



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

November 12, 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 October 08, 2024,
at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **PD 2312-001 Wildwood III Planned Development
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A
REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO**

SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY CEDAR CREEK EQUITY INVESTMENTS, LLC AND SUNSCAPE FARMS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The applicant seeks a favorable recommendation from the Project Review Committee for a Planned Development (PD) for Wildwood III on approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. All the provisions are outlined in detail within the attached ordinance. **Staff recommends approval.**

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

Parcels D19-027, D19-110, D19-120, & D19-121

The applicant is seeking a favorable recommendation from the Project Review Committee for Cootie's Ranch Final Plat, a 4-parcel subdivision which includes Tract A for right-of-way dedication to the public along CR 216 and a 20-foot ingress/egress and utility easement for parcel 1 that is located along the western boundary of parcel 2 on 38.55 acres, MOL. **Staff recommends approval.**

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

The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Ph 2 Final Plat (Construction phases III and IV) consisting of 215 lots and 2 tracts, per the attached plans. **Staff recommends approval upon resolution of outstanding comments.**

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

Portion of Parcel D31A218

The applicant is seeking a favorable recommendation from the Project Review Committee for Twisted Oaks Townhomes Phase 2 Final Plat, a 128 lot subdivision with 4 tracts on 9.467 acres, MOL. **Staff recommends approval.**

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

Portion of Parcel D30-030

The applicant is seeking a favorable recommendation from the Project Review Committee for Highfield at Twisted Oaks Phase 2 Final Plat, a 140-lot subdivision with 3 tracts on 25.110 acres, MOL. **Staff recommends approval contingent on the resolution of the city attorney comments.**

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

The applicant is seeking a favorable recommendation from the Project Review Committee for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1. **Staff recommends approval upon resolution of the outstanding comments.**

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

Portions of Parcel D31-007/ Tract M-1 of the Twisted Oaks Final Plat Phase 1 & 2

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units, and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, four (4) charging spaces, providing amenities consisting of a dog park, amenity center with pool, pickleball courts, mail kiosks, playground and game lawn, proposed dumpster compactor, landscaping buffers, and associated infrastructure improvements on 16.79 acres MOL, on an NMU-7 zoned parcel, as per the attached plans. **Staff recommends approval**

VI. **ADJOURNMENT**

November 12, 2024 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 8, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

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

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Alan Harb	City Consulting Engineer	Present by Phone
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present

III. APPROVAL OF SUMMARY MINUTES

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

The summary minutes from the September 10, 2024, meeting were approved. No comments were offered or received. Vote 5-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2309-008 Encounter Church

Development Services Director Strickland read aloud case number SP 2309-008 Encounter

Church. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a 15,304 SF church with associated infrastructure on parcels D32-057 and D32-158, consisting of 6.72 acres MOL. Staff recommended approval contingent on the resolution of the outstanding city attorney comments. City Attorney Bills provided an update on the comments regarding the easement. No further comments were offered or received. Vote 5-0.

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

2. SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion

Development Services Director Strickland read aloud case number SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a 6,300 square foot fellowship hall addition located to the southeast of the existing sanctuary, an office addition consisting of 994 square feet on the northeast side of the existing sanctuary, and minor changes to the paved parking and sidewalks on parcels D32-056 and D32-072, consisting of 14.54 acres MOL. No comments were offered or received. Vote 5-0.

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

3. SP 2408-005 VOSO PH XXXI DEFG Master Plan

Development Services Director Strickland read aloud case number SP 2408-005 VOSO PH XXXI DEFG Master Plan. The applicant sought a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas on parcels K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, and K35-001, consisting of 1,661.55 acres MOL. No comments were offered or received. Vote 5-0.

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

4. PLAT 2308-008 Habitat for Humanity Lot Split

Development Services Director Strickland read aloud case number PLAT 2308-008 Habitat for Humanity Lot Split. The applicant sought a favorable recommendation from the Project Review Committee for the split of a 0.257 acre lot into two lots. Plans for development include

two proposed single family detached residence structures. Parcel 1 would be approximately 0.12 acres or 5,005 square feet, while Parcel 2 was expected to be slightly bigger at 0.13 acres or 5723 square feet in area. The applicant requested a technical waiver for the minimum lot width to be reduced from 75 feet to 61.75 feet for each lot. It was determined that all other development standards such as setbacks, maximum lot coverage, and minimum living area would need to be met at the time of site plan submittal. City Manager McHugh asked if the homes were going to be site built or manufactured, and Strickland answered site built. Assistant Utilities Director Martin questioned the timing of construction because there was a water line on the front parcel that would need to be relocated beforehand. Danielle Stroud with Habitat for Humanity was present on behalf of the project, and answered that it would be 2025, possibly July. No further comments were offered or received. Vote 5-0.

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

VI. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 10:11 a.m.

RESULT:	Adjourned
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, 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: PD 2312-001 Wildwood III Planned Development

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PD 2312-001 Wildwood III Planned Development
Ordinance Number	O2024-72
Applicant(s)	M&S Dev, LLC
Owner(s)	Cedar Creek Equity Investments, LLC & Sunscape Farms, LLC
Property Location	The subject property is generally located at the southeast corner of C 44A and CR 213 intersection.
Parcel(s)	G06-007, G06-012, G06-012A, & G06-204
Date	November 4, 2024

The applicant seeks a favorable recommendation from the Project Review Committee for a Planned Development (PD) for Wildwood III on approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. All the provisions are outlined in detail within the attached ordinance.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan as the current future land use designation is Medium Density Residential (MDR) which is intended to accommodate residential use at 9 units per acre. This development had the maximum potential of 501 dwelling units, but the PD limits the dwelling units to a maximum of 350 multifamily units.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;

The proposed change will not adversely affect public facilities. City water and sewer are available to the development from C 44A and CR 213 with an 8" water line and from CR 213 with a 16" force main. The Transportation Impact Analysis (TIA) outlines that all roadway segments and intersections currently operate at an acceptable level of service (LOS) and will maintain to operate at an acceptable LOS at the buildout of the development in 2026. The development will be donating right-of-way for public use along CR 213 based on the City's CR 209 corridor analysis. Wildwood school officials have determined that capacity is available to handle additional students.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;

Changing conditions make the proposed amendment necessary. The developer will be preserving most of wetlands/flood zone areas to have a minimal impact on the current environment. Because the wetlands are being preserved, the applicant's buildable area is reduced. Along with the reduced buildable area, the applicant is providing right-of-way dedication for public use and variations to the City's codes were needed to accommodate the dedication and reduced building area.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

The proposed change will not create or excessively increase traffic congestion. The developer will be donating right-of-way for public use along CR 213 for future road expansion based on the City's CR 209 corridor analysis.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdictions.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-72

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY CEDAR CREEK EQUITY INVESTMENTS, LLC AND SUNSCAPE FARMS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the first Wildwood III Planned Development Agreement (“Agreement”) was filed with the City of Wildwood (“City”) on or about December 26, 2023;

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives and policies of the City’s Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by Cedar Creek Equity Investments, LLC, a Florida limited liability company and Sunscape Farms, LLC, a Utah limited liability company and their successors (hereinafter referred to as the, “Developer”) for a Residential Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of January, 2025. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on December 3, 2024, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Wildwood III Planned Development Application (hereinafter referred to as the “Project”) was duly and properly filed herein on December 22, 2023 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 55.8 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Residential Planned Development of the lands described in “Exhibit A”.
- B. That the zoning district of the subject land described in “Exhibit A” is classified as Medium Density Residential (“R-3”) on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by LevelUp Consulting dated December 15, 2023 is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1. The conceptual development plan illustrates general location of the following land uses:
 - a. Residential Multi-Family Uses (Villa Attached Leased Units)
 - b. Residential Support Uses/Amenities (including, but limited to):
 - i. Pool
 - ii. Clubhouse
 - iii. Nature Trail
 - iv. Park
2. The Conceptual Development Plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

- C. Development Program. The Project shall be developed in one (1) phase in accordance with the conceptual development plan and this Section. Therefore, the following shall apply:

1. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential Multi-Family (Villa Attached Leased Units) and Residential Support Uses/Amenities	+/- 35.21
Open Space	+/- 20.59

Total	+/- 55.80
--------------	------------------

2. Maximum Development Potential. Residential and non-residential development shall not exceed the following:

Land Use	Square Feet	Units
Residential Multi-Family (Villa Attached Leased Units)	N/A	350 (max)
Residential Support Uses/Amenities	20,000	N/A

- D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:
- 1) Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.
- F. Principal Uses. Principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the project.
- G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standard prescribed in Chapter 3 of the Land Development Regulations for the Medium Density Residential ("R-3") zoning district.

1. Residential Development Standards.

Building separation shall be as follows:

Residential Building Separation (Feet)		
	Principal	Accessory

Front, min.	20'	N/A
Rear, min.	20'	5'
Side, min.	10'	5'
Corner, min.	15'	N/A

H. Design District Standards. The Project shall adhere to the Design District Standards pursuant to Section 6.12 of the Land Development Regulations, other than:

- 1) Chapter 2(D)(1)
- 2) Chapter 2(D)(2)
- 3) Chapter 2(D)(5)
- 4) Chapter 2(H)(5) such that a 10' buffer is required adjacent to County Road 213 in lieu of a 25' buffer.

I. Recreation and Open Space. The Project shall maintain a minimum of 25% open space.

1. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. A homeowner's association, adjoining property owners or other private entity must maintain all such elements. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.
2. Buffers. Except where wetland preservation abuts the property boundary, the Project shall maintain a 25' buffer along the Project's northern and western boundaries. No buffer shall be required where wetlands abut the right of way or Project Boundary to avoid additional wetland impacts. No buffer shall be required on the eastern or southern Project boundaries because the adjacent uses are compatible with the Project. Buffers shall contain canopy and understory trees as well as a 3' tall hedge in accordance with the Design District Standards. A 5' sidewalk shall also be incorporated into the buffer areas adjacent to the right of way.

3. Parks and Recreation.

Residential Support Uses/Amenities (including, but limited to):

- a. Pool
- b. Clubhouse
- c. Nature Trail
- d. Park

J. Environmental Considerations.

The approximate locations of wetland impacts and corresponding wetland mitigation is shown on the conceptual site plan.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project will connect to City Water and Wastewater systems prior to issuance of any Certificate of Occupancy. Reuse water is not currently available to the Project and shall not be required. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services.
2. Easement. Developer agrees to provide utility easements to the City as will be negotiated through the Developer's Agreement set forth in Paragraph K.1, above.
3. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
4. Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.
 - a. City's Stormwater Retention Area. The Developer acknowledges that the City has existing stormwater infrastructure located adjacent to the property. The Developer will work with the City to ensure that any potential issues negatively affecting or impacting the City's Stormwater Retention Area at the corner of Peters Street and Lemon Street are mitigated. The Developer will provide the City with the ability to investigate the area of impacts and determine if any measures are necessary to prevent negative impacts.

The Developer agrees to work with the City for more specifically address any potential issues during negotiation of the Developer's Agreement referenced above.

5. Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground.
6. Lighting. Exterior lighting of all building and parking lots shall be designed so that light is not directed off of the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.

L. Access, Parking, and Transportation.

1. Access.

The Project's main access point is located on CR 44A, as generally depicted on the conceptual site plan. A secondary access is located along CR 213, as generally depicted on the conceptual site plan.

2. Internal Roadways.

- a. The Project shall provide an internal roadway connection and shall be constructed as shown on the conceptual plan.
- b. The Project shall provide a sidewalk network within the residential area to encourage walking and bicycling within the development. A 5' sidewalk shall be required along both sides of the access road and connect to the required sidewalk within the buffer area.

3. Transportation System Improvements.

- a. Transportation Impact Fees. Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.
- b. CR 213. The Developer shall dedicate right of way to the City along County Road 213 so that there is fifty feet (50 ft.) of right of way from the centerline of County Road 213 to the property. Said dedication shall be made by a Right of Way Warranty

Deed along with a valid title opinion from a Florida licensed attorney.

- c. Emergency Access to Peters Street. The Developer shall provide for emergency access from the southeast corner of the Project to Peters Street. Said emergency access shall allow emergency vehicles to serve the property and to access County Road 213 during times of emergency. The access shall be 12 feet, which will provide for single vehicle access travelling one way at any given time. The Developer will work with the City to ensure that any conflicts with the existing Stormwater Retention Area are avoided. Additionally, any existing driveways along Peters Street shall not be negatively affected. The emergency access may be gated to limit unauthorized traffic into the Project.
- M. Energy and Water Conservation. The Project shall promote energy efficient initiatives and shall encourage US Green Building Council standards for Energy and Environmental Design. Equipment and appliances shall meet or exceed Energy Star standards. New buildings shall, at a minimum, be designed to meet the water conservation measures stated in City of Wildwood Ordinance No. 612 and shall also provide water efficient options which meet Water Star certification standards.
- N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee, at no cost or obligation to the City. The City will be granted the right to enforce the common areas maintenance against the property owner and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the property owner by and through its code enforcement procedure and special magistrate.
- O. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(N), above the City of Wildwood shall have the right, but not the obligation, to enforce maintenance against the property owner and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- P. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County or the Sumter County

School Board prior to issuance of building permits shall also be applicable to the Planned Development.

- Q. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in Exhibit A) within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4. SEVERABILITY

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 2025.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ED WOLF, MAYOR

ATTEST: _____
JESSICA BARNES, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

Exhibit "A"

LEGAL DESCRIPTION: (OR 4267, PG 215)

PARCEL A

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS COUNTY ROAD RIGHT OF WAY.

PARCEL B

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN N 89°59'55" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING CONTINUE N 89°59'55" W FOR 210 FEET, THENCE RUN S 00°07'07" W FOR 512.03 FEET, THENCE RUN S 89°59'55" E FOR 210 FEET, THENCE RUN N 00°07'07" E FOR 512.03 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY FOR OLD STATE ROAD NO. 44.

PARCEL A AND PARCEL B NOW DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 420 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44. LESS COUNTY ROAD RIGHT OF WAY.

PARCEL 2:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213

AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 300.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 100.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 206.49 FEET; THENCE S 89°27'01" W A DISTANCE OF 565.00 FEET TO THE SAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 506.21 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

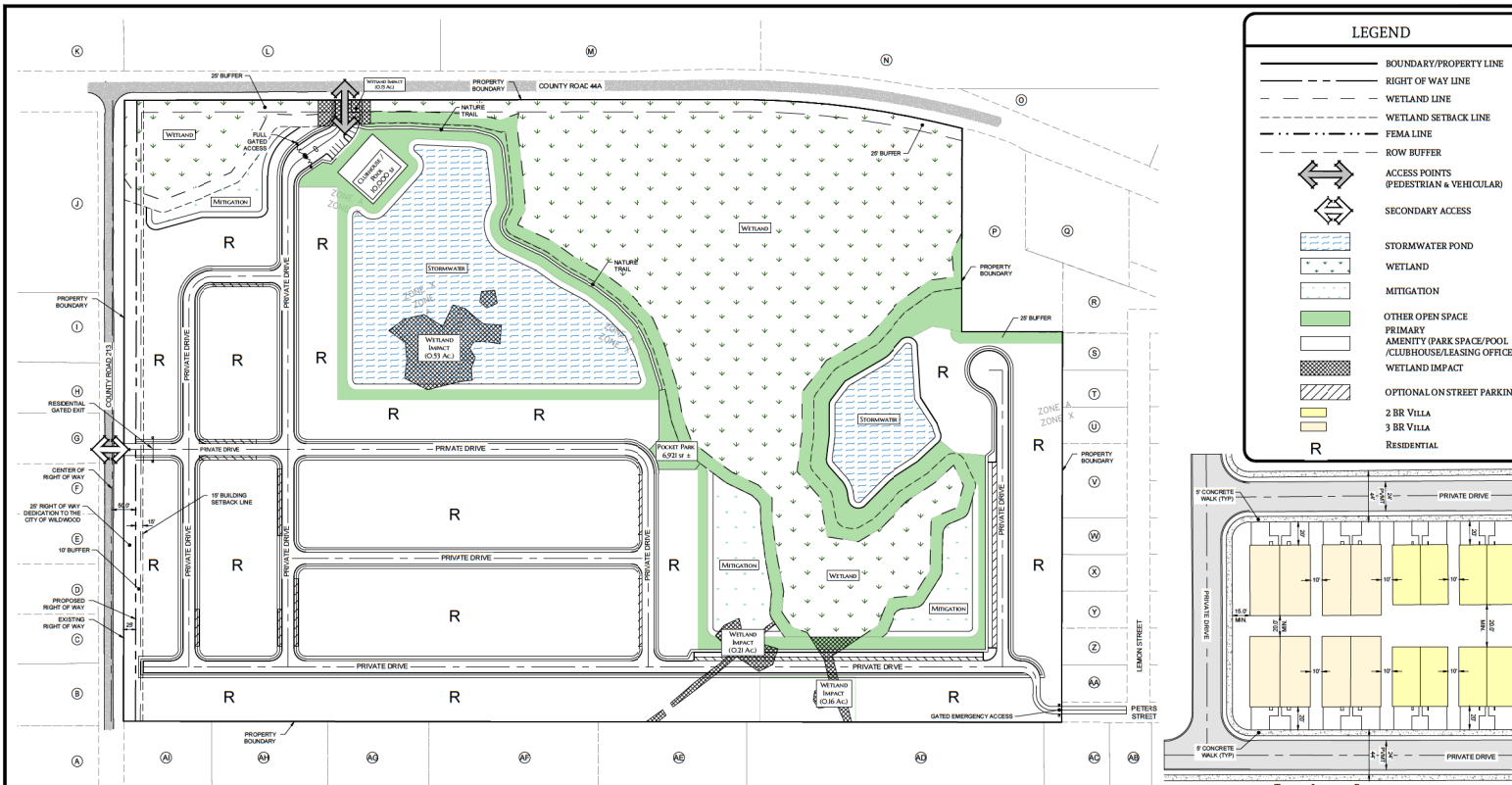
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET; THENCE N 89°25'19" E DISTANCE OF 451.27 FEET; THENCE S 00°27'32" E A DISTANCE OF 192.03 FEET; THENCE N 89°25'19" E A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 00°27'32" E ALONG SAID EAST LINE A DISTANCE OF 815.15 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 89°27'01" W ALONG SAID SOUTH LINE A DISTANCE OF 1958.41 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 399.98 FEET; THENCE N 89°27'01" E A DISTANCE OF 565.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 206.49 FEET; THENCE S 89°25'19" W A DISTANCE OF 100.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

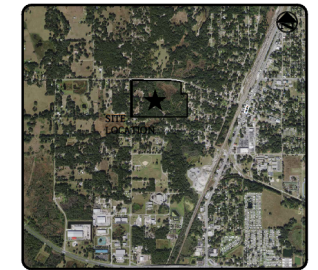
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4

OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°27'59" ALONG SAID EAST LINE A DISTANCE OF 292.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A (BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES, TO THE CENTERLINE OF PAVEMENT), ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1879.86 FEET A CHORD DISTANCE OF 455.14 FEET AND A CHORD BEARING OF S 83°00'48" E, THENCE SOUTHEASTERLY ALONG THE ARC OF A SAID CURVE AND ALONG THE SOUTH RIGHT OF WAY LINE A DISTANCE OF 456.23 FEET THROUGH A CENTRAL ANGLE OF 13°54'22"; THENCE LEAVING SAID CURVE RUN S 00°27'32" E A DISTANCE OF 232.13 FEET; THENCE S 89°25'19" W A DISTANCE OF 451.27 FEET TO THE POINT OF BEGINNING.



