= 59.00
 HWL10= 61.47
 HWL25= 62.15
 HWL100= 63.39
 OB(MIN)= 63.89
 OM AREA= 1.97ac
 OB AREA= 3.55ac



HARDSCAPE SCHEDULE

(H-1)	POOL CABANA, BY OTHERS	(1)	(1/32)
(H-2)	POOL DECK	(1)	(1/32)
(H-3)	POOL = 1769 SF	(1)	(1/32)
(H-4)	DOG PARK	(1)	(1/32)
(H-5)	DOG WASTE STATION	(1)	(1/32)
(H-6)	ACTIVITY LAWN	(1)	(1/32)
(H-7)	PARKING	(1)	(1/32)
(H-8)	SIDEWALK	(1)	(1/32)
(H-9)	BENCH	(1)	(1/32)
(H-10)	DETENTION AREA	(1)	(1/32)
(H-11)	POOL EQUIPMENT	(1)	(1/32)
(H-12)	POOL FENCE	(1)	(1/32)
(H-13)	MAIL COLLECTION, BY OTHERS	(1)	(1/32)
(H-14)	PLAY STRUCTURE #1	(1)	(1/32)
(H-15)	PLAY STRUCTURE #2	(1)	(1/32)
(H-16)	PLAY SURFACE AND EDGE	(1)	(1/32)
(H-17)	SPINNER BOWL	(1)	(1/32)
(H-18)	BIKE RACK	(1)	(1/32)
(H-19)	TRASH RECEPTACLE	(1)	(1/32)
(H-20)	DOG PARK FENCE	(1)	(1/32)
(L)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	(1)	(1/32)



BONNETT design group, llc
 landscape architecture
 community planning
 F.L.C. 26000341
 400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407-622-1588 voice

Highfield
 Landscape Architecture
 KL Highfield TO, LLC.
 City of Wildwood, Florida
 LAYOUT PLAN

AMENITY

DATE	March 15, 2024
DRAWN BY	RTM
CHECKED BY	TWB
JOB NUMBER	2022.154
FILE NAME	2024.07.08.1125.48.04.97
REVISIONS	
Δ	City Comments 05-14-2024
Δ	City Comments 06-18-2024
Δ	City Comments 07-09-2024



Designed by Todd W. Bonnett
 2024.07.08.1125.48.04.97
 Todd W. Bonnett, P.E., F.P.S.

L201



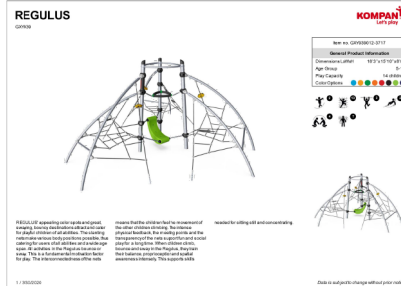
1 BENCH L303 SCALE: NTS



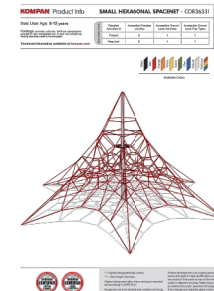
RECEPTACLE 502 AS MANUFACTURED
BY DUMOR.COM OR OWNER
APPROVED EQUAL

2 BENCH & TRASH RECEPTACLE
L303

SCALE: NTS



3 PLAY STRUCTURE #1
L303 SCALE: NTS



4
L303



5 SPINNER BOWL
L303 SCALE: NTS

D006 • DOG WASTE STATION

PARTS LIST:

- Can (1)
- Post (1)
- Dispenser (1)
- Sign/Sign Bracket (1)
- Dispenser Keys (2)
- 600 Waste Bags
- 50 Can Liners
- Hardware Pack



6 DOG WASTE STATION
L303 SCALE: NTS

MODEL D006 DOG WASTE STATION AS
MANUFACTURED BY — OR OWNER
APPROVED EQUAL

NOTE: HARDSCAPE DETAILS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.



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landscape architecture
community planning
FL LC 26000341

00 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

**Highfield
Landscape Architecture
KL Highfield TO, LLC.
City of Wildwood, Florida
HARDSCAPE DESIGN PLAN**

AMENITY

DATE: March 15, 2024

DRAWN BY: RTM

CHECKED BY: TWB

OB NUMBER: 2022154

FILE NAME:

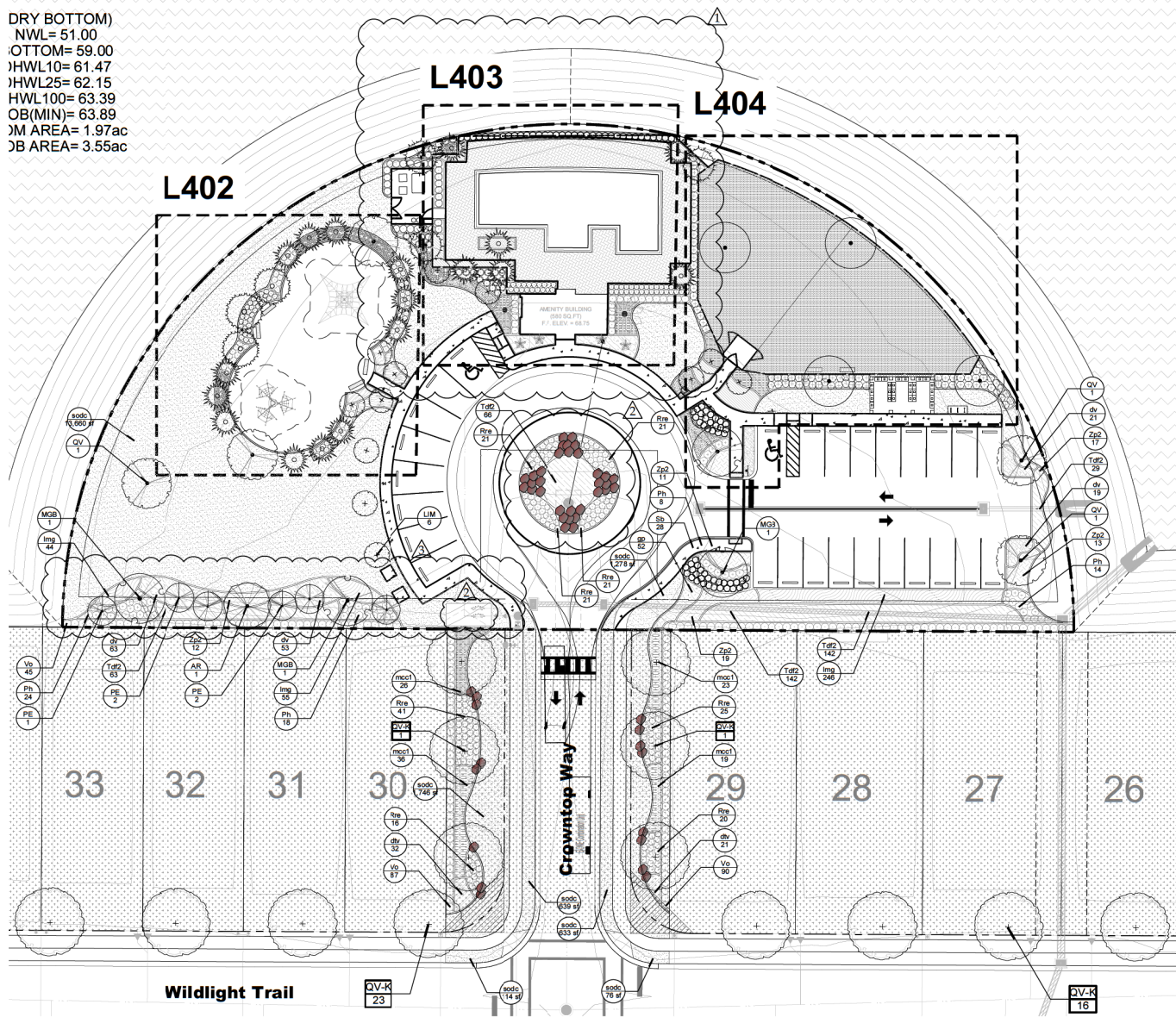
REVISIONS:



Digitally signed by Todd W Bonnett

303

DRY BOTTOM)
 NWL= 51.00
 OTOM= 59.00
 HWL10= 61.47
 HWL25= 62.15
 HWL100= 63.39
 OB(MIN)= 63.89
 OM AREA= 1.97ac
 OB AREA= 3.55ac



NOTE: MAINTAIN A 3' LANDSCAPE FREE
 BUFFER AROUND ALL UTILITY VALVES,
 METERS, BACKFLOWS, MANHOLES,
 AND CLEANOUTS.

NOTE: MAINTAIN A 10' BUFFER
 BETWEEN UTILITY MAINS AND ALL
 ROOT BEARING TREES

VEHICULAR USE AREA (VUA) LANDSCAPE REQUIREMENTS (IN SF)	
TOTAL VUA	17,407
LANDSCAPE REQUIRED (10% of VUA)	1740.7
LANDSCAPE PROVIDED	5988
SURPLUS (SF)	4247.3

KEY	
[Solid Line]	CODE REQUIRED
[Dashed Line]	ENHANCED/ OPTIONA.



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400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407-622-1588 voice

Highfield
 Landscape Architecture
 KL Highfield TO, LLC.
 City of Wildwood, Florida
 LANDSCAPE PLAN

AMENITY

DATE: March 15, 2024
 DRAWN BY: RTM
 CHECKED BY: TWB
 JOB NUMBER: 2022154

FILE NAME:
 2024-03-15-2024-03-15-2024-03-15-2024-03-15

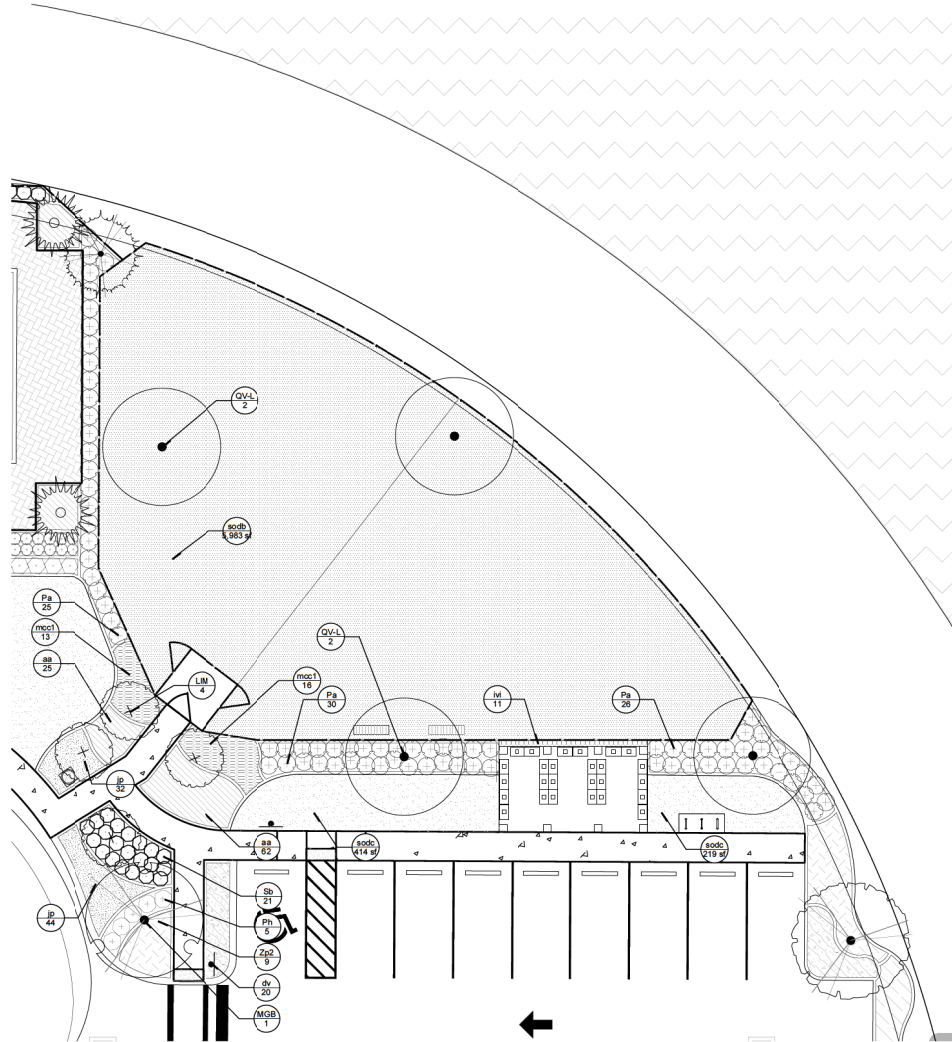
REVISIONS:
 City Comments 05-14-2024
 City Comments 06-18-2024
 City Comments 07-09-2024



I hereby certify that I am the author of the design shown on this plan and that I am a duly licensed professional in the State of Florida.

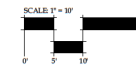
T. W. Bonnett, Landscape Architect, No. 12551, State of Florida

L401



NOTE: MAINTAIN A 3' LANDSCAPE FREE BUFFER AROUND ALL UTILITY VALVES, METERS, BACKFLOWS, MANHOLES, AND CLEANOUTS.