LEGEND

- BOUNDARY/PROPERTY LINE
- RIGHT OF WAY LINE
- WETLAND LINE
- WETLAND SETBACK LINE
- FEMA LINE
- ROW BUFFER
- ACCESS POINTS (PEDESTRIAN & VEHICULAR)
- SECONDARY ACCESS
- STORMWATER POND
- WETLAND
- MITIGATION
- OTHER OPEN SPACE
- PRIMARY AMENITY (PARK SPACE/POOL/CLUBHOUSE/LEASING OFFICE)
- WETLAND IMPACT
- OPTIONAL ON STREET PARKING
- 2 BR VILLA
- 3 BR VILLA
- RESIDENTIAL



VICINITY MAP



SITE DATA TABLE

PROJECT LOCATION	CITY OF WILLOW, FLORIDA
FUTURE LAND USE	MDR
PROPOSED ZONING	R-3
OVERLAY	PD
PID #	G06-007, G06-012A, G06-012, G06-204
FLOOD ZONES	"X" and "A" FIRM PANEL NO. 12119C013-D DATED: AUGUST 27, 2013
CURRENT PROPERTY USE:	VACANT
PROPOSED PROPERTY USE:	RESIDENTIAL - MULTI-FAMILY
PROPOSED AREA:	55.84 ACRES
WETLAND AREA:	15.844 ACRES
WETLAND IMPACT AREA:	1.04 ACRES*
TOTAL DEVELOPABLE AREA:	40.4 ACRES*
MAX PROPOSED UNITS:	350
PROPOSED GROSS DENSITY:	6.34 DU/ACRE
PROPOSED NET DENSITY:	8.766 DU/ACRE
MINIMUM BUILDING SEPARATION:	10' SIDE/20' REAR
PERIMETER BUILDING SETBACK:	15'
CR 44A ROW BUFFER:	25'
CR 213 ROW BUFFER:	10'
REQUIRED OPEN SPACE:	13.95% ACRES (25%)
PROVIDED OPEN SPACE:	20.59% ACRES

*SUBJECT TO CHANGE DURING PERMITTING

PROPERTY DESCRIPTION

LEGAL DESCRIPTION PROVIDED BY: TRANSYSTEMS

DESCRIPTION: (CR 4267, PG 215)

PARCEL A

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS COUNTY ROAD RIGHT OF WAY.

PARCEL B

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS COUNTY ROAD RIGHT OF WAY.

PARCEL C

THE WEST 1/2 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN N 89°59'57" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 66.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

FROM SAID POINT OF BEGINNING CONTINUE N 89°59'57" W FOR 20 FEET, THENCE RUN S 0°07'07" W FOR 52.03 FEET, THENCE RUN S 89°59'57" E FOR 20 FEET, THENCE RUN S 0°07'07" W FOR 52.03 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY FOR OLD STATE ROAD NO. 44.

PARCEL D AND PARCEL E NOW DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 420 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS COUNTY ROAD RIGHT OF WAY.

PARCEL 2:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 6, THENCE S 0°07'57" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET, THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 23, THENCE CONTINUE N 89°25'19" E A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89°25'19" E A DISTANCE OF 82.50 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 6, THENCE N 0°07'57" W ALONG SAID EAST LINE A DISTANCE OF 360.00 FEET, THENCE N 89°25'19" E A DISTANCE OF 160.00 FEET, THENCE S 0°07'57" E A DISTANCE OF 26.40 FEET, THENCE S 89°27'01" W A DISTANCE OF 95.00 FEET TO THE SAID EAST RIGHT OF WAY LINE, THENCE S 0°07'57" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 506.23 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 6, THENCE S 0°07'57" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET, THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 23, THENCE CONTINUE N 89°25'19" E A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89°25'19" E A DISTANCE OF 82.50 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 6, THENCE N 0°07'57" W ALONG SAID EAST LINE A DISTANCE OF 360.00 FEET, THENCE N 89°25'19" E A DISTANCE OF 160.00 FEET TO THE NORTHWEST 1/4 OF SAID SECTION 6, THENCE S 0°07'57" E ALONG SAID EAST LINE A DISTANCE OF 85.15 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, THENCE S 89°27'01" W ALONG SAID SOUTH LINE A DISTANCE OF 99.41 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE, THENCE N 0°07'57" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 99.41 FEET, THENCE N 89°27'01" E A DISTANCE OF 160.00 FEET, THENCE S 0°07'57" E A DISTANCE OF 26.40 FEET, THENCE S 89°27'01" W A DISTANCE OF 100.00 FEET, THENCE N 0°07'57" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

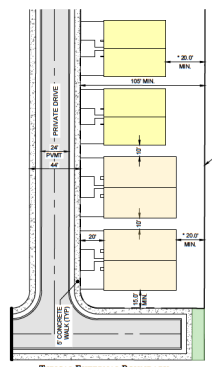
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, THENCE S 0°07'57" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET, THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 23, THENCE CONTINUE N 89°25'19" E A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89°25'19" E A DISTANCE OF 82.50 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 6, THENCE N 0°07'57" W ALONG SAID EAST LINE A DISTANCE OF 360.00 FEET, THENCE N 89°25'19" E A DISTANCE OF 160.00 FEET TO THE NORTHWEST 1/4 OF SAID SECTION 6, THENCE S 0°07'57" E ALONG SAID EAST LINE A DISTANCE OF 85.15 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, THENCE S 89°27'01" W ALONG SAID SOUTH LINE A DISTANCE OF 99.41 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE, THENCE N 0°07'57" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 99.41 FEET, THENCE N 89°27'01" E A DISTANCE OF 160.00 FEET, THENCE S 0°07'57" E A DISTANCE OF 26.40 FEET, THENCE S 89°27'01" W A DISTANCE OF 100.00 FEET, THENCE N 0°07'57" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SURROUNDING PROPERTY INFORMATION:

A ZONING: R2M PARCEL ID: F01-045	J ZONING: R2M PARCEL ID: F01-018	S ZONING: R2M PARCEL ID: 006-132	AE ZONING: R2M PARCEL ID: 006-141
B ZONING: R2C PARCEL ID: F01-069	K ZONING: CLURS PARCEL ID: F01-069	T ZONING: R2M PARCEL ID: 006-132	AF ZONING: R2M PARCEL ID: 006-043
C ZONING: R2C PARCEL ID: F01-026	L ZONING: C-2 PARCEL ID: 006-187	U ZONING: R2M PARCEL ID: 006-135	AG ZONING: R2M PARCEL ID: 006-108
D ZONING: R2C PARCEL ID: F01-025	M ZONING: A1C PARCEL ID: 006-004	V ZONING: R2M PARCEL ID: 006-128	AH ZONING: R2M PARCEL ID: 006-015
E ZONING: R2C PARCEL ID: F01-024	N ZONING: A1C PARCEL ID: 006-188	W ZONING: R2M PARCEL ID: 006-119	AI ZONING: R2M PARCEL ID: 006-016
F ZONING: R2C PARCEL ID: F01-023	O ZONING: R2M PARCEL ID: 006-100	X ZONING: R2M PARCEL ID: 006-123	AB ZONING: R2M PARCEL ID: 006-093
G ZONING: R2C PARCEL ID: F01-022	P ZONING: C-1 PARCEL ID: 006-099	Y ZONING: R2M PARCEL ID: 006-122	AC ZONING: R2M PARCEL ID: 006-094
H ZONING: R2C PARCEL ID: F01-021	Q ZONING: R2M PARCEL ID: 006-006	Z ZONING: R2M PARCEL ID: 006-121	AD ZONING: R2M PARCEL ID: 006-023
I ZONING: R2C PARCEL ID: F01-069	R ZONING: C-1 PARCEL ID: 006-111	AA ZONING: R2M PARCEL ID: 006-127	

NOTES:

- 1. RESIDENTIAL POOL AND DRIVE LOCATIONS ARE CONCEPTUAL AND TO BE REALIZED WITH FINAL ENGINEERING.
- 2. NO BUFFER IS REQUIRED WHERE WETLAND PRESERVATION AVOIDS ROW OR PROPERTY BOUNDARY.
- 3. PROJECT WILL CONNECT TO CITY OF WILLOW UTILITIES LOCATED ROW OR HALL.
- 4. AMENITIES INCLUDE 1/4-CENTRE COURSE, POOL, IN NATURE TRAIL AND 40-FOOT PARK.
- 5. PARKING SHALL COMPLY WITH STANDARDS AS SET FORTH IN LDC SECTION 6.4.



DEVELOPER:
WILLOW III, LLC
2910 KURT STREET
EUSTIS, FLORIDA 32762
PHONE: (727) 364-1970

ENGINEER & PLANNING:
LEVELUP CONSULTING, LLC
505 E. JACKSON STREET SUITE 200
TAMPA, FLORIDA 33602
PHONE: (813) 375-0616

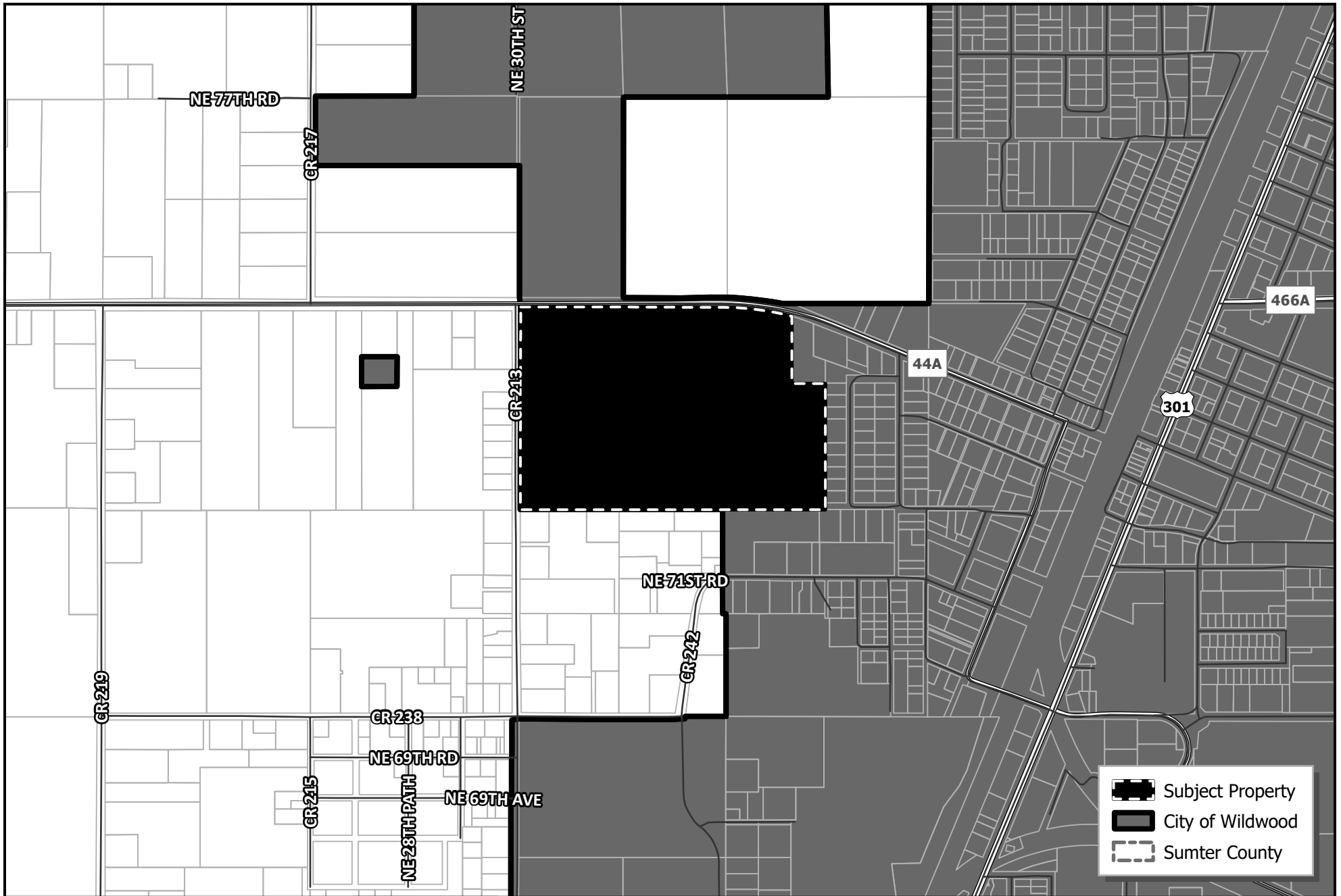
EMAIL:
ERIC@LEVELUPFLORIDA.COM

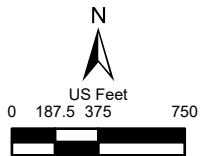
SURVEY:
TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FLORIDA 33764
PHONE: (727) 822-4151

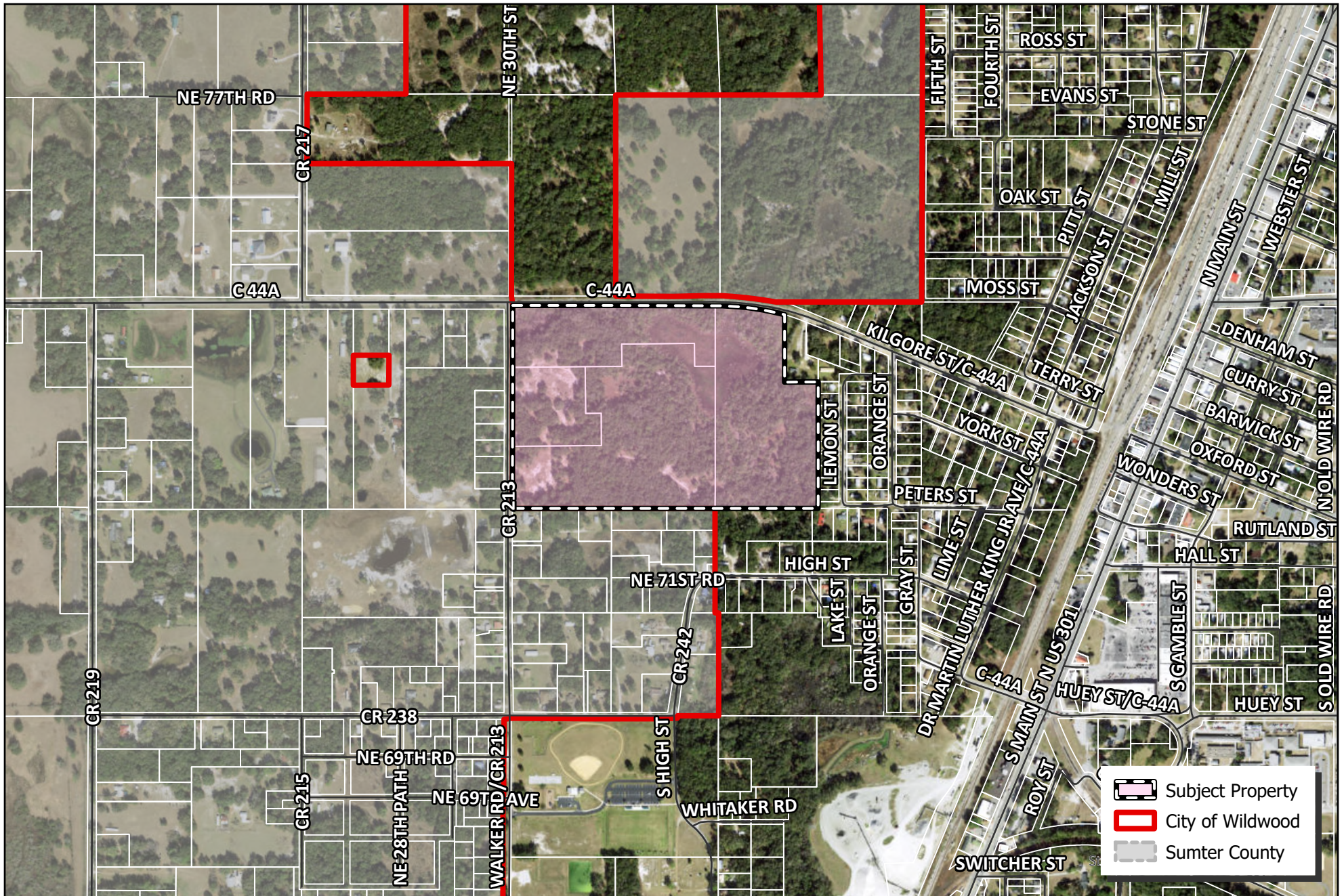
ENVIRONMENTAL:
MERYMAN ENVIRONMENTAL INC.
10408 BLOOMINGDALE AVENUE
RIVERVIEW, FLORIDA 33578
PHONE: (813) 626-9551

PROJECT NAME: WILLOW III	LEVELUP CONSULTING, LLC
DRAWING TITLE: PD CONCEPTUAL PLAN	
PREPARED FOR: WILLOW III, LLC	
PROJECT No. 288-01-01	
SHEET 1 of 1	





	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		PD 2312-001 WILDWOOD III PARCELS G06-007, G06-012, G06-012A & G06-024	MAP 1A LOCATION MAP NOV 2024
--	--	---	---	--



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.03 0.06 0.09 0.12 Miles	PD 2312-001 WILDWOOD III PARCELS G06-007, G06-012, G06-012A & G06-024	MAP 1B LOCATION MAP NOV 2024
--	--	--	---	--



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-72

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

**WILDWOOD III
PLANNED DEVELOPMENT OVERLAY
NARRATIVE**

**KILGORE STREET (C-44A) AND CR 213
WILDWOOD, FL**

Submitted by:

**Kevin Reali, Esquire
Annie Barnes, Associate Planner
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 223-4800**

As of December 20, 2023

Project Narrative

This application requests a Planned Development (“PD”) Overlay for approximately +/- 55.73 acres of land in the City of Wildwood (the “City”). The subject property includes four contiguous parcels identifiable as Sumter County Property Appraiser parcel identification numbers: G06-007, G06-12, G06-12A, and G06-204 (the “Property”). The Property is generally located on the south side of Kilgore Street (Sumter County Road 44A), southwest of the intersection between C-44A and CR 213 as depicted below. The Property accesses C-44A just east of the intersection with CR 213. C-44A is approximately 1.2 miles north of State Road 44 along CR 213, and approximately 1.5 miles east of the intersection of State Road 44 and C-44A. State Road 44 is a principal arterial roadway and C-44A is a major collector roadway, as shown on the adopted *Florida Department of Transportation Functional Roadway Classification Map*, included as **Attachment 1**.



Figure 1. Subject Property – General Location

This application supports two parallel applications; (1) a large-scale comprehensive plan amendment to amend the Future Land Use (“FLU”) designation from Residential Mixed Use (“RMU”) to Medium Density Residential (“MDR”), and (2) a request to rezone the Property Neighborhood Mixed Use – 7 (“NMU-7”) to Medium Density Residential (“R-3”). The table below summarizes current Property attributes:

Parcel ID	Acreage*
G06-007	± 17 AC
G06-12	± 22.74 AC
G06-12A	± 10.11 AC
G06-204	± 5.88 AC

**Acreage is based on Sumter County Property Appraiser Records and not reflective of surveyed acreage.*

Table 1. Property Attributes

I. Request:

This request seeks approval of a Residential Planned Development (“RPD”) in accordance with Section 8.7(A) of the Land Use Regulations (“LDRs”). The RPD is compatible with the proposed underlying R-3 zoning district, which permits a wide range of residential uses such as apartments and condominiums at a maximum density of 9 dwelling units per acre. A maximum of 501 dwelling units (net density) within the R-3 zoning district is permissible on the Property. This RPD Overlay requests 350 multi-family dwelling units at a maximum gross density of 6.3 dwelling units an acre (8.76 net density). The proposed density within the RPD is less than what is currently permissible in the current and proposed zoning district.

The RPD Overlay is necessary to provide flexibility in site design layout due to the extensive wetlands within the Property along C-44A, which generally occupy the balance of the northeast portion of the Property. As such, a reduction to the building separation from twenty-five feet to ten feet is necessary to preserve as much wetland area as possible.

II. Character of the Surrounding Area:

The Property is situated along the western City boundary, adjacent to property within unincorporated Sumter County. There are a mixture of commercial and residential developments in the immediate surrounding area. North of the Property across C-44A is vacant property zoned General Commercial – Neighborhood (“C-2”) with a Commercial FLU. Property north of the Property and immediately east of the C-2 zoned property is undeveloped land zoned General Agricultural with Conventional Housing (“AIO”) with a Rural Residential (“RR”) FLU (Sumter County). Approximately 2,900-feet north of the Property is a 339-acre new development known as *Twisted Oaks Pointe Community Development*. This development will include 735 residential single-family detached dwellings, 248 residential single-family semi-attached dwellings, and 300 residential multi-family units.

The Property to the east is zoned General Commercial – Downtown (“C-1”) with the RMU FLU and developed with a self-storage facility. Further south of the self-storage facility, but immediately east of the Project, is predominantly residential single-family dwellings, zoned RMU, and within the RMU FLU. South and West of the Property is land residential in character, developed primarily with residential single-family detached dwellings. The proposed RPD provides a transition between commercial and residential parcels to the east and residential uses with less density to the west within the County.

A summary of the surrounding property attributes for property directly adjacent to the Project:

	Zoning	Future Land Use	Existing Use
North*	C-2/AIC	COM/RR	Vacant Land and Pastureland
South*	RMU/RR1/R2M	RMU/RR	Residential Single-Family Detached Dwellings
East	RMU/C-1	RMU	Kingdom Self Storage and Residential Single-Family Detached Dwellings
West*	RR5C/R6C/RR1	AG	Residential Single-Family Detached Dwellings

*A portion or all of the surrounding properties are located within Sumter County’s jurisdiction.

Table 2. Surrounding Property Attributes

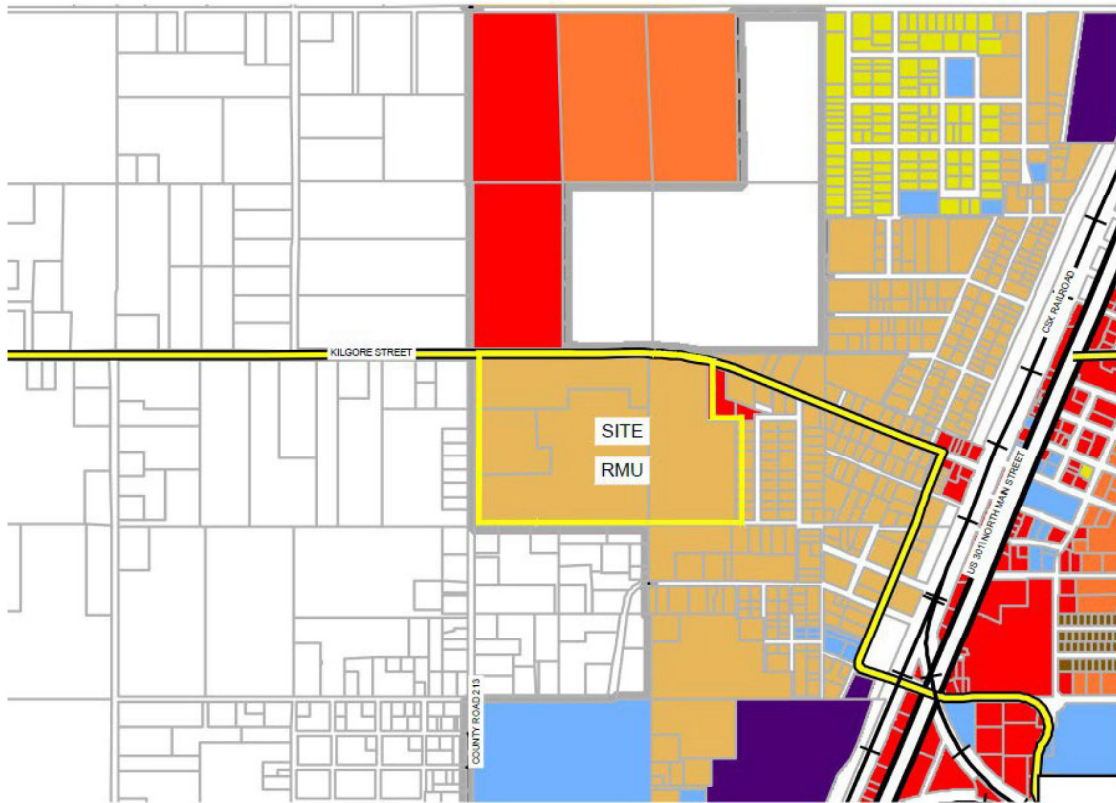


Figure 2. Subject Property Proposed Future Land Use (“FLU”) Map (Attachment 2)

III. Consistency with the Comprehensive Plan:

The following objectives and policies are supportive of the Project:

Goal 1. *The City implement land use planning through comprehensive policies, regulations, capital projects and incentives to enhance the quality of life for its citizens, promote economic vitality, and accommodate future population in a sustainable and equitable manner.*

Objective 1.2.1. *The City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern.*

Policy 1.2.1. *The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.*

Discussion: This Policy encourages growth and development in areas with existing public infrastructure. There are existing utility connections (e.g. water and wastewater lines) near the Property. The Property fronts C-44A, a major collector roadway, and is within 1.5 miles of the intersection of C-44A and with State Road 44, a principal arterial roadway. The Property is approximately 2,000 feet from Downtown Main Street. Residential communities will support commercial and economic growth in the City’s downtown without contributing to urban sprawl, at a density high enough to efficiently use the Property in a way that doesn’t proliferate sprawl.

The Project meets Objective 1.2.1 by creating a sustainable development that steers improvements away from wetland areas as much as possible and providing development close to the downtown. This Objective implements Goal 1 by accommodating future populations in a sustainable and equitable manner.

Goal 3. *To promote the provision of a diverse, affordable and high-quality housing stock to accommodate the needs of current and future residents while preserving and enhancing established neighborhoods.*

Objective 3.1. *The City shall ensure there is adequate land for the provision of high-quality housing of different types to serve the current and future-residents while promoting the development of a sustainable community.*

Policy 3.1.5. *The City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single-family homes, cluster development, multi-family homes, and innovative housing types.*

Discussion: This Policy promotes wide range of housing types to accommodate a diversity of housing needs. This FLU change implements this policy by permitting residential multi-family housing. This Project meets Objective 3.1 by building high-quality housing. Further, this development meets Goal 3 by providing additional housing for current and future residents. The development will be within walking distance of a variety of downtown commercial uses.

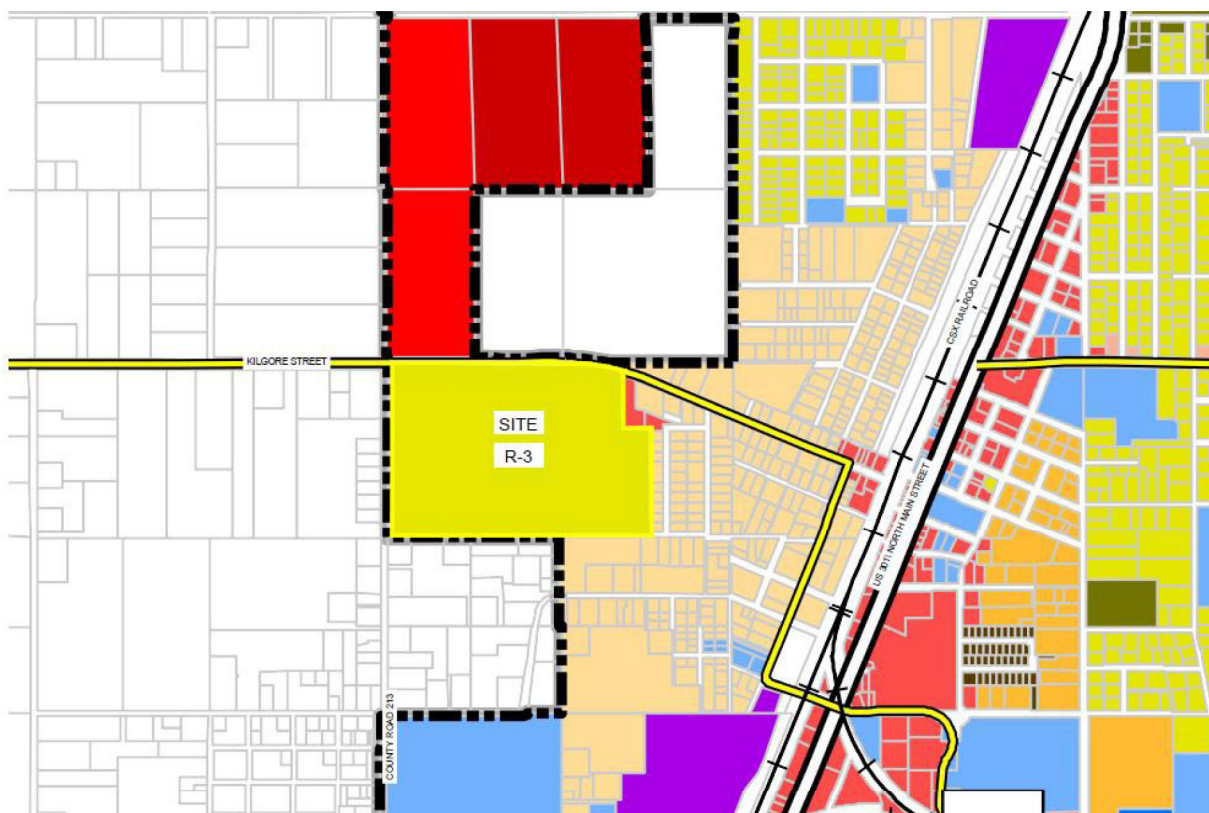


Figure 3. Subject Property Proposed Zoning Map (Attachment 3)

IV. LDR Section 8.1

Intent. The standards and procedures of this Chapter are not intended as an avenue for relaxing requirements set forth in the Land Development Regulations; the intent of this Chapter is to promote design flexibility and to permit planned diversification and integration of uses and structures. The City Commission shall have authority to establish limitations and regulations for the project to protect the public's health, safety and welfare. In doing so, planned developers are intended to:

(1) Promote more efficient and economic uses of land;

Discussion: The Property is approximately 2,000 feet from Downtown Main Street and currently vacant. A multi-family development will support commercial and economic growth in the City's downtown without contributing to urban sprawl.

(2) Encourage compatible and harmonious development of contiguous lands;

Discussion: There is a mixture of commercial and residential development in the immediate surrounding area around the Property, as described in Section II of the narrative. (*Table 2* identifies specific surrounding property attributes including zoning, FLU, and existing uses.) The proposed RPD Overlay is compatible with the proposed R-3 zoning district. The proposed RPD and R-3 zoning district provide a transition between commercial and residential parcels to the east and residential uses with less density to the West within the County.

(3) Promote home ownership opportunities for all residents of the community;

Discussion: This RPD will enable families to live in a new community with amenities without the substantial cost burden or purchasing a home.

(4) Provide flexibility and variety to meet changing needs, technologies, economics, and consumer preferences;

Discussion: The primary purpose of this RPD is to provide the design flexibility necessary to development around the wetlands on the Property as much as feasibly possible, while still efficiently using the land area close to downtown. The proposal is for a rental community, which is in high demand. The developer has several rental communities throughout the State and continues to see a demand in consumer preference to rent.

(5) Be totally controllable based on the needs of the City, in terms of the impact on the proposed site and surrounding neighborhoods;

Discussion: The proposed RPD Overlay will provide housing in a unique community that is harmonious with the environmental landscape. The RPD will provide a transition between commercial and residential parcels to the east and residential uses with less density to the West within the County. Additionally, the TIS demonstrates that all roadways segments currently operate at an acceptable LOS and will continue to operate at an acceptable LOS.

(6) Require uses of land which reduce transportation needs as well as conserve energy and natural resources;

Discussion: The RPD is a walkable community which incorporates sidewalks, a nature trail, and a park approximately 2,000 feet from Downtown Main Street. These design amenities incorporate and conserve the existing wetlands on the Property.

(7) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscaping features and amenities;

Discussion: The current site is vacant. A RPD is necessary to design a development around the significant amount of wetlands on the Property. In accordance with the City's Design District Standards ("DDS"), the RPD will provide amenities including a community clubhouse, pool, park, and nature trail.

(8) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned;

Discussion: This RPD is necessary to design a development around the wetlands as much as feasibly possible. The RPD design incorporates amenities such as a park and nature trail that is incorporates the existing vegetation.

(9) Lower development and building costs by permitting smaller networks of infrastructure and the use of more economical building types and shared facilities;

Discussion: This RPD development includes residential multi-family uses that will share all infrastructure and amenities.

(10) Permit the combining and coordinating of architectural styles, building forms, and building relationships within a development; and

Discussion: The RPD will adhere to the City's DDS regulations for multifamily architectural styles. The RPD will provide amenities including a community clubhouse, pool, park, and nature trail.

(11) Demonstration of internal and external interconnectivity for infrastructure, open space and environmental systems; and

Discussion: The Property is ideally suited along a major collector roadway, Kilgore Street (Sumter County Road 44A), which provides for sufficient transportation infrastructure, therefore, no issues with internal and external interconnectivity for infrastructure are anticipated. As previously stated, this RPD is necessary to design a development around the wetlands as much as feasibly possible. The design of the RPD is to preserve as much wetland area as possible and allow residents to enjoy the natural vegetation through specific amenities.