NOTE: MAINTAIN A 10' BUFFER BETWEEN UTILITY MAINS AND ALL ROOT BEARING TREES



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DESIGNED BY: T. W. BONNETT
 DRAWN BY: T. W. BONNETT
 CHECKED BY: T. W. BONNETT
 DATE: 2024.07.08 11:25:53-04'00'



BONNETT design group, llc
 landscape architecture
 community planning
 F.L.C. 26000341

400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407-622-1588 voice

Highfield
 Landscape Architecture
 KL Highfield TO, LLC.
 City of Wildwood, Florida
 LANDSCAPE PLAN - DOG PARK

AMENITY

DATE: March 15, 2024
 DRAWN BY: RTM
 CHECKED BY: TWB
 JOB NUMBER: 2022.154

FILE NAME: 2024.07.08 11:25:53-04'00'

REVISIONS:



DESIGNED BY: T. W. BONNETT
 DRAWN BY: T. W. BONNETT
 CHECKED BY: T. W. BONNETT
 DATE: 2024.07.08 11:25:53-04'00'

L404

Architectural Renderings

Highfield Amenity





SITE DATA

- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D31-029 & D31-007
- PROPERTY ADDRESS: 8618 N US 301, WILDWOOD, FLORIDA 34785, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
- BEARING STRUCTURE IS (S.00°00'45"W), BASED ON FLORIDA STATE PLANE WEST GRID ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- EXISTING ZONING: MMU7 (PD)
- EXISTING LAND USE: OMMU
- THE PROPERTY LIES IN THE FLOOD ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 12119C0050 FIRM INDEX DATED 08/27/13, SUBJECT TO VERIFICATION.
- BUILDING HEIGHT: 1 STORY 22' BUILDING TYPE: V-B, 234 OCCUPANTS
- MINIMUM REQUIRED FIRE FLOW IS 2250 GPM FOR 2 HOURS.
- DEVELOPMENT AREA: 4.24 AC
- PROPOSED LAND USE: AMENITY CENTER, PRIVATELY OWNED AND MAINTAINED BY TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
- PROJECT AREA: TOTAL: 4.36AC2 PERVIOUS: 1.39AC4 (32.0%) IMPERVIOUS: 2.96AC2
- FLOOR AREA RATIO (FAR): 4.0%
- SOIL: VERY LOOSE, BROWN TO LIGHT BROWN FINE (SP)
- AMENITIES: (1) OUTDOOR PERSONAL TRAINING AREA, (2) INDOOR COMMUNITY FITNESS FACILITY, (3) OUTDOOR COVERED COMMUNITY ACTIVITY ROOM WITH BAR AREA, (4) INDOOR COMMUNITY ACTIVITY & FLEX SPACE AREA, (5) DOG PARK, (6) FAMILY RECREATIONAL AND SWIMMING AREA, (7) ADULT RECREATIONAL AND SWIMMING AREA, (8) SMALL SECLUDED OUTDOOR GATHERING AREA, (9) PLAYGROUND AND TOT LOT ACTIVITIES, (10) LARGE SECLUDED OUTDOOR GATHERING AREA, (11) PICKLEBALL COURTS X4, (12) LARGE OPEN PLAY FIELD WITH PARK BENCH, (13) SECLUDED PARK BENCH, (14) OUTDOOR WALKING NATURE TRAILS, (15) SECLUDED PARK BENCH, (16) BIRD WATCHING WITH BENCH
- PARKING: VEHICLE PARKING = 54 STALLS GOLF CART PARKING = 11 STALLS TOTAL PROPOSED = 65 STALLS

SIGN LEGEND

- 2a STOP (R1-1) 36"x30"
- 2b DISABLED PARKING W/ FINE (FDDT FTP-20-06 & FTP-22-06) PER FLORIDA STATUTE 553.041 (17'X4'6" & 4'X12")

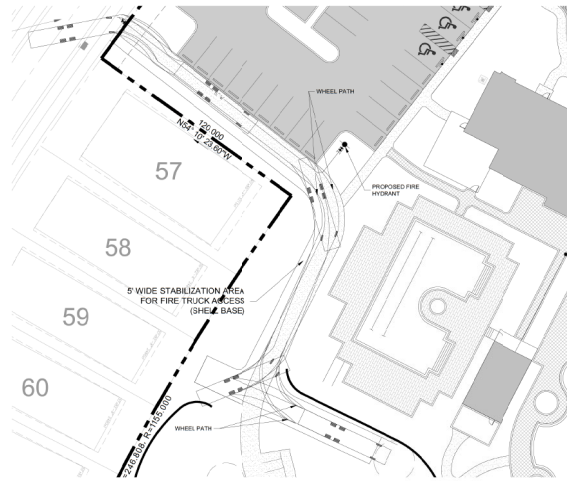
PAVEMENT MARKINGS PER FOOT INDEX 711-001 (PAVEMENT MARKINGS), SIGNS PER FOOT INDEX 700-010 (SINGLE COLUMN GROUND SIGNS) & INDEX 700-01 (PLACEMENT OF SINGLE COLUMN SIGNS).

STRIPING LEGEND

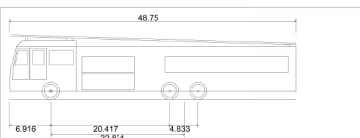
- A 24" WHITE STOP LINE

LEGEND

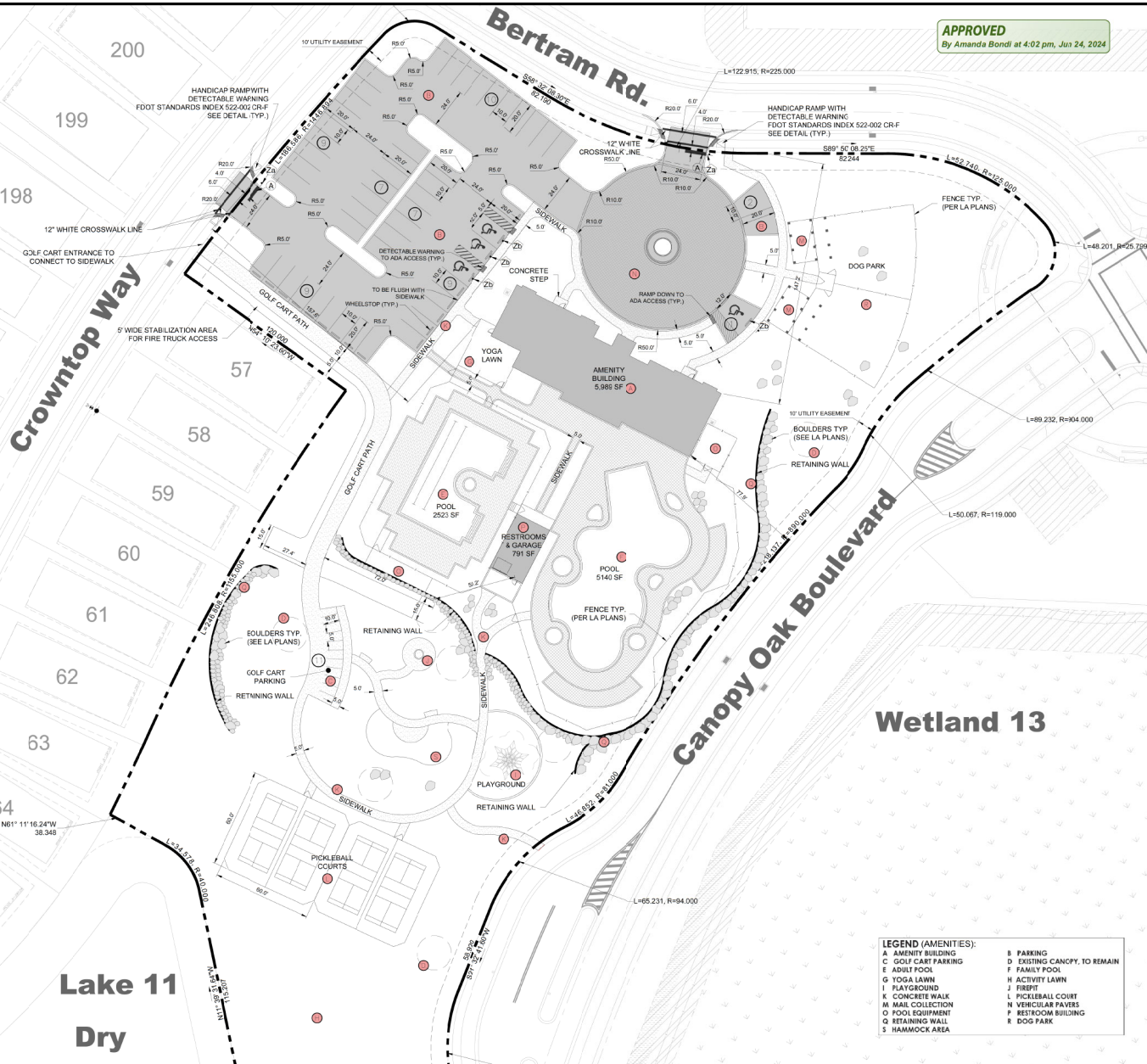
- | | |
|-------|--------------|
| CONC. | CONCRETE |
| CORR. | CORRUGATED |
| ELEC. | ELECTRIC |
| EX. | EXISTING |
| INV. | INVERT |
| LF | LINEAR FEET |
| PE | POLYETHYLENE |
| PR. | PROPOSED |
| SAN. | SANITARY |
| STM. | STORM |
| TYP. | TYPICAL |
| UTL. | UTILITY |