The TIS demonstrates that all roadways segments currently operate at an acceptable level of service LOS. The TIS also projects study roadway segments to continue to operate at an acceptable LOS. Access points are proposed along CR 213 and CR44A/Kilgore Street (a major collector roadway). There are also several stub-outs on the Property for future cross-access points in anticipation of future redevelopment in the area.

(12) Administer mixed use developments in conformance with the goals and objectives of the comprehensive plan.

Discussion: This not applicable to the Project. This RPD is providing residential multi-family development, a single use.

V. Conclusion.

A RPD Overlay is necessary to development the unique property into a community that incorporates the existing wetlands on the Property. The Project is consistent with the intent of the goals, objectives, and policies of the City of Wildwood Plan. The Project is compatible with the underlying R-3 zoning district and surrounding land uses. The Project is also consistent with the analysis of LDR Section 8.1.

ATTACHMENT 1

DISTRICT 5
2010 Urban Area Boundary &
Federal Functional Classification
Sumter County, Florida

Legend

- 01 - Principal Arterial-Interstate RURAL
- 02 - Principal Arterial-Expressway RURAL
- 04 - Principal Arterial-Other RURAL
- 06 - Minor Arterial RURAL
- 07 - Major Collector RURAL
- 08 - Minor Collector RURAL
- 09 - Local RURAL
- 11 - Principal Arterial-Interstate URBAN
- 12 - Principal Arterial-Freeway and Expressway URBAN
- 14 - Principal Arterial-Other URBAN
- 16 - Minor Arterial URBAN
- 17 - Major Collector URBAN
- 18 - Minor Collector (Fed Aid) URBAN
- 19 - Local URBAN
- 2010 Adjusted Urban Area
- Water

Recommended By:

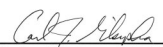

 Lake-Sumter MPO Chairman

8/19/14
 Date


 Florida Dept. of Transportation

8-28-14
 Date

Approved By:


 Federal Highway Administration

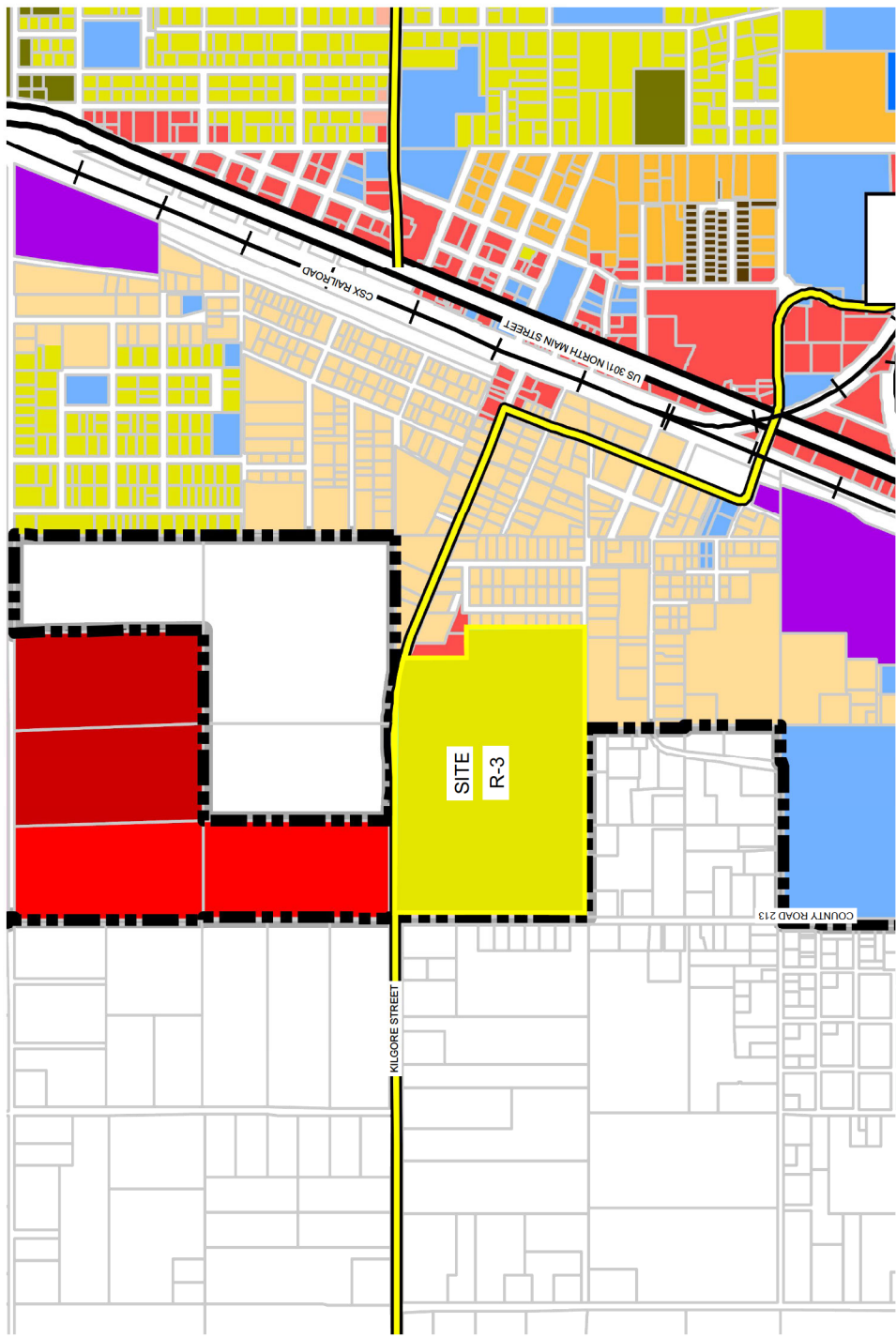
09/02/2014
 Date



0 2 4 8 Miles



ATTACHMENT 2



Legend
Zoning Classification

- AG-10
- AG-5
- ER
- R-1
- R-2
- R-3
- R-4
- R-5
- RMU
- RMU-10
- RIO
- MHP
- C-1
- C-2
- C-2A
- C-3
- CMU
- NMU-4
- NMU-7
- ECNMU-7
- SWOMU
- CC
- 466/301 MU
- M-1
- M-2
- PEU
- INS
- PUD
- V-WW
- ARD

- CITY OF WILDWOOD
- SUMTER COUNTY



NOT TO SCALE

LEVELUP
CONSULTING, LLC

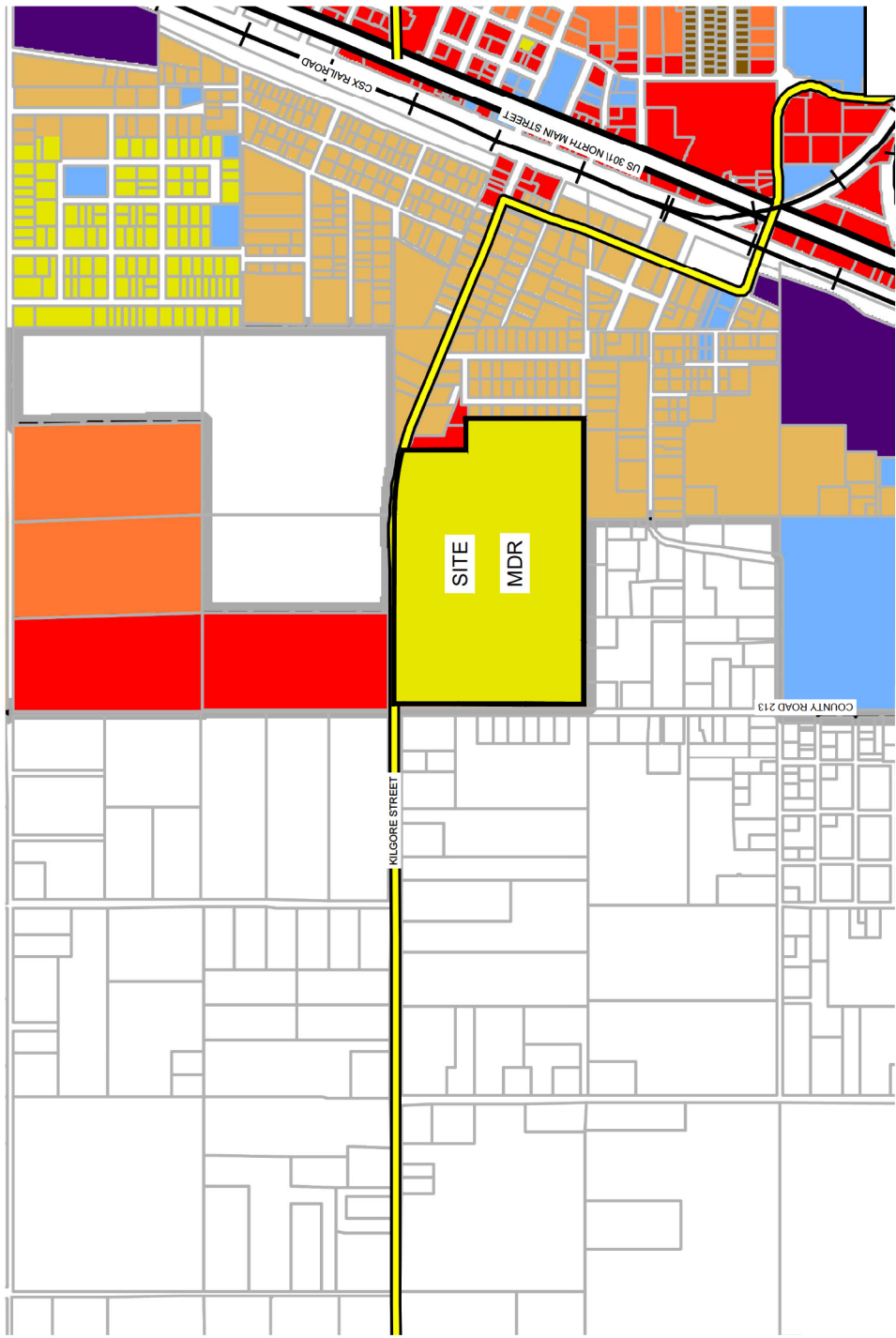


LVJUP
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

PROJECT No.	268-01-E03
SHEET	2 of 2

PREPARED FOR: WILDWOOD III, LLC	PROJECT NAME: WILDWOOD III	DRAWING TITLE: PROPOSED ZONING MAP
------------------------------------	-------------------------------	---------------------------------------

ATTACHMENT 3



- | | | | | | | | | | | | | | | | | | | |
|------|----|-----|----|-----|-----|-----|-----|------|-----|-----|-----|----|-----|----|----------|---------|-----|---------------|
| CONS | AG | REC | ER | LDR | MDR | HDR | RMU | HDWU | MHP | COM | CMU | NC | IND | PF | V-WW DRI | WWS DRI | ARD | SUMTER COUNTY |
| | | | | | | | | | | | | | | | | | | |



NOT TO SCALE

LEVELUP
CONSULTING, LLC



LVJUP
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

PROJECT No.	268-01-E05
SHEET	1 of 2

PREPARED FOR: WILDWOOD III, LLC	PROJECT NAME: WILDWOOD III	DRAWING TITLE: PROPOSED FLU MAP
------------------------------------	-------------------------------	------------------------------------



May 29, 2024

Ms. Wendy Then, AICP CFM
Assistant Director, Development Services Department
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

RE: *Future Traffic Projections CR 209 from SR 44 to CR 466*
Kimley-Horn Job Number 142173000

Dear Ms. Then:

At the request of the City of Wildwood (the City), Kimley-Horn reviewed future traffic projections on CR 209, from SR 44 to CR 466. The purpose of the review was to provide input on the needed right of way width to complete the missing section of roadway from CR 44A to CR 232.

Existing traffic data published by the Florida Department of Transportation (FDOT) was obtained for CR 209. Transportation modeling software was used to estimate the growth in traffic along CR 209 from background traffic, planned developments along CR 209 that were provided by the City, and completing the missing connection of the roadway. Our analysis found that the projected daily traffic volume on CR 209 within the planning horizon and considering the developments under review or approved by the City of Wildwood, is less than the service volume of a two-lane roadway (14,000 vehicles per day).

A more detailed traffic analysis will be performed during the Preliminary Engineering Report to identify turn lane needs and traffic control at the intersections along the corridor. It is recommended that the City plan for 100 feet of right-of-way on CR 209. This will allow for a 2-lane roadway with sidewalks to be constructed initially but will also provide flexibility for a 4-lane roadway if needed in the future due to continued development on and around the CR 209 corridor.

An exhibit showing the study area, future developments, and a two-lane and four-lane typical section within the proposed 100-foot right-of-way is provided as an attachment.

Please contact me if you have any questions.

Sincerely,

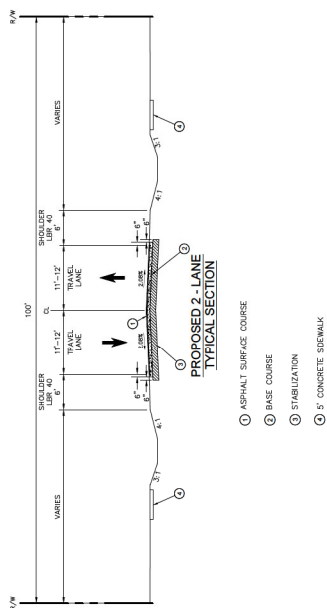
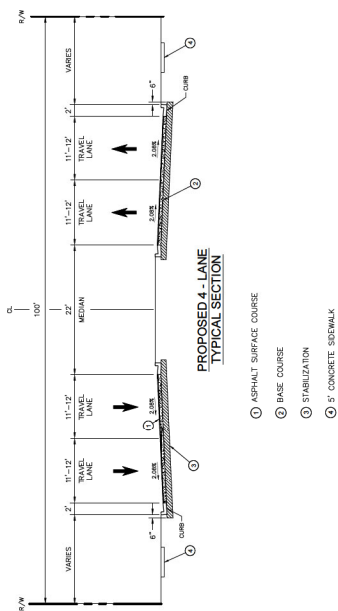
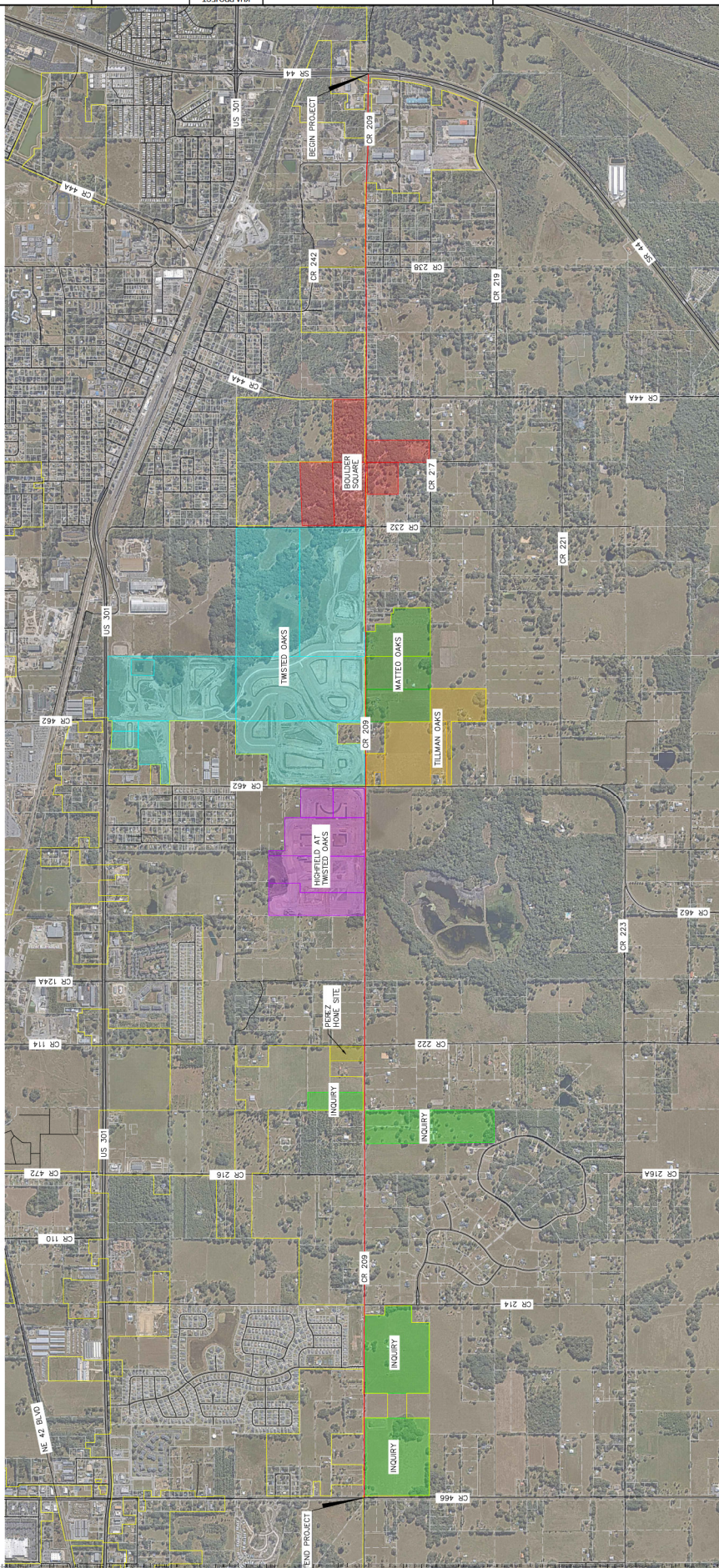
KIMLEY-HORN

A handwritten signature in blue ink, appearing to read 'Amber L. Gartner', with a long horizontal flourish extending to the right.