FIRE LADDER TRUCK TURNING TEMPLATE
SCALE: 1"=30'



E-ONE HP95 Mid Mount - Sumter County
Overall Length 48.75ft
Overall Width 8.33ft
Overall Body Height 11.00ft
Min Body Ground Clearance 1.39ft
Track Width 8.33ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 35.50ft



APPROVED
By Amanda Bondi at 4:02 pm, Jun 24, 2024

- | LEGEND (AMENITIES): | |
|---------------------|------------------------------|
| A AMENITY BUILDING | B PARKING |
| C GOLF CART PARKING | D EXISTING CANOPY, TO REMAIN |
| E ADULT POOL | F FAMILY POOL |
| G YOGA LAWN | H ACTIVITY LAWN |
| I PLAYGROUND | J FIRE PIT |
| K CONCRETE WALK | L PICKLEBALL COURT |
| M MAIL COLLECTION | N VEHICULAR PAVES |
| O POOL EQUIPMENT | P RESTROOM BUILDING |
| Q RETAINING WALL | R DOG PARK |
| S HAMMOCK AREA | |



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite 30, Sarasota, Florida 34240 C.A. 36780 Tel: 444-6644 www.morrisengineering.com

DATE	06/16/2024
PROJECT	TO AMEN
DRAWING	DS TO MS
DRAWN	EDC
CHECKED	MAJ

SITE PLAN
TWISTED OAKS AMENITY CENTER
CITY OF WILDWOOD, FLORIDA

SCALE	1"=30'
SEC.	TWP-RING
SHEET	OF
5	10

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2405-002 VOSO Phase XI C&D Master Plan

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	SP 2405-002 VOSO Phase XI C&D Master Plan
Parcel Numbers	K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001, & K28-001
Acreage	753.04 +/- Acres
Property Location	The subject property is generally located north of Bexley Trail, south of Central Parkway, and west of Hornstein Terrace, Barr Blvd. and Bexley Trail
Owner	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Applicant	The Villages Development Company, LLC

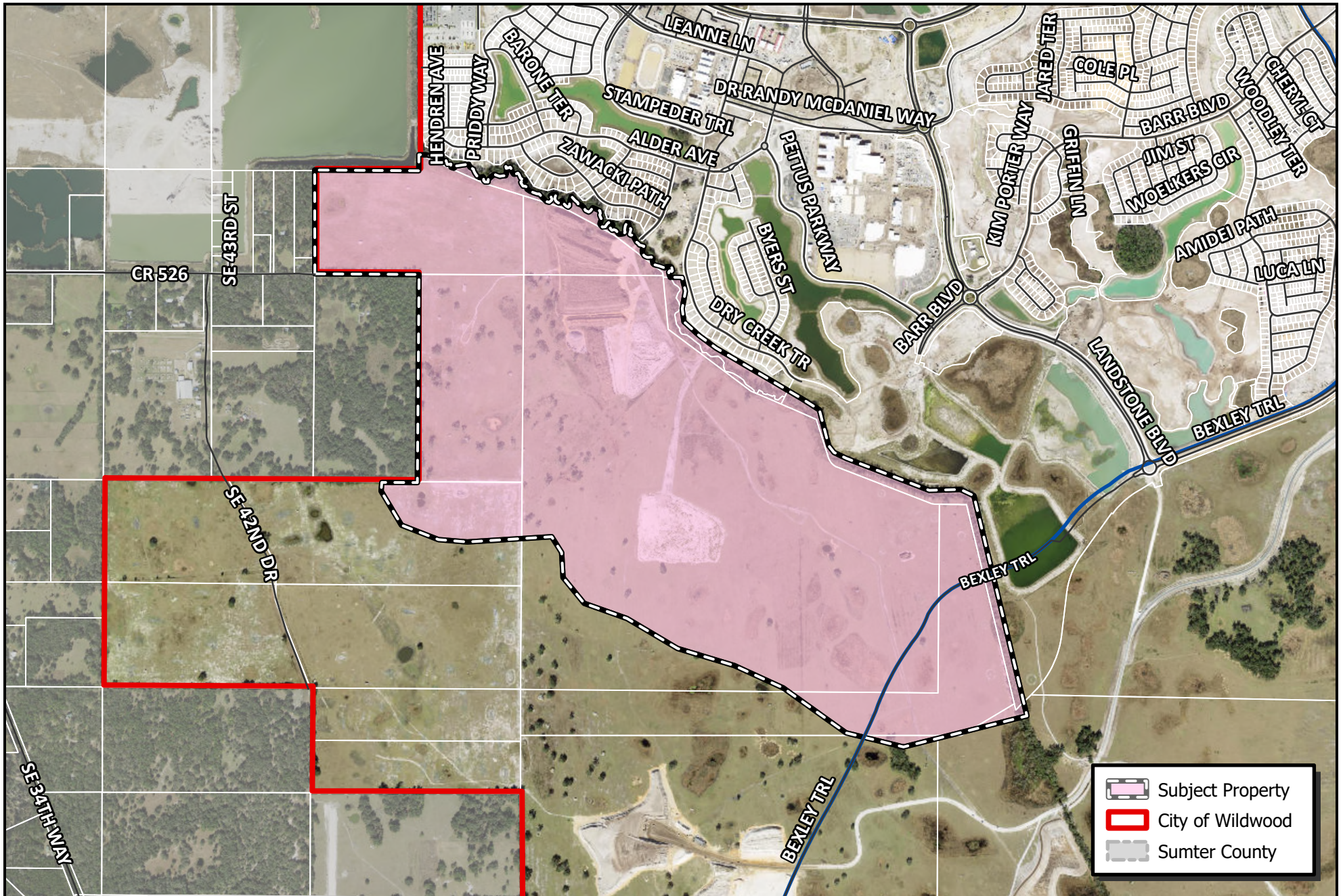
The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on 753.04 acres MOL, as per the attached master plan.

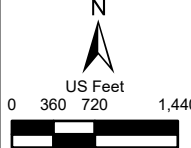
SP 2405-002 meets the criteria set forth in The Villages of Southern Oaks 163 Agreement, the City's Land Development Regulations, and the provisions of the City's 2050 Comprehensive Plan.

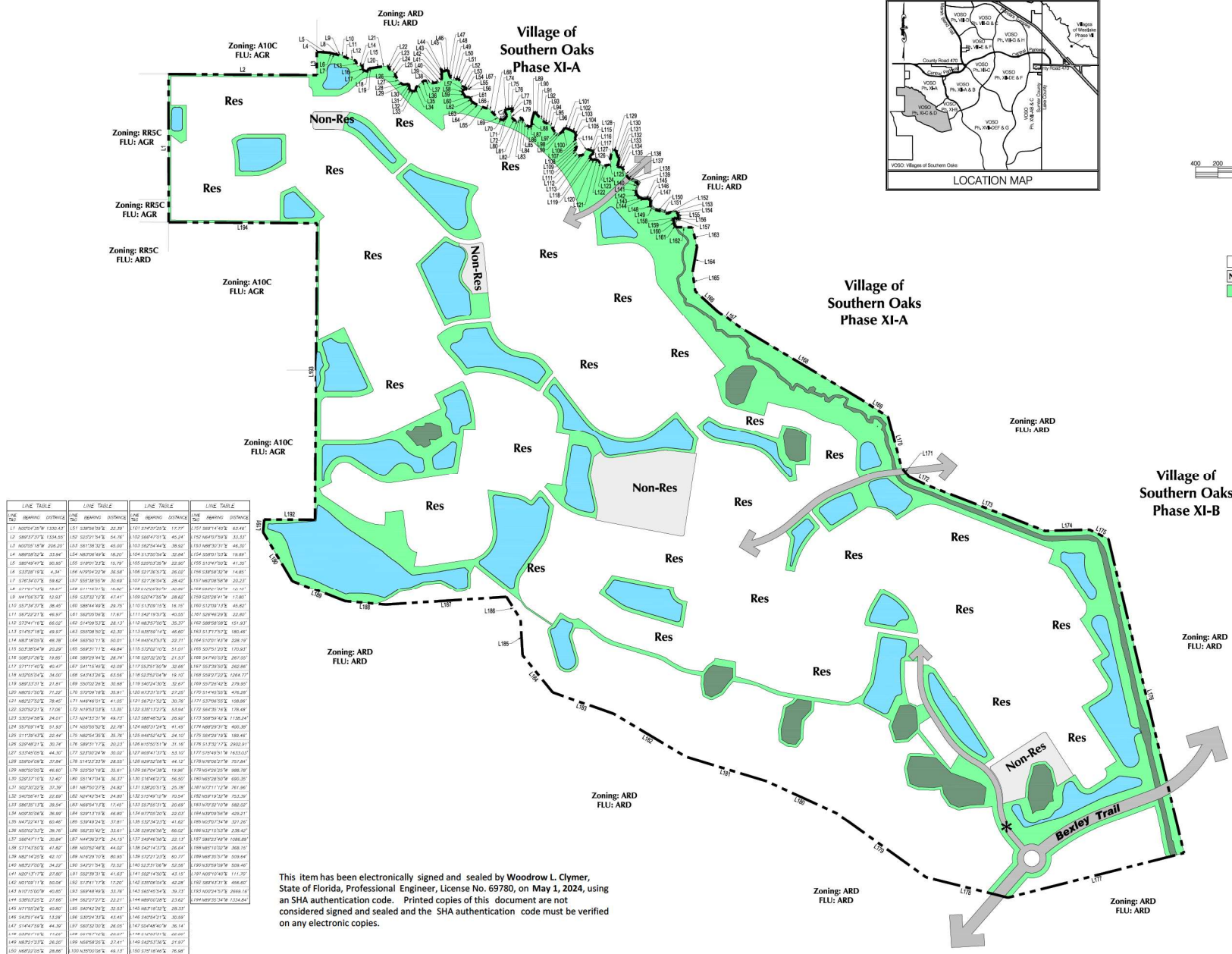
DATED: 07/31/2024



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 0 360 720 1,440	SP 2405-002 VOSO PHASE XI C&D MASTER PLAN PARCELS K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001 & K28-001	MAP 1B LOCATION MAP MAY 2024



SHEET NUMBER	1	Villages of Southern Oaks Phase XI-C & D Master Plan	The Villages	 CLYMER FARMER BARLEY CLYMER FARMER BARLEY, INC. 4480 NE 63RD RD., WILLOWOOD, IL 34188 WWW.CFBFARMERBARLEY.COM #1709	DATE	REVISIONS	BY

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SPM 2405-006 Evolve at Wildwood Modification

REQUESTED ACTION: Staff recommends approval with the condition of the required utility easement in place before any certificate of occupancy is issued and the resolution of all outstanding comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SPM 2405-006 Evolve at Wildwood Modification
Owner/Applicant(s)	Evolve at Wildwood, LLC
Acreage	17.255 +/-
Property Location	The subject property is generally located along N US 301, approximately 0.25 miles south of the E C 466 and N US 301 intersection.
Parcel(s)	D17-050 & D17-065
Date	August 7, 2024

The applicant is seeking approval from the Project Review Committee for a modification to the approved Evolve at Wildwood (SP 2303-005) to include parcel D17-065 consisting of 0.553 acres, MOL, to be used for the expansion of the amenities, per the attached plans.

During this submittal it was determined that a utility easement would be required, so the City of Wildwood would have access throughout the development to maintain and service the meters located at each apartment building. The City has agreed this utility easement can be done once a metes and bounds description can be provided. The developer understands that no temporary certificate of occupancy (CO), partial CO, or CO will be done until the utility easement is in place.

SPM 2405-006 meets the criteria set forth in the Land Development Regulations, the Design District Standards, and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan.

A handwritten signature in black ink, reading "Amanda Bondi". The signature is written in a cursive style with a large, stylized 'A' and 'B'.

Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project #: SPM 2405-006 Evolve at Wildwood Modification

Representative:

Date: 08/07/2024

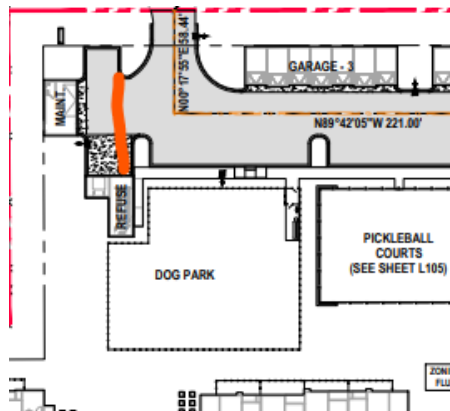
*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. *****

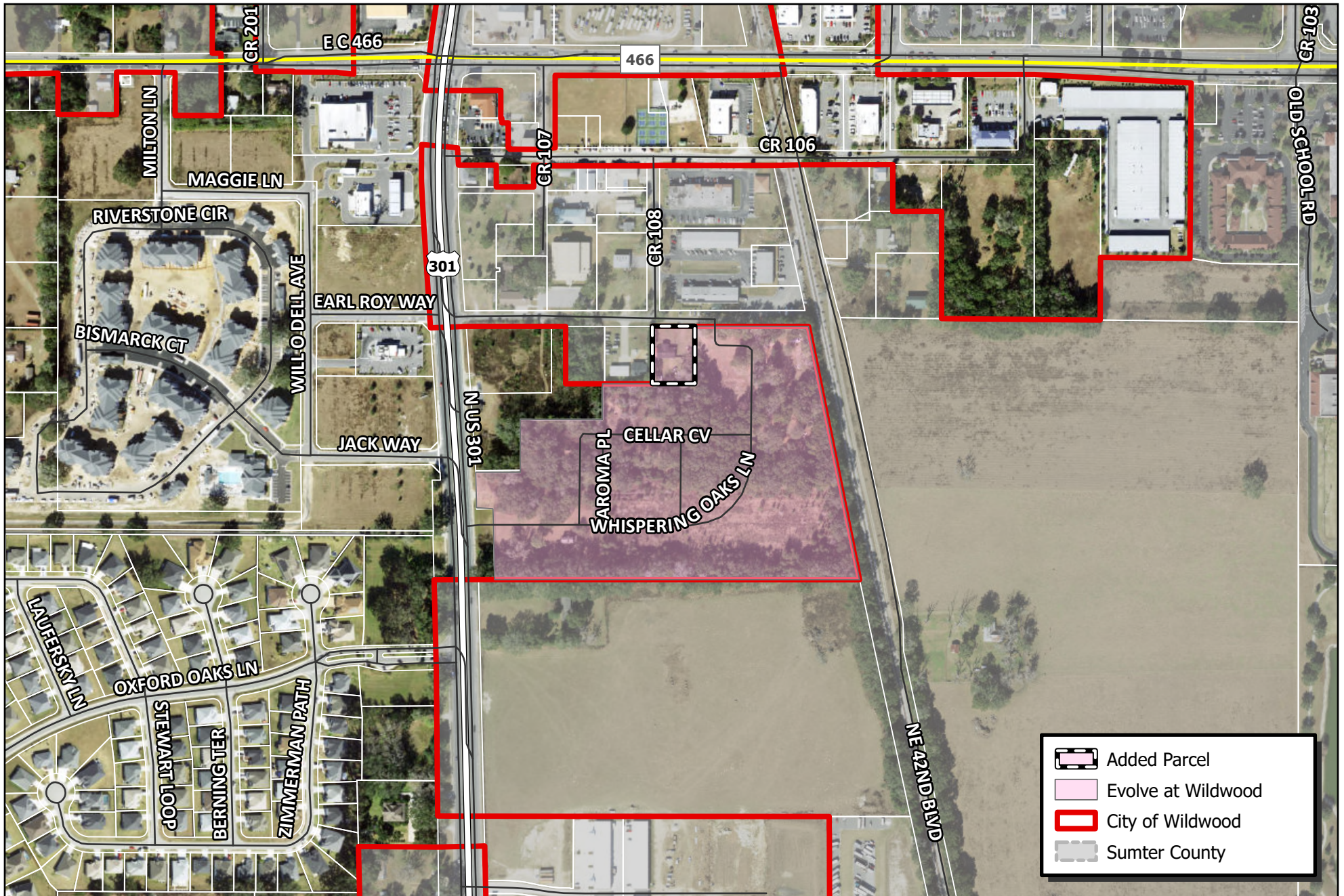
CITY ATTORNEY

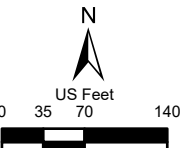
1. LDR4.4(C)(2)(e) Please provide the projected number of employees in the Site Development Notes on sheet C100 if applicable.
 - I. **Not Satisfied. LDR is applicable to modification submittal.**
2. New Comment: As per the note on sheet 601, if all water meters will be individually owned and maintained by the City, then a blanket easement for access by City onto the property will be required from the Developer. Accordingly, please submit an easement application.

WASTE MANAGEMENT

1. The enclosure dimensions looks good. I still need to know the distance from the curb to the enclosure. That is another concern. Please provide that for final approval. I have marked the line in red for the dimensions in need. Thank you.





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SPM 2405-006 EVOLVE AT WILDWOOD MODIFICATION PARCELS D17-050 & D17-065	MAP 1B LOCATION MAP AUG 2024

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

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

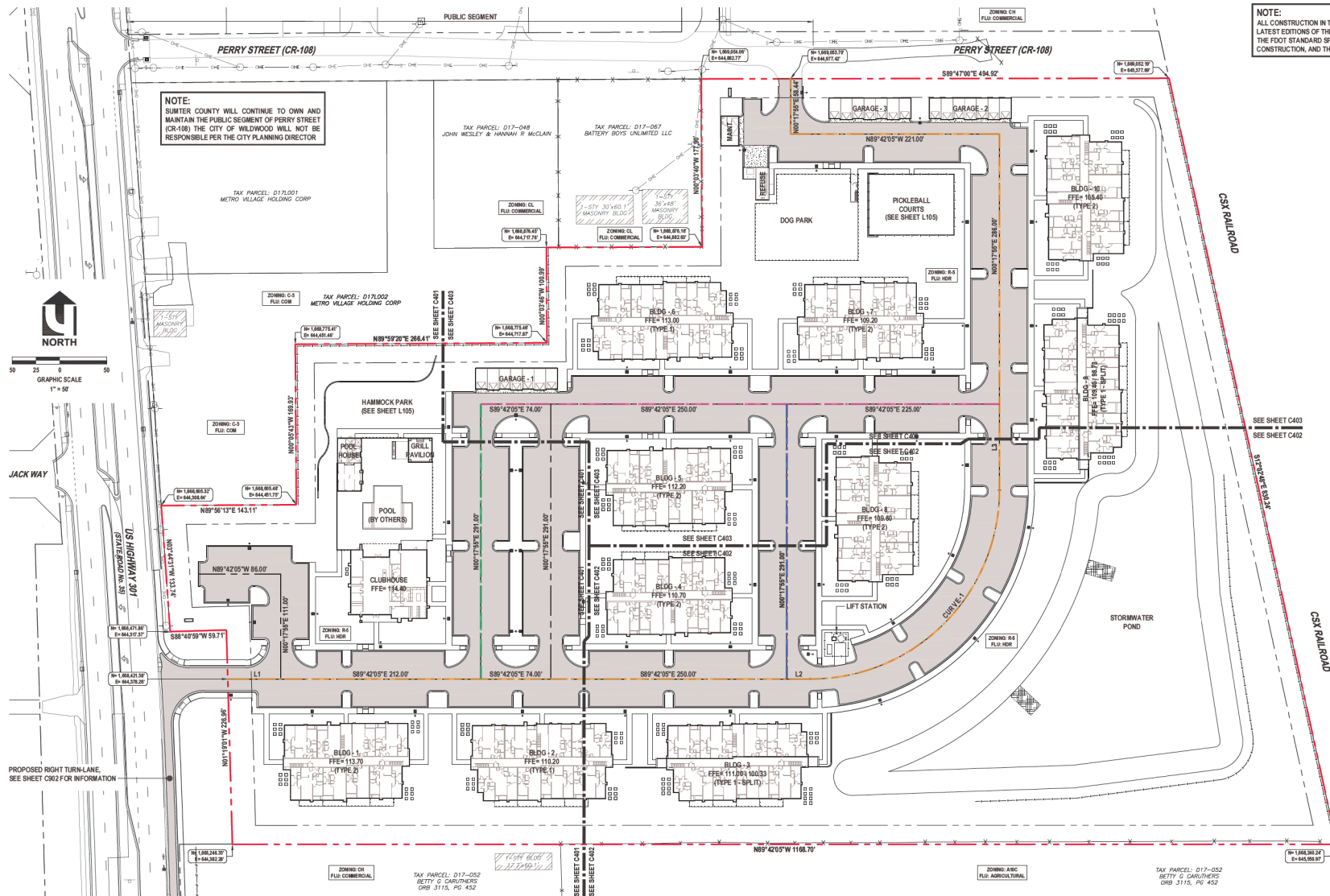
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89° 42' 05"E	55.86'
L3	N00° 17' 55"E	91.00'
L2	S89° 42' 05"E	25.00'