Amber L. Gartner, P.E.
ALG/sab

Attachments – Aerial Exhibit

K:\OCA_Civil\1421\73000 - City Engineering Support\Additional Tasks\0290 - CR 209\doc\Lwt240529alg - CR 209.docx



NOTES:
TOTAL LENGTH: 29,124 FT
TOTAL LENGTH: 5.516 MILES

LEGEND

CITY LIMITS

GRAPHIC SCALE IN FEET
2000
1000
500



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2401-001 Cootie's Ranch Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

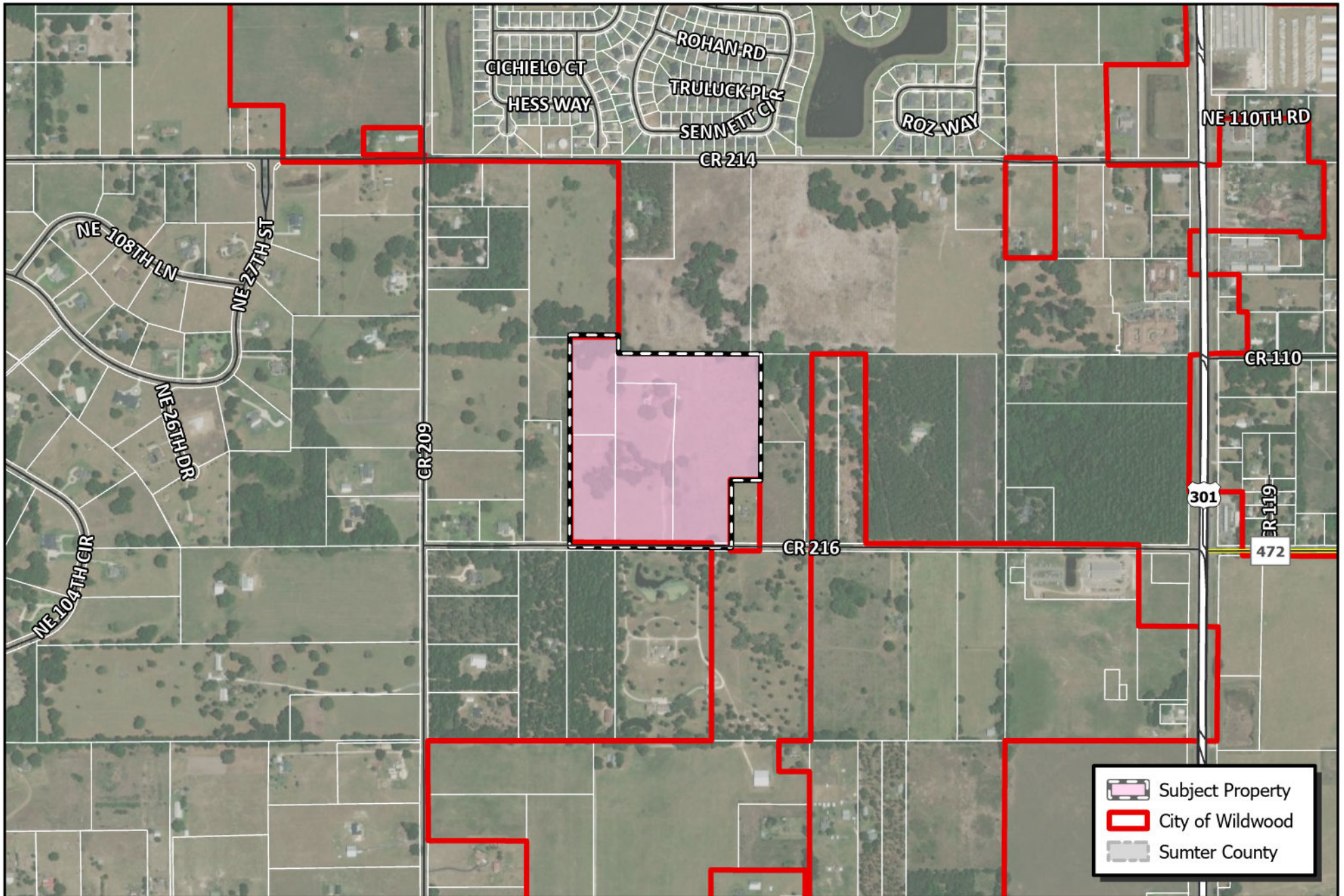
Case Number	PLAT 2401-001 Cootie's Ranch Final Plat
Applicant(s)	Clymer Farner Barley Surveying, LLC
Owner(s)	Sheila Bernstein Wright
Acreage	38.55 +/-
Property Location	The subject property is generally located approximately 0.19 miles east of CR 209, approximately 0.61 miles west of N US 301, north along CR 216.
Parcel(s)	D19-027, D19-110, D19-120, & D19-121
Date	November 5, 2024

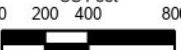
The applicant is seeking a favorable recommendation from the Project Review Committee for Cootie's Ranch Final Plat, a 4-parcel subdivision which includes Tract A for right-of-way dedication to the public along CR 216 and a 20-foot ingress/egress and utility easement for parcel 1 that is located along the western boundary of parcel 2, per the attached plans.

PLAT 2401-001 meets the criteria set forth in F.S. 177, Land Development Regulations, and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan.



Amanda Bondi
Planner II, Development Services



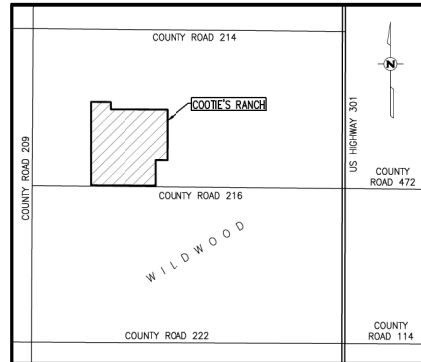
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 200 400 800 	PLAT 2401-001 COOTIE'S RANCH FINAL PLAT PARCELS D19-027, D19-110, D19-120 & D19-121		MAP 1B LOCATION MAP DEC 2023
---	--	--	---	--	---

COMMENTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF THIS SUBDIVISION
ARE SET FORTH IN THE PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA.
OR BOOK _____ PAGE _____

COOTIE'S RANCH

SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

VICINITY MAP
1" = 1000'



4 PARCELS - 1 TRACT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREON 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 THIS COUNTY.

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST HAS A BEARING OF N89°43'09"W.
- 2.) ALL DISTANCES SHOWN ARE IN FEET.
- 3.) LOT CORNERS HAVE BEEN SET AS SHOWN HEREON.
- 4.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 5.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 6.) TRACT "A" IS FOR ROAD RIGHT-OF-WAY AND IS DEDICATED TO THE PUBLIC.
- 7.) PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 815, AS AFFECTED BY ASSIGNMENT OF RIGHT-OF-WAY EASEMENTS, CONVEYANCE OF FACILITIES AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 78, PAGE 249, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (BLANKET TYPE ELECTRIC EASEMENT)
- 8.) MORTGAGEE'S JOINDER AND CONSENT TO PLATTING IS PROVIDED BY SEPARATE INSTRUMENT.
- 9.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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 SERVICE COMMISSION.

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 20____, AT _____, FILE NUMBER _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA.

PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK _____ DEPUTY CLERK _____

SEAL

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 TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES 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. _____

SEAL

PLAT BOOK _____ PAGE _____

DEDICATION - COOTIE'S RANCH

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SHEILA M. BERNSTEIN, AS OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, HAS CAUSED TO BE MADE THIS PLAT OF COOTIE'S RANCH, A SUBDIVISION OF LAND HEREIN DESCRIBED AND DEDICATES TRACT "A" TO THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY.

THE 20 FOOT INGRESS/EGRESS AND UTILITY EASEMENT OVER PARCEL 2 IS FOR THE COLLECTIVE BENEFIT OF, USE OF, AND UNIMPEDED ACCESS TO AND FROM PARCEL 1.

WITNESSES: _____ OWNER: _____

(1) SIGNATURE _____ BY: SHEILA M. BERNSTEIN
PRINT NAME _____

MAILING ADDRESS _____

(2) SIGNATURE _____
PRINT NAME _____

MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS DAY OF _____, 20____, BY SHEILA M. BERNSTEIN, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

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 RECORD ON THIS _____ DAY OF _____, 20____.

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 RECORD ON THIS _____ DAY OF _____, 20____.

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 APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____, 20____.

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME _____
CITY OF WILDWOOD, ENGINEER

SIGNATURE _____
CITY OF WILDWOOD, ENGINEER

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF "COOTIE'S RANCH" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 8498

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE _____

SEAL

PREPARED BY:



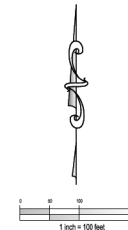
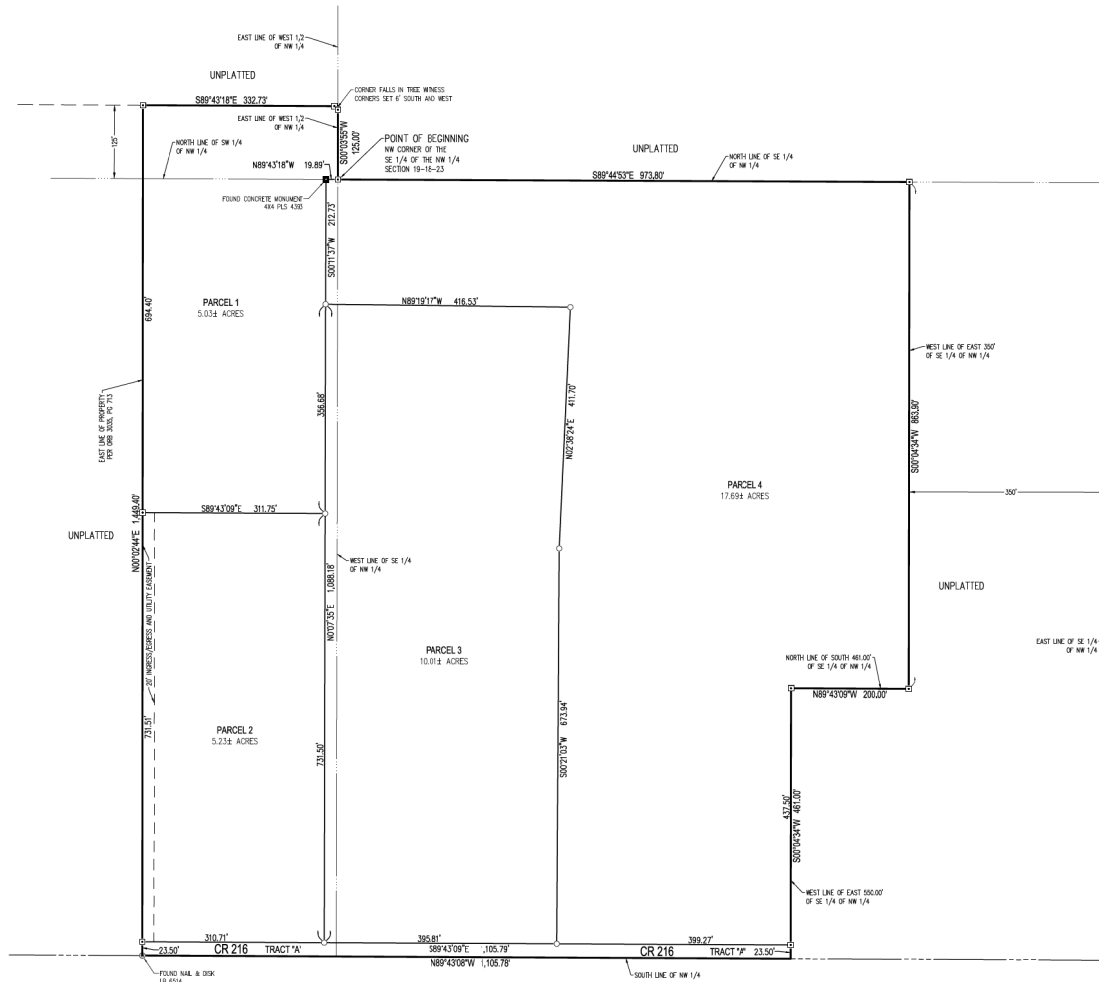
CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 764-0171 - (352) 764-0172

COOTIE'S RANCH

SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK _____
PAGE _____



LEGEND	
□	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
○	INDICATES 5/8" IRON PIN AND CAP SET LB #8498
LB	INDICATES LICENSED BUSINESS
OR	INDICATES OFFICIAL RECORDS BOOK
PLS	INDICATES PROFESSIONAL LICENSED SURVEYOR
PC	INDICATES PACE
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY:  **CFB** SURVEYING
CLYMER FARNER BARILEY
4450 NE 85TH ROAD - WILDWOOD, FL 34715
(352) 748-4128 LB8498

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

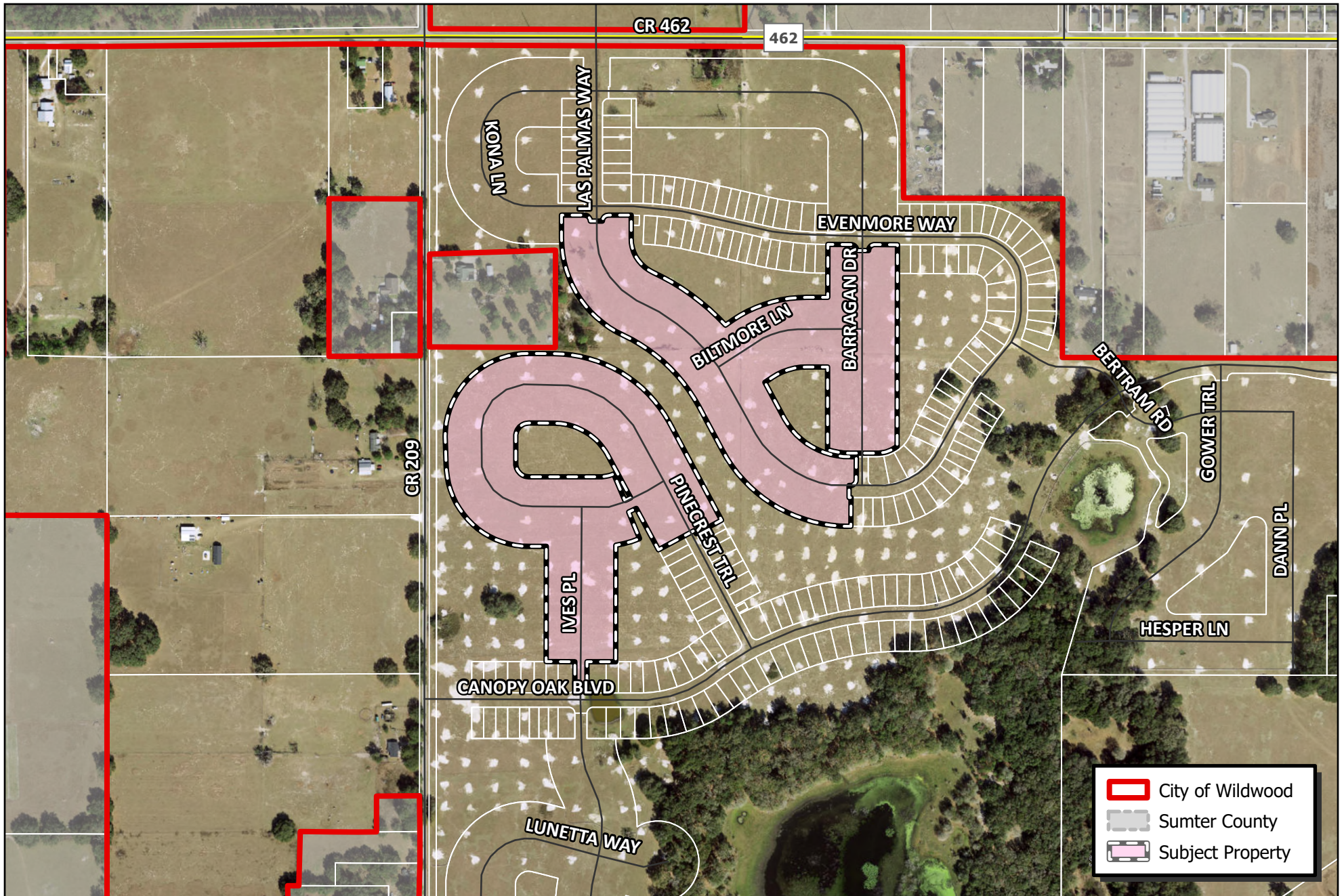
Case Number	PLAT 2407-005
Owner(s)	KL Twisted Oaks LLC
Applicant	James P. Harvey
Acreage	35.399
Property Location	Property is generally located east of CR 209, west of US 301, south of E C 462, and north of W Clarke St.
Parcel(s)	A portion of D31A218
Date	November 4, 2024

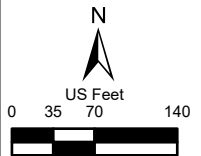
The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Ph 2 Final Plat (Construction phases III and IV) consisting of 215 lots and 2 tracts, per the attached plans.

As of the writing of this report, there is one outstanding comment from the City Attorney. Please see the comment review sheet enclosed.

Once the outstanding comment is addressed, PLAT 2407-005 is expected to meet the criteria set forth in the F.S. 177, Twisted Oaks Planned Development, Land Development Regulations, and will be in line with the goals, objectives and policies of the 2050 Comprehensive Plan.





 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 35 70 140	PLAT 2407-005 TWISTED OAKS PHASE 2 FINAL PLAT PARCELS D31-006, D31-007, D31-008, D31-029, D31-030 & D31-039	MAP 1B
			LOCATION
			MAP
			JUL 2024



WILDWOOD FLORIDA

City of Wildwood

Project #: PLAT 2407-005

Project Name: PLAT 2407-005 Twisted Oaks Phase 2 Final Plat

Representative: Matthew J. Morris, P.E., Morris Engineering & Consulting, LLC

DATE: 10/18/2024

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

CITY SURVEYOR

Title Opinion:

1. In compliance with Chapter 177.

Plat Comments:

Sheet 1 of 8 through Sheet 8 of 8:

2. In compliance with Chapter 177.

CITY ATTORNEY

1. The property cards for parcel ID's D31-002, D31-003 and D31-016 were provided with submittal item A.1 but were not listed on the application. The deed was not provided for these parcels. Please confirm if these parcel ID's should be included on the application.
 - A. Response: SEE UPDATED PROPERTY CARD.
 - I. Not Satisfied; Unable to locate the updated property card and related deed.
 - a. Response: See attached Deed, Property Card and corrected application.
 - i. Satisfied.
2. Property Information Report must be signed.
 - A. Response: See attached PIR.
 - I. Not satisfied: The Property Information Report still has an electronic signature.

7. LDR5.6(C)(7) Please add the following easement listed on the property Information Report to the plat plan including the book and pages:
 4. Easement as contained in that certain Agreement between the City of Wildwood, Florida and Mildred O'Dell, individually and as Trustee of the Estate of James O'Dell, recorded June 27, 2000 in Official Records Book 812, Pages 209 through 211 and together with and affected by Subordination of City Utility Interests recorded September 10, 2008 in Official Records Book 1992, Page 661, all of the Public Records of Sumter County, Florida.
 - A. Response: THIS EASEMENT DOES NOT AFFECT PHASE 2
 - I. Property Information Report should reflect only the land affected by the replat ("the land as described and shown on the plat" Fla.Stat. Sec. 177.041). Please provide either: (1) an updated Property Information Report showing only those matters affecting the plat or (2) show the easement on the replat. See also comment #7 above which appears to indicate discrepancy in the legal between the plat and the Property Information Report.
 - a. Response: This Easement does not affect Twisted Oaks Phase 2 and needs to be removed from the PIR
 - i. Satisfied.
 8. City Attorney reserves the right to make further comments upon resubmittal.
 - A. Standing comment.
 9. New Comment: The parcel numbers on the Application for Preliminary Concurrence Determination provided in the resubmittal do not match the application in the 1st submittal. Please update as needed.
 - A. Response: See revised Concurrence Form.
 - I. Satisfied.

SUMTER COUNTY CLERK OF COURT STANDING COMMENT

We have reviewed the plat mentioned above and find the following items:

1. All **signatures** and **seals** in black. Please make sure that **seals** are legible for scanning. Mylar should not have any shadowing of words or lines from one page to the other.
2. Proper Size under Sumter County Code and Section 177.091 (1a) **24"x 30"**, with straight edges
3. The following will be presented to the Clerk at the time of recording:

- a. **Proper sized original Plat on mylar paper to be used in this office by the public.**
- b. **Legal Description and drawing have some missing information and some course information that may cause some issues with getting to the POB on less out for 2nd property. (See attached for additional information)**
- c. **Why do we see same information twice on Line Data and Curve Date? It's the same measurement just printed again.**
- d. **All contiguous property shall be identified by subdivision title, plat book and pg or if unplatted, land shall be so designated. If it's a re-subdivision of a previously recorded subdivision, sufficient title shall be shown to controlling lines appearing in the earlier plat to permit an overlay to be made.**

Please refer to attached PDF for detailed comments.

The recording fee is \$30.00 for the first page and \$ 15.00 per each additional page. A fee of \$5.00 per page will be charged for copies of the plat that are made for the owner, the Clerk, Cities copies and a fee of \$1.00 per page will be charged for copies that are made for the County Commissioners. A \$5.00 miscellaneous fee will be charged to distribute these copies to the proper office. **Please contact the Clerks office at 352-569-6600 for exact fees before you come to record.**

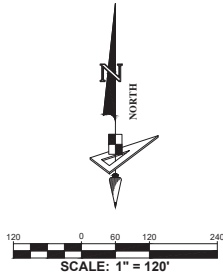
DSD STANDARD COMMENT

In addition to the Clerk of the Court's comments, please ensure one CD of the recorded plat is returned to the City of Wildwood Development Services Department.

TWISTED OAKS - PHASE 2

A REPLAT OF TRACTS FD-1, FD-1A, FD-2 AND FD-2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

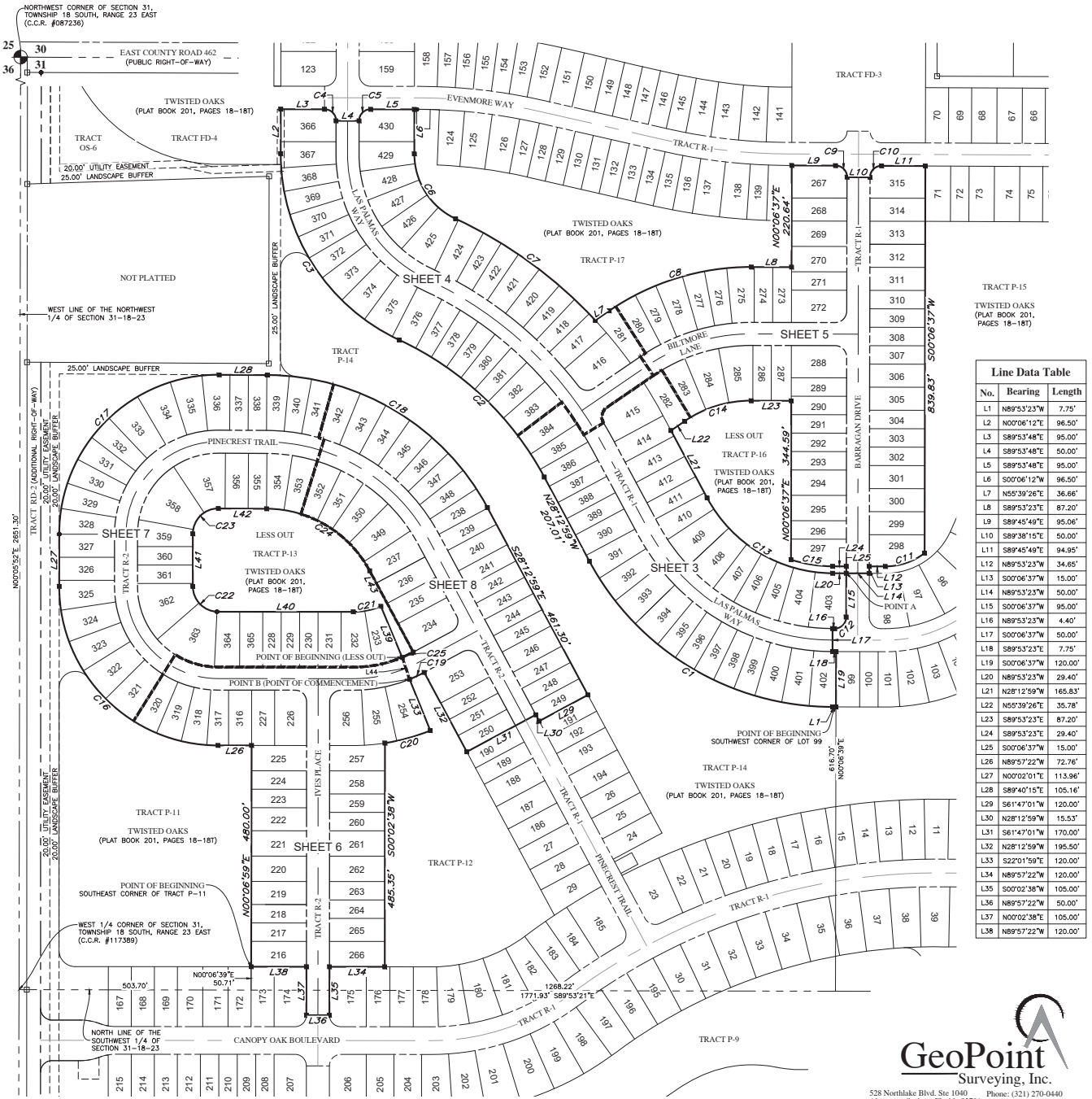
PLAT BOOK PAGE
SHEET 2 OF 8 SHEETS
KEY MAP



No.	Radius	Arc	Δ	Bearing	Chord
C1	600.00'	645.84'	61°40'24"	N59°03'11"W	615.11'
C2	685.00'	440.40'	36°50'11"	N46°38'04"W	432.85'
C3	445.00'	506.05'	65°09'21"	N32°28'29"W	479.22'
C4	25.00'	39.27'	90°00'00"	S44°53'48"E	35.36'
C5	25.00'	39.27'	90°00'00"	N45°06'12"E	35.36'
C6	155.00'	176.26'	65°09'21"	S32°28'29"E	166.92'
C7	975.00'	377.05'	22°09'26"	S53°58'27"E	374.70'
C8	545.00'	327.72'	34°27'12"	N72°53'01"E	322.81'
C9	25.00'	39.21'	89°52'26"	S44°49'36"E	35.32'
C10	25.00'	39.32'	90°07'34"	N45°10'24"E	35.39'
C11	140.00'	91.78'	37°33'46"	S71°19'44"W	90.15'
C12	25.00'	39.27'	90°00'00"	S45°06'37"W	35.36'
C13	310.00'	333.68'	61°40'24"	N59°03'11"W	317.81'
C14	255.00'	153.34'	34°27'12"	N72°53'01"E	151.04'
C15	295.00'	92.09'	175°30'07"	S80°56'49"E	91.71'
C16	345.00'	541.86'	89°59'23"	N44°57'40"W	487.86'
C17	345.00'	543.70'	90°17'44"	N45°10'53"E	489.16'
C18	545.00'	584.56'	61°27'16"	S58°56'37"E	556.94'
C19	325.00'	35.07'	61°11'00"	S64°52'31"W	35.08'
C20	445.00'	102.39'	131°10'00"	S74°33'31"W	102.17'
C21	155.00'	61.45'	22°42'48"	N78°41'14"E	61.04'
C22	55.00'	86.38'	89°59'23"	S44°57'40"E	77.77'
C23	55.00'	86.68'	90°17'44"	S45°10'53"W	77.98'
C24	255.00'	273.51'	61°27'16"	N58°56'37"W	260.59'
C25	275.00'	26.62'	5°32'49"	N64°33'26"E	26.61'

No.	Bearing	Length
L39	S22°40'10"E	120.00'
L40	S89°57'22"E	293.36'
L41	S00°02'01"W	113.98'
L42	N89°40'15"W	105.16'
L43	N28°12'59"W	200.27'
L44	N18°32'21"W	50.11'

- LEGEND:
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - P.U.E. ----- DRAINAGE EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.R.C. ----- POINT OF REVERSE CURVATURE
 - P.I. ----- POINT OF INTERSECTION
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ⊙ ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

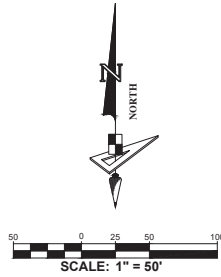


No.	Bearing	Length
L1	N89°53'23"W	7.75'
L2	N00°06'12"E	96.50'
L3	S89°53'48"E	95.00'
L4	S89°53'48"E	50.00'
L5	S89°53'48"E	95.00'
L6	S00°06'12"W	96.50'
L7	N55°39'26"E	36.66'
L8	S89°53'23"E	87.20'
L9	S89°45'49"E	95.06'
L10	S89°38'15"E	50.00'
L11	S89°45'49"E	94.95'
L12	N89°53'23"W	34.65'
L13	S00°06'37"W	15.00'
L14	N89°53'23"W	50.00'
L15	S00°06'37"W	95.00'
L16	N89°53'23"W	4.40'
L17	S00°06'37"W	50.00'
L18	S89°53'23"W	7.75'
L19	S00°06'37"W	120.00'
L20	N89°53'23"W	29.40'
L21	N28°12'59"W	165.83'
L22	N55°39'26"E	35.78'
L23	S89°53'23"E	87.20'
L24	S89°53'23"E	29.40'
L25	S00°06'37"W	15.00'
L26	N89°53'22"W	72.76'
L27	N00°02'01"E	113.96'
L28	S89°40'15"E	105.16'
L29	S61°47'01"W	120.00'
L30	N28°12'59"W	15.53'
L31	S61°47'01"W	170.00'
L32	N28°12'59"W	195.50'
L33	S22°01'59"E	120.00'
L34	N89°57'22"W	120.00'
L35	S00°02'38"W	105.00'
L36	N89°57'22"W	50.00'
L37	N00°02'38"E	105.00'
L38	N89°57'22"W	120.00'

TWISTED OAKS - PHASE 2

A REPLAT OF TRACTS FD-1, FD-1A, FD-2 AND FD-2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8 SHEETS



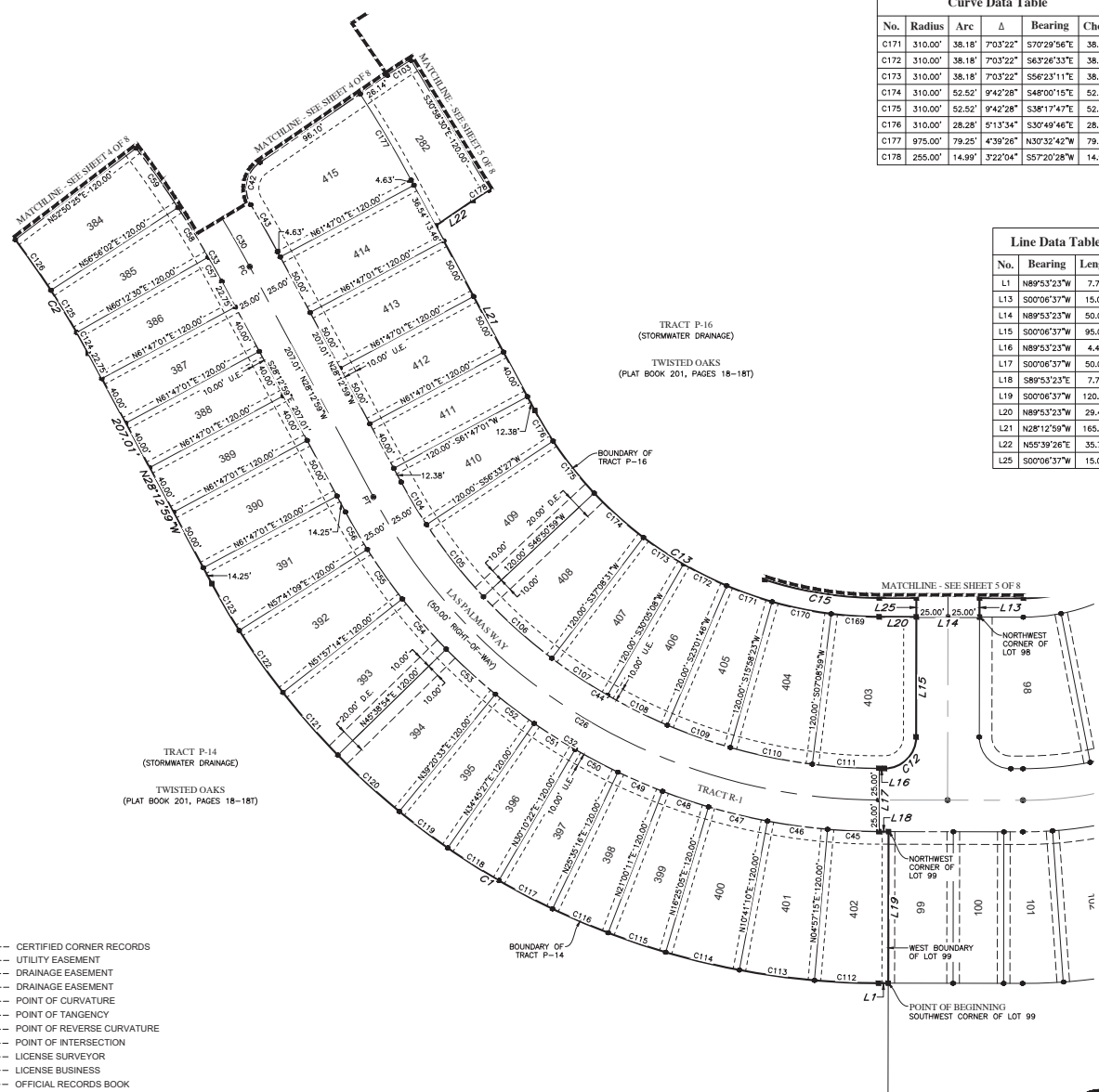
No.	Radius	Arc	Δ	Bearing	Chord
C1	600.00'	645.84'	61°40'24"	N59°03'11"W	615.11'
C2	685.00'	440.40'	36°50'11"	N46°38'04"W	432.85'
C12	25.00'	39.27'	90°00'00"	S45°06'37"W	35.36'
C13	310.00'	333.68'	61°40'24"	N59°03'11"W	317.81'
C15	295.00'	92.09'	17°53'07"	S80°56'49"E	91.71'
C26	455.00'	489.76'	61°40'24"	N59°03'11"W	466.46'
C30	830.00'	88.75'	6°07'36"	N31°16'47"W	88.71'
C32	480.00'	516.67'	61°40'24"	S59°03'11"E	492.09'
C33	805.00'	517.55'	36°50'11"	S46°38'04"E	508.68'
C42	25.00'	37.85'	86°44'34"	N12°17'09"E	34.34'
C43	855.00'	42.82'	2°52'10"	N29°39'04"W	42.81'
C44	430.00'	462.85'	61°40'24"	N59°03'11"W	440.83'
C45	480.00'	40.58'	4°50'38"	S87°28'04"E	40.57'
C46	480.00'	48.02'	5°43'55"	S82°10'48"E	48.00'
C47	480.00'	48.02'	5°43'55"	S76°26'52"E	48.00'
C48	480.00'	38.41'	4°35'06"	S71°17'22"E	38.40'
C49	480.00'	38.41'	4°35'06"	S66°42'16"E	38.40'
C50	480.00'	38.41'	4°35'06"	S62°07'11"E	38.40'
C51	480.00'	38.41'	4°35'06"	S57°32'05"E	38.40'
C52	480.00'	38.41'	4°35'06"	S52°57'00"E	38.40'
C53	480.00'	52.83'	6°18'21"	S47°30'17"E	52.80'
C54	480.00'	52.83'	6°18'21"	S41°11'56"E	52.80'
C55	480.00'	48.02'	5°43'55"	S35°10'48"E	48.00'
C56	480.00'	34.33'	4°05'52"	S30°15'55"E	34.32'
C57	805.00'	22.13'	1°34'31"	N29°00'15"W	22.13'
C58	805.00'	46.01'	3°16'28"	N31°25'44"W	46.00'
C59	805.00'	57.51'	4°05'36"	N35°06'47"W	57.50'
C103	375.00'	22.04'	3°22'04"	S57°20'28"W	22.04'
C104	430.00'	39.22'	5°13'34"	S30°49'46"E	39.21'
C105	430.00'	72.86'	9°42'28"	S38°17'47"E	72.77'
C106	430.00'	72.86'	9°42'28"	S48°00'15"E	72.77'
C107	430.00'	52.96'	7°03'22"	S56°23'11"E	52.92'
C108	430.00'	52.96'	7°03'22"	S63°26'33"E	52.92'
C109	430.00'	52.96'	7°03'22"	S70°29'56"E	52.92'
C110	430.00'	66.22'	8°49'24"	S78°26'19"E	66.15'
C111	430.00'	52.83'	7°02'22"	S86°22'12"E	52.80'
C112	600.00'	50.72'	4°50'38"	S87°28'04"E	50.71'
C113	600.00'	60.03'	5°43'55"	S82°10'48"E	60.00'
C114	600.00'	60.03'	5°43'55"	S76°26'52"E	60.00'
C115	600.00'	48.01'	4°35'06"	S71°17'22"E	48.00'
C116	600.00'	48.01'	4°35'06"	S66°42'16"E	48.00'
C117	600.00'	48.01'	4°35'06"	S62°07'11"E	48.00'
C118	600.00'	48.01'	4°35'06"	S57°32'05"E	48.00'
C119	600.00'	48.01'	4°35'06"	S52°57'00"E	48.00'
C120	600.00'	66.03'	6°18'21"	S47°30'17"E	66.00'
C121	600.00'	66.03'	6°18'21"	S41°11'56"E	66.00'
C122	600.00'	60.03'	5°43'55"	S35°10'48"E	60.00'
C123	600.00'	42.91'	4°05'52"	S30°15'55"E	42.90'
C124	685.00'	18.83'	1°34'31"	N29°00'15"W	18.83'
C125	685.00'	39.15'	3°16'28"	N31°25'44"W	39.14'
C126	685.00'	48.94'	4°05'36"	N35°06'47"W	48.93'
C169	310.00'	38.09'	7°02'22"	S86°22'12"E	38.06'
C170	310.00'	47.74'	8°49'24"	S78°26'19"E	47.69'

LEGEND:

C.C.R. ----- CERTIFIED CORNER RECORDS
 U.E. ----- UTILITY EASEMENT
 P.U.E. ----- DRAINAGE EASEMENT
 D.E. ----- DRAINAGE EASEMENT
 P.C. ----- POINT OF CURVATURE
 P.T. ----- POINT OF TANGENCY
 P.R.C. ----- POINT OF REVERSE CURVATURE
 P.I. ----- POINT OF INTERSECTION
 L.S. ----- LICENSE SURVEYOR
 L.B. ----- LICENSE BUSINESS
 O.R. ----- OFFICIAL RECORDS BOOK
 ● ----- LOT CORNER OR CHANGE OF DIRECTION
 ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 * ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

No.	Radius	Arc	Δ	Bearing	Chord
C171	310.00'	38.18'	7°03'22"	S70°29'56"E	38.15'
C172	310.00'	38.18'	7°03'22"	S63°26'33"E	38.15'
C173	310.00'	38.18'	7°03'22"	S56°23'11"E	38.15'
C174	310.00'	52.52'	9°42'28"	S48°00'15"E	52.46'
C175	310.00'	52.52'	9°42'28"	S38°17'47"E	52.46'
C176	310.00'	28.28'	5°13'34"	S30°49'46"E	28.27'
C177	975.00'	79.25'	4°39'26"	N30°32'42"W	79.23'
C178	255.00'	14.99'	3°22'04"	S57°20'28"W	14.99'

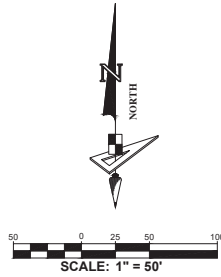
No.	Bearing	Length
L1	N89°53'23"W	7.75'
L13	S00°06'37"W	15.00'
L14	N89°53'23"W	50.00'
L15	S00°06'37"W	95.00'
L16	N89°53'23"W	4.40'
L17	S00°06'37"W	50.00'
L18	S89°53'23"E	7.75'
L19	S00°06'37"W	120.00'
L20	N89°53'23"W	29.40'
L21	N28°12'59"W	165.83'
L22	N55°39'26"E	35.78'
L25	S00°06'37"W	15.00'



TWISTED OAKS - PHASE 2

A REPLAT OF TRACTS FD-1, FD-1A, FD-2 AND FD-2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C2	685.00'	440.40'	36°50'11"	N46°38'04"W	432.85'
C3	445.00'	506.05'	65°09'21"	N32°28'29"W	479.22'
C4	25.00'	39.27'	90°00'00"	S44°53'48"E	35.36'
C5	25.00'	39.27'	90°00'00"	N45°06'12"E	35.36'
C6	158.00'	176.28'	65°09'21"	S32°28'29"E	166.92'
C7	975.00'	377.05'	22°09'28"	S83°58'27"E	374.70'
C27	630.00'	533.62'	36°50'11"	N46°38'04"W	524.48'
C28	300.00'	341.16'	65°09'21"	N32°28'29"W	323.07'
C30	630.00'	88.75'	6°07'36"	N31°16'47"W	88.71'
C31	630.00'	444.87'	30°42'35"	N49°41'52"W	439.58'
C33	805.00'	517.55'	36°50'11"	S46°38'04"E	508.68'
C34	325.00'	369.59'	65°09'21"	S32°28'29"E	349.99'
C35	275.00'	312.73'	65°09'21"	N32°28'29"W	296.15'
C36	855.00'	409.66'	27°27'09"	N51°19'35"W	405.76'
C37	25.00'	37.85'	86°44'34"	N80°58'17"W	34.34'
C42	25.00'	37.85'	86°44'34"	N12°17'09"E	34.34'
C60	805.00'	57.51'	4°05'36"	N39°12'23"W	57.50'
C61	805.00'	57.51'	4°05'36"	N43°17'59"W	57.50'
C62	805.00'	46.01'	3°16'28"	N46°59'01"W	46.00'
C63	805.00'	46.01'	3°16'28"	N50°15'30"W	46.00'
C64	805.00'	46.01'	3°16'28"	N53°31'58"W	46.00'
C65	805.00'	46.01'	3°16'28"	N56°48'26"W	46.00'
C66	805.00'	46.01'	3°16'28"	N60°04'54"W	46.00'
C67	805.00'	46.84'	3°20'01"	N63°23'09"W	46.83'
C68	325.00'	12.30'	2°10'08"	S63°58'05"E	12.30'
C69	325.00'	51.87'	9°08'38"	S58°18'42"E	51.81'
C70	325.00'	47.14'	8°18'40"	S49°35'04"E	47.10'
C71	325.00'	47.14'	8°18'40"	S41°16'24"E	47.10'
C72	325.00'	37.76'	6°39'26"	S33°47'21"E	37.74'
C73	325.00'	37.70'	6°38'48"	S27°08'14"E	37.68'
C74	325.00'	37.70'	6°38'48"	S20°29'26"E	37.68'
C75	325.00'	37.70'	6°38'48"	S13°50'38"E	37.68'
C76	325.00'	37.70'	6°38'48"	S07°11'50"E	37.68'
C77	325.00'	22.56'	3°58'37"	S01°53'07"E	22.55'
C78	275.00'	38.09'	7°56'11"	S03°51'54"E	38.06'
C79	275.00'	64.86'	1°33'04"	S14°35'22"E	64.71'
C80	275.00'	64.86'	1°33'04"	S28°06'07"E	64.71'
C81	275.00'	64.86'	1°33'04"	S41°36'53"E	64.71'
C82	275.00'	80.07'	1°40'54"	S56°42'43"E	79.78'
C83	855.00'	5.61'	0°22'35"	N64°51'52"W	5.61'
C84	855.00'	53.75'	3°36'07"	N62°52'31"W	53.74'
C85	855.00'	39.09'	2°37'10"	N59°45'53"W	39.09'
C86	855.00'	39.09'	2°37'10"	N57°08'43"W	39.09'
C87	855.00'	48.86'	3°16'28"	N54°11'53"W	48.86'
C88	855.00'	48.86'	3°16'28"	N50°55'25"W	48.86'
C89	855.00'	39.09'	2°37'10"	N47°58'36"W	39.09'
C90	855.00'	39.09'	2°37'10"	N45°21'26"W	39.09'
C91	855.00'	48.86'	3°16'28"	N42°24'37"W	48.86'
C92	855.00'	47.35'	3°10'22"	N39°11'12"W	47.34'
C93	425.00'	13.24'	1°47'07"	S56°32'59"W	13.24'
C127	685.00'	48.94'	4°05'36"	N39°12'23"W	48.93'
C128	685.00'	48.94'	4°05'36"	N43°17'59"W	48.93'
C129	685.00'	39.15'	3°16'28"	N46°59'01"W	39.14'

No.	Bearing	Length
L2	N00°06'12"E	96.50'
L3	S89°53'48"E	95.00'
L4	S89°53'48"E	50.00'
L5	S89°53'48"E	95.00'
L6	S00°06'12"W	96.50'
L7	N55°39'26"E	36.66'

LEGEND:

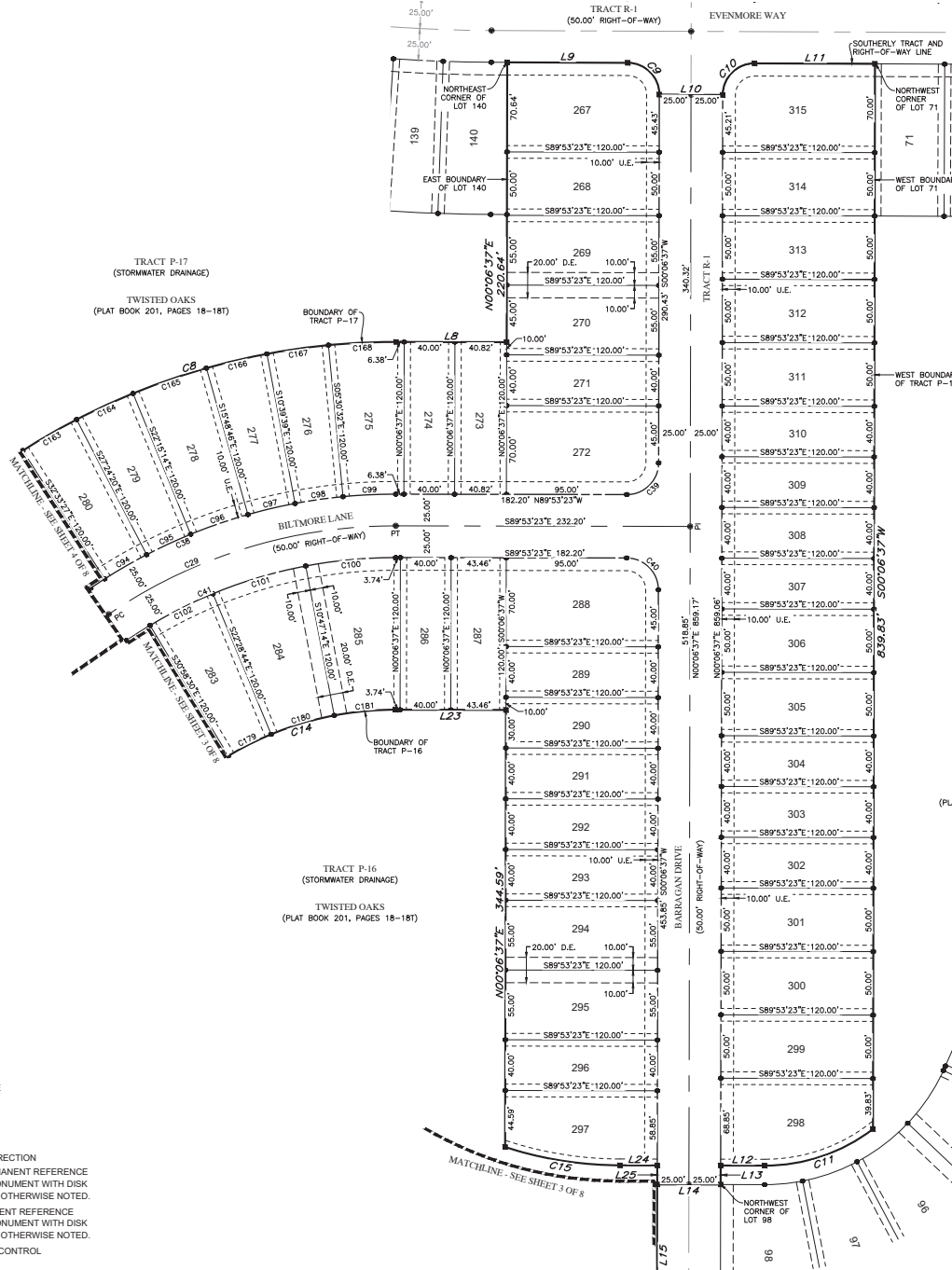
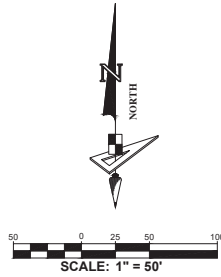
C.C.R. ----- CERTIFIED CORNER RECORDS
 U.E. ----- UTILITY EASEMENT
 P.U.E. ----- DRAINAGE EASEMENT
 D.E. ----- DRAINAGE EASEMENT
 P.C. ----- POINT OF CURVATURE
 P.T. ----- POINT OF TANGENCY
 P.R.C. ----- POINT OF REVERSE CURVATURE
 P.I. ----- POINT OF INTERSECTION
 L.S. ----- LICENSE SURVEYOR
 L.B. ----- LICENSE BUSINESS
 O.R. ----- OFFICIAL RECORDS BOOK
 ● ----- LOT CORNER OR CHANGE OF DIRECTION
 ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 * ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

No.	Radius	Arc	Δ	Bearing	Chord
C130	685.00'	39.15'	3°16'28"	N50°15'30"W	39.14'
C131	685.00'	39.15'	3°16'28"	N53°31'58"W	39.14'
C132	685.00'	39.15'	3°16'28"	N56°48'26"W	39.14'
C133	685.00'	39.15'	3°16'28"	N60°04'54"W	39.14'
C134	685.00'	39.86'	3°20'01"	N63°23'09"W	39.85'
C135	445.00'	16.85'	2°10'08"	S63°58'05"E	16.84'
C136	445.00'	71.02'	9°08'38"	S58°18'42"E	70.94'
C137	445.00'	64.55'	8°18'40"	S49°35'04"E	64.49'
C138	445.00'	64.55'	8°18'40"	S41°16'24"E	64.49'
C139	445.00'	51.70'	6°39'26"	S33°47'21"E	51.68'
C140	445.00'	51.62'	6°38'48"	S27°08'14"E	51.59'
C141	445.00'	51.62'	6°38'48"	S20°29'26"E	51.59'
C142	445.00'	51.62'	6°38'48"	S13°50'38"E	51.59'
C143	445.00'	51.62'	6°38'48"	S07°11'50"E	51.59'
C144	445.00'	30.89'	3°58'37"	S01°53'07"E	30.88'
C145	155.00'	21.47'	7°56'11"	S03°51'54"E	21.45'
C146	155.00'	36.56'	1°33'04"	S14°35'22"E	36.47'
C147	155.00'	36.56'	1°33'04"	S28°06'07"E	36.47'
C148	155.00'	36.56'	1°33'04"	S41°36'53"E	36.47'
C149	155.00'	45.13'	1°40'54"	S56°42'43"E	44.97'
C150	975.00'	6.40'	0°22'35"	N64°51'52"W	6.40'
C151	975.00'	61.30'	3°36'07"	N62°52'31"W	61.29'
C152	975.00'	44.58'	2°37'10"	N59°45'53"W	44.57'
C153	975.00'	44.58'	2°37'10"	N57°08'43"W	44.57'
C154	975.00'	55.72'	3°16'28"	N54°11'53"W	55.71'
C155	975.00'	55.72'	3°16'28"	N50°55'25"W	55.71'
C156	975.00'	44.58'	2°37'10"	N47°58'36"W	44.57'
C157	975.00'	44.58'	2°37'10"	N45°21'26"W	44.57'
C158	975.00'	19.60'	1°09'07"	N43°28'17"W	19.60'
C159	975.00'	120.54'	7°05'00"	N39°21'14"W	120.48'
C160	975.00'	36.12'	2°07'21"	N41°50'03"W	36.12'
C161	975.00'	84.42'	4°57'39"	N38°17'33"W	84.39'
C162	545.00'	16.98'	1°47'07"	S56°32'59"W	16.98'

TWISTED OAKS - PHASE 2

A REPLAT OF TRACTS FD-1, FD-1A, FD-2 AND FD-2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8 SHEETS



Line Data Table		
No.	Bearing	Length
L8	S89°53'23"E	87.20'
L9	S89°45'49"E	95.06'
L10	S89°38'15"E	50.00'
L11	S89°45'49"E	94.95'
L12	N89°53'23"W	34.65'
L13	S00°06'37"W	15.00'
L14	N89°53'23"W	50.00'
L15	S00°06'37"W	95.00'
L23	S89°53'23"E	87.20'
L24	S89°53'23"E	29.40'
L25	S00°06'37"W	15.00'

- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - P.U.E. ----- DRAINAGE EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PI ----- POINT OF INTERSECTION
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ⊙ ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ⦿ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C8	545.00'	327.72'	34°27'12"	N72°53'01"E
C9	25.00'	36.21'	89°52'28"	S44°49'36"E
C10	25.00'	36.32'	90°07'34"	N45°10'24"E
C11	140.00'	91.78'	37°33'46"	S71°19'44"W
C14	255.00'	153.34'	34°27'12"	N72°53'01"E
C15	285.00'	92.00'	17°53'07"	S80°56'49"E
C29	400.00'	240.53'	34°27'12"	N72°53'01"E
C36	425.00'	255.56'	34°27'12"	S72°53'01"W
C39	25.00'	39.27'	90°00'00"	S45°06'37"W
C40	25.00'	39.27'	90°00'00"	S44°53'23"E
C41	375.00'	225.50'	34°27'12"	N72°53'01"E
C94	425.00'	36.22'	5°09'07"	S60°01'06"W
C95	425.00'	36.22'	5°09'07"	S65°10'13"W
C96	425.00'	47.78'	6°26'28"	S70°58'00"W
C97	425.00'	36.22'	5°09'07"	S76°45'48"W
C98	425.00'	36.22'	5°09'07"	S81°54'55"W
C99	425.00'	41.19'	5°33'10"	S87°20'02"W
C100	375.00'	71.32'	10°53'52"	S84°39'41"W
C101	375.00'	76.52'	11°41'30"	S73°22'01"W
C102	375.00'	55.61'	8°29'46"	S63°16'23"W
C163	545.00'	49.01'	5°09'07"	S60°01'06"W
C164	545.00'	49.01'	5°09'07"	S65°10'13"W
C165	545.00'	61.27'	6°26'28"	S70°58'00"W
C166	545.00'	49.01'	5°09'07"	S76°45'48"W
C167	545.00'	49.01'	5°09'07"	S81°54'55"W
C168	545.00'	53.45'	5°37'09"	S87°18'03"W
C179	255.00'	37.81'	8°29'46"	S63°16'23"W
C180	255.00'	52.03'	11°41'30"	S73°22'01"W
C181	255.00'	48.50'	10°53'52"	S84°39'41"W

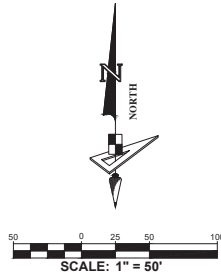
GeoPoint
Surveying, Inc.

528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

TWISTED OAKS - PHASE 2

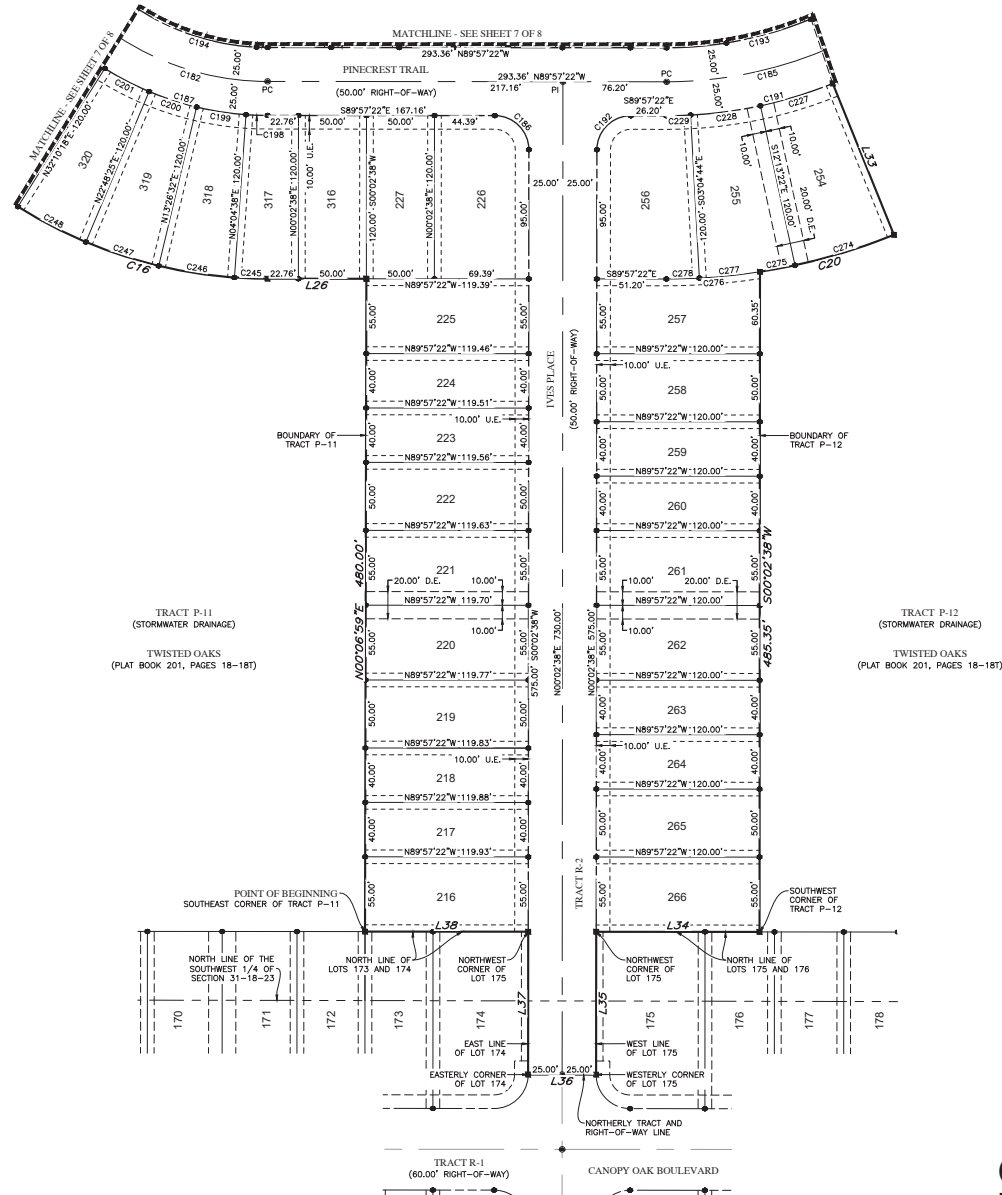
A REPLAT OF TRACTS FD-1, FD-1A, FD-2 AND FD-2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C16	345.00'	541.86'	89°59'23"	N44°57'40"W	487.86'
C20	445.00'	102.39'	1°11'00"	S74°33'31"W	102.17'
C182	200.00'	314.12'	89°59'23"	N44°57'40"W	282.82'
C185	300.00'	147.97'	28°15'37"	S75°54'50"W	146.48'
C186	25.00'	39.27'	90°00'00"	S44°57'22"E	35.36'
C187	225.00'	353.39'	89°59'23"	S44°57'40"E	318.17'
C191	325.00'	160.30'	28°15'37"	N75°54'50"E	158.68'
C192	25.00'	39.27'	90°00'00"	N45°02'38"E	35.36'
C193	275.00'	109.02'	22°42'48"	S78°41'14"W	106.30'
C194	175.00'	274.86'	89°59'23"	N44°57'40"W	247.47'
C198	225.00'	15.84'	4°02'00"	S87°56'22"E	15.84'
C199	225.00'	36.78'	9°21'53"	S81°14'25"E	36.73'
C200	225.00'	36.78'	9°21'53"	S71°52'32"E	36.73'
C201	225.00'	36.78'	9°21'53"	S62°30'38"E	36.73'
C227	325.00'	55.65'	9°48'37"	N72°52'19"E	55.58'
C228	325.00'	51.87'	9°08'38"	N82°20'57"E	51.81'
C239	325.00'	17.71'	3°07'22"	N88°28'57"E	17.71'
C245	345.00'	24.25'	4°02'00"	S87°56'22"E	24.28'
C246	345.00'	56.39'	9°21'53"	S81°14'25"E	56.33'
C247	345.00'	56.39'	9°21'53"	S71°52'32"E	56.33'
C248	345.00'	56.39'	9°21'53"	S62°30'38"E	56.33'
C274	445.00'	76.19'	9°48'37"	N72°52'19"E	76.10'
C275	445.00'	26.20'	3°22'23"	N79°27'50"E	26.19'
C276	445.00'	69.07'	8°53'37"	N85°35'50"E	69.01'
C277	445.00'	44.82'	5°46'15"	N84°02'08"E	44.80'
C278	445.00'	24.25'	3°07'22"	N88°28'57"E	24.25'

No.	Bearing	Length
L26	N89°57'22"W	72.76'
L33	S22°01'59"E	120.00'
L34	N89°57'22"W	120.00'
L35	S00°02'38"W	105.00'
L36	N89°57'22"W	50.00'
L37	N00°02'38"E	105.00'
L38	N89°57'22"W	120.00'



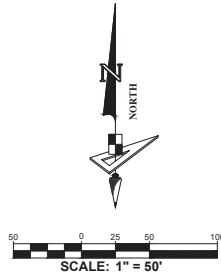
LEGEND:

C.C.R. ----- CERTIFIED CORNER RECORDS
 U.E. ----- UTILITY EASEMENT
 P.U.E. ----- DRAINAGE EASEMENT
 D.E. ----- DRAINAGE EASEMENT
 PC ----- POINT OF CURVATURE
 PT ----- POINT OF TANGENCY
 PRC ----- POINT OF REVERSE CURVATURE
 PI ----- POINT OF INTERSECTION
 LS ----- LICENSE SURVEYOR
 LB ----- LICENSE BUSINESS
 O.R. ----- OFFICIAL RECORDS BOOK
 ● ----- LOT CORNER OR CHANGE OF DIRECTION
 ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ★ ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

TWISTED OAKS - PHASE 2

A REPLAT OF TRACTS FD-1, FD-1A, FD-2 AND FD-2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

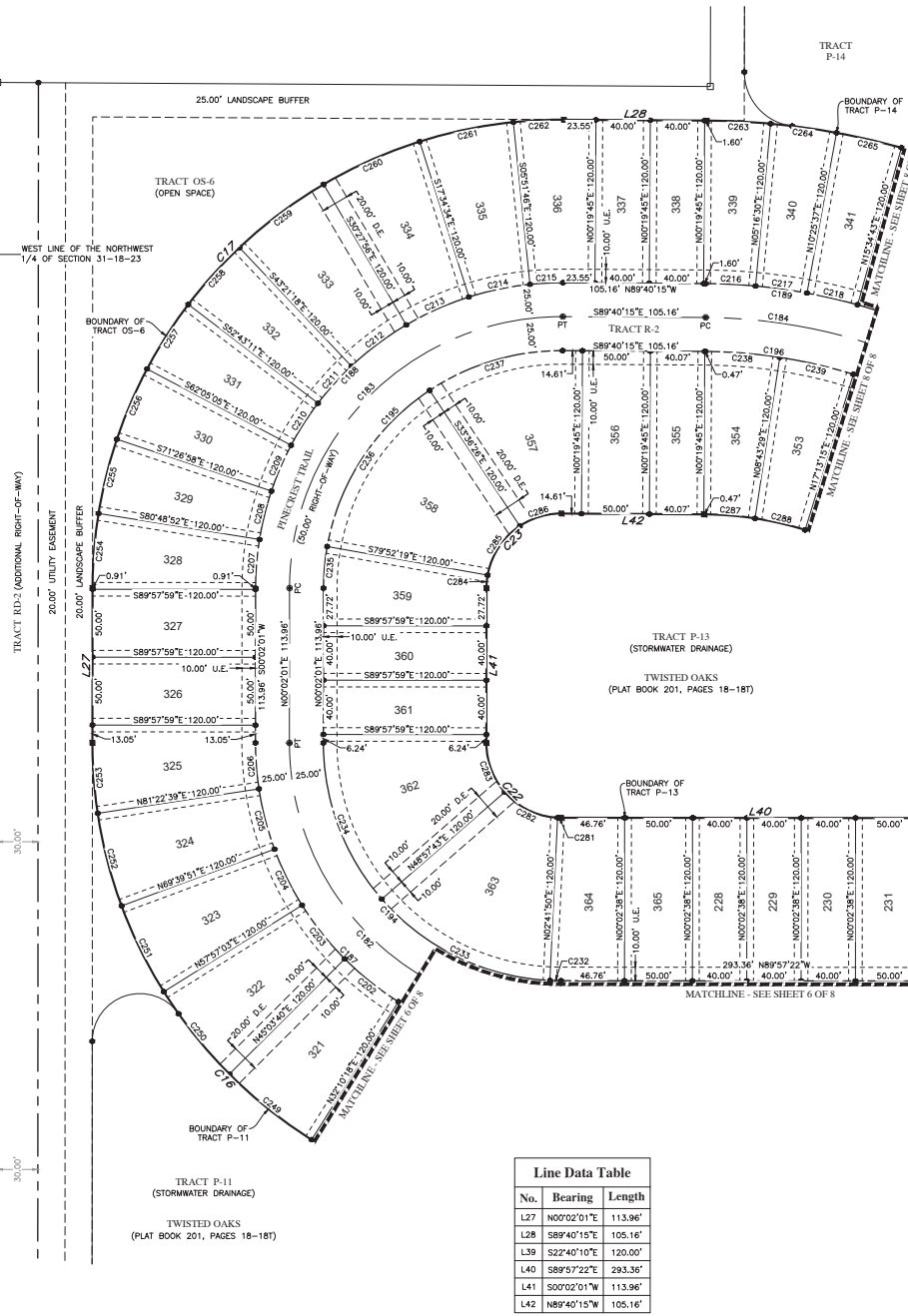
PLAT BOOK _____ PAGE _____
SHEET 7 OF 8 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C16	345.00'	541.86'	89°59'23"	N44°57'40"W	487.86'
C17	345.00'	543.70'	90°17'44"	N45°10'53"E	489.16'
C21	155.00'	61.45'	22°42'48"	N78°41'14"E	61.04'
C22	55.00'	86.38'	89°59'23"	S44°57'40"E	77.77'
C23	55.00'	86.68'	90°17'44"	S45°10'53"W	77.98'
C25	275.00'	26.62'	5°32'49"	N64°33'26"E	26.61'
C182	200.00'	314.12'	89°59'23"	N44°57'40"W	282.82'
C183	200.00'	315.19'	90°17'44"	N45°10'53"E	283.57'
C184	400.00'	429.03'	61°27'16"	S58°56'37"E	408.76'
C187	225.00'	353.39'	89°59'23"	S44°57'40"E	318.17'
C188	225.00'	354.59'	90°17'44"	S45°10'53"W	319.02'
C189	425.00'	455.85'	61°27'16"	N58°56'37"W	434.31'
C194	175.00'	274.86'	89°59'23"	N44°57'40"W	247.47'
C195	175.00'	275.79'	90°17'44"	N45°10'53"E	248.12'
C196	375.00'	402.22'	61°27'16"	S58°56'37"E	383.21'
C202	225.00'	50.62'	12°53'22"	S51°23'01"E	50.51'
C203	225.00'	50.62'	12°53'22"	S38°29'38"E	50.51'
C204	225.00'	46.00'	11°42'48"	S28°11'33"E	45.92'
C205	225.00'	46.00'	11°42'48"	S14°28'45"E	45.92'
C206	225.00'	33.99'	8°39'22"	S04°17'40"E	33.96'
C207	225.00'	35.94'	9°09'07"	S04°36'35"W	35.90'
C208	225.00'	36.78'	9°21'53"	S13°52'05"W	36.73'
C209	225.00'	36.78'	9°21'53"	S23°13'58"W	36.73'
C210	225.00'	36.78'	9°21'53"	S32°35'52"W	36.73'
C211	225.00'	36.78'	9°21'53"	S41°57'45"W	36.73'
C212	225.00'	50.62'	12°53'22"	S50°59'23"W	50.51'
C213	225.00'	50.62'	12°53'22"	S58°56'37"W	50.51'
C214	225.00'	46.00'	11°42'48"	S78°16'50"W	45.92'
C215	225.00'	24.32'	6°11'31"	S87°14'00"W	24.30'
C216	425.00'	36.69'	4°56'45"	N87°11'53"W	36.67'
C217	425.00'	38.22'	5°09'07"	N82°08'57"W	38.20'
C218	425.00'	38.22'	5°09'07"	N76°59'50"W	38.20'
C230	275.00'	64.86'	13°30'46"	N74°05'13"E	64.71'
C231	275.00'	44.16'	9°12'03"	N85°26'37"E	44.11'
C232	175.00'	8.10'	2°39'12"	S88°37'46"E	8.10'

LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORDS
- U.E. ----- UTILITY EASEMENT
- P.U.E. ----- DRAINAGE EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PRC ----- POINT OF REVERSE CURVATURE
- PI ----- POINT