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

— ■ — ■ — ■ — ■ — ■	WHISPERING OAKS LANE
— ■ — ■ — ■ — ■ — ■	AROMA PLACE
— ■ — ■ — ■ — ■ — ■	CORKSCREW LANE
— ■ — ■ — ■ — ■ — ■	CELLAR COVE

INDEX NO.	DESCRIPTION		
102-800	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	520-001	CURB AND BARRIER
425-010	STRUCTURE BOTTOMS TYP E J AND P	522-001	CONCRETE SIDEWALK
425-001	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	522-002	DETECTABLE ELEVATION WARNINGS AND SIDEWALK CURB RAMPS
425-021	MANHOLE AND INLET TYPES 5 AND 6	570-001	PERMANENT ERECTION CONTROL SINGLE COLUMND GROUND SIGNS
425-041	GUTTER INLET TYPE V	706-001	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKINGS
425-060	DITCH SIDEWALK INLETS TYPES - C, D, E AND H		
425-002	MISCELLANEOUS DRAINAGE DETAILS	711-001	PAVEMENT MARKINGS

NOTE:
ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.



REVISONS	
DATE	DESCRIPTION
05/15/23	REV PER #11 CITY PRC
	4407 DRIVING & 1/2 CYC
07/07/23	REV PER #15 CITY PRC
	6 & 1/2 DRIVING
07/10/23	REV PER #125 CITY PRC
08/22/23	REV PER #18 CITY PRC
	6 & 1/2 DRIVING
09/12/24	REV PER 365 PRC
	6 & 1/2 DRIVING
03/06/24	ADDITIONAL 135 CRES
04/16/24	REV PER #61 CITY PRC
07/18/24	REV PER #175 CITY PRC

Roger W. Strcula
 Digitally signed by Roger W. Strcula
 Date: 2024.07.24 14:58:46 -0400

THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA. IF ANY UNAUTHORIZED PERSON HAS PRINTED COPIES OF THIS DOCUMENT, THEY ARE NOT CONSIDERED SIGNED, SEALED AND THE SIGNATURE MUST BE REVERSED ON ALL ELECTRONIC COPIES.

LUPHAN
 ENGINEERING & ARCHITECTURE
 262 Kentlworth Avenue • Ormond Beach • Florida 32174
 Tel: 386.372.8510 • Fax: 386.372.8554 • LG # 0003592

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OVERALL SITE GEOMETRY & LAYOUT PLAN

EVOLVE AT WILDWOOD
 4155 COUNTY ROAD 108
 OXFORD, FLORIDA 34484

PROJECT NO:	240511
DATE:	MARCH 2024
DESIGN BY:	JMS
DRAWN BY:	JMS
CHECKED BY:	JMS
SCALE:	1" = 40'
SHEET NUMBER:	C400

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA (OR BETTER AS DESCRIBED IN THE CURRENT "GRADE AND STANDARDS FOR PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. MULCH SHALL BE PINE BARK, INSTALLED MINIMUM OF THREE" AFTER SETTLEMENT IN ALL PLANTING AREAS.
3. SOO SPECIFIED AS ST. AUGUSTINE SHALL BE 89% WEED-FREE, SOO SPECIFIED AS BANNA SHALL BE 99% WEED-FREE. ALL SOO SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCY REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
6. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE SCHEDULE AND THE PLANT LIST, THE PLANT WILL PREVAIL.
7. ALL MATERIALS MUST BE AS SPECIFIED ON THE SCHEDULE. IF ANY MATERIALS ARE NOT SPECIFIED OR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
8. ALL PLANTING BEDS SHALL BE TREATED WITH HERBICIDE. USE AS DIRECTED BY MANUFACTURERS.
9. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
10. 100% AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO THE IRRIGATION PLANT AND
11. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE WORK.
12. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
13. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
14. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
15. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO NUJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLOSURE OF EQUIPMENT TO BE IN CONTACT WITH THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE TRUCKS OR EQUIPMENT TO BE IN CONTACT WITH ANY TREE OR GROUP OF TREES. MATERIAL, SUCH AS PANT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL, EXPOSED TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES, NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
16. ALL QUESTIONS CONCERNING THE PLANT AND/OR IRRIGATION SCHEDULE SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (288) 872-8151.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING FREE STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH

19. ANY CHANGE IN STAVING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
20. ALL UNIMPROVED AREA ARE NOT OTHERWISE PLANTED OR MAINTAINED TO MEET THE DESIGN REQUIREMENTS. ANY OTHERS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
21. PLANT MATERIAL MUST BE CLEARLY IDENTIFIED AS FLORIDA OR BETTER ON EITHER LABELS OR INVOICES.
22. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
23. ALL TREES IN ROW TO BE IN A 4' FOOT MINIMUM DIAMETER AND 10' TALL AND RING UNDAUNTED OTHERWISE ON THE DRAWINGS.
24. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOWARD ROOT IT THE ROOTBALL ORIGINATING FROM THE TRUNK AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
25. ALL SPECIFICATIONS SHALL BE AS SPECIFIED OR GREATER.
26. PLANT TREE SO THAT ROOTBALL IS 1'-2" ABOVE FINISH GRADE.
27. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMBEROCK, EXCESSES OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEDGES AND GRASSES, AND ALL EXISTING PLANTING IN THE PLANTING BEDS AND SOIL AREAS SHALL BE REMOVED AND MINIMUM OF 3" OF CLEAN SAND WITH A P. 55-63 SHALL BE INSTALLED FOR ALL PLANT INSTALLATIONS.

27. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOTBALL.
28. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
29. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
30. TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF DBH.

31. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
32. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DESIGN-BUILD OF ITS IRRIGATION PIPING AND HEADS TO PROVIDE A LOOPED SYSTEM WITH A 2" MINIMUM SIZE. AN IRRIGATION PLAN SHALL BE PREPARED AND PROVIDED TO CITY STAFF.
33. CONTRACTOR SHALL ENSURE ANYALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.
34. ALL TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALL AND ONLY THE END ISPE

(SEE SHEET TR-1 TREE EVALUATION PLAN FOR
BREAKDOWN OF REQUIRED TREE MITIGATION)

"LIVE OAK" MITIGATION
 REQUIRED = 1,111 INCHES
 PROVIDED = 31 TREES
 REMAINING = 291 INCHES
 PAYABLE COST = \$208 PER INCH
 (\$208 X 291 INCHES)

PLANT SCHEDULE						
CODE	QNTY	SPECIFIC NAME	COMMON NAME	SIZE/HEIGHT	PLANTING	NATIVE
ZV	102	JUNIPERUS VIRGINIA	COMMON RED CEDAR	10-12' HGT, 12" DBH	YES	
MB08	41	MAGNOLIA GRANDIFLORA	DR. BLANCHARD	12-12' HGT, 14" DBH	YES	
QV	38	QUERCUS BIAWARRD	HUNARD OAK	10-12' HGT, 12" DBH	YES	
QV	83	QUERCUS VIRGINICA	LIVE OAK	10-12' HGT, 12" DBH	YES	
BNP	42	YUCCA ROSEIFOLIA	QUEEN PALM	2-1/2 FT. X 1 FT. X 3-1/2 FT. C	YES	
TD	27	TAXODIUM DISTICHUM	SWAMP PINE	10-12' HGT, 12" DBH	YES	
UNIDENTIFIED TREES:						
IC	39	LIVY CASABE	MAHON HOLLY	8' HGT, 14" DBH	YES	
LE	43	LEUCOXYSTIS	BALLETION HOLLY	8' HGT, 14" DBH	YES	
ND	5	LELLERIE & STEVEN	NELLE & STEVEN	8' HGT, 14" DBH	YES	
LI	118	LAURESTROBILUS	CHAMPWITILE STONE	10' HGT, 14" DBH	YES	
PA	46	PRUNUS AMERICALA	CHICKADEE PLUM	8' HGT, 14" DBH	YES	
SHRUBS:						
AA	338	ADONIDIUM AFRICANUM	WYTH OF THE BLUE BELL	1 GAL, 12" HGT, 14" DBH	YES	
DI	39	DIERIS	DIERS	1 GAL, 12" HGT, 14" DBH	YES	
HB	237	HERCULIS	HERCULIS	1 GAL, 12" HGT, 14" DBH	YES	
HB	239	HAMELIA PATENS	DWARF FREESIA	1 GAL, 12" HGT, 14" DBH	YES	
IVS	142	VIOLARIA MAHA	VIOLARIA TYPICUM	1 GAL, 12" HGT, 14" DBH	YES	
IO	45	IODIA	DWARF RED JONIA	1 GAL, 12" HGT, 14" DBH	YES	
JF	43	JUNIPERUS CHENSIS	PARTON	1 GAL, 12" HGT, 14" DBH	YES	
DI	241	DIERS	DIERS	1 GAL, 12" HGT, 14" DBH	YES	
PCM	465	PODCARPUS	PODCARPUS	1 GAL, 12" HGT, 14" DBH	YES	
PTV	338	PITTOCOPIUM TORBAVA	VARIETAT PITTOCOPIUM	1 GAL, 12" HGT, 14" DBH	YES	
R	303	RAPIDOLIS	RONA WASHINGTON	1 GAL, 12" HGT, 14" DBH	YES	
RE	388	ROODERODER FORNIX	ALEA FORNIX	1 GAL, 12" HGT, 14" DBH	YES	
ROG	44	ROG	ROG	1 GAL, 12" HGT, 14" DBH	YES	
ROG	242	ROG	ROG	1 GAL, 12" HGT, 14" DBH	YES	
SR	17	STELLATA	SR OF PAROLA	10 GAL, 12" HGT, 14" DBH	YES	
VO	423	VIOLARIA	VIOLARIA	1 GAL, 12" HGT, 14" DBH	YES	
VO	41	VIOLARIA	VIOLARIA	1 GAL, 12" HGT, 14" DBH	YES	
WS	1254	VIOLARIA	VIOLARIA	1 GAL, 12" HGT, 14" DBH	YES	
GROUND COVER:						
GR	118	GRASS	GRASS	1 GAL, 12" HGT, 14" DBH	YES	
EG	441	EG	EG	1 GAL, 12" HGT, 14" DBH	YES	
LEB	589	LEB	LEB	1 GAL, 12" HGT, 14" DBH	YES	
TAS	244	TAS	TAS	1 GAL, 12" HGT, 14" DBH	YES	

NOTICE: ALL TREES USED FOR MITIGATION TREES, SHALL REACH A MINIMUM HEIGHT OF 15 FEET AND A SINGLE OR AGGREGATE "DBH" OF 4 INCHES MINIMUM AT MATURITY.

	NORTH (1490)	SOUTH (1170)	EAST (830)	WEST (370)
CANOPY TREES REQUIRED	45	36	25	12
UNDERSTORY TREES REQUIRED	75	59	42	19
CANOPY TREES PROVIDED	24+22 EX	54 EX	45 EX	13
UNDERSTORY TREES PROVIDED	79	41+18 EX	43	20
CONTINUOUS HEDGE	PROVIDED	PROVIDED	PROVIDED	PROVIDED

INTERIOR GREEN SPACE (IGS)	=	39,857
PAVED VEHICLE USE AREA (VUA)	=	149,251
IGS / VUA = (39,857 / 149,251) x 100	=	26.7

LANDSCAPE CONTRACTOR
SHALL BE RESPONSIBLE TO
VERIFY PLANT QUANTITIES

**MAINTAIN 3' BUFFER OF CLEARED LANDSCAPING
AROUND ALL METERS, BACKFLOW PREVENTER
CLEANOUTS AND MANHOLES**

SIZE DENOTED IN SYMBOL

	ASH		MAGNOLIA
	BAY		MAPLE
	CAMPHOR		MYRTLE
	CEDAR		OAK
	CHINABERRY		LAUREL OAK
	CHERRY		LIVE OAK
	CITRUS		PALM
	CYPRESS		PINE
	ELM		SYCAMORE
	SWEETGUM		CHERRY LAUREL
	HACKBERRY		MULBERRY
	HICKORY		RAIN TREE
	HOLLY		UNKNOWN
	JUNIPER		DENOTES

DATE	DESCRIPTION
05/15/21	REV PER 4/11 CITY P
	4/07 SWFWMD & 3/20
07/07/21	REV PER 6/15 CITY P
	& 6/12 SWFWMD
07/31/21	REV PER 7/25 CITY P
08/25/21	REV PER 8/18 CITY P
	& 6/29 FDOT
03/13/21	REV PER 3/05 FDOT
05/08/21	ADDITIONAL 0.55 AC
06/14/21	REV PER 6/5 CITY P
07/19/21	REV PER 7/15 CITY P



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evolve
companies

EVOLVE AT WILDWOOD

PROJECT No:	24
DATE:	MARCH 03,
DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
SCALE	1"
SHEET NUMBER:	

L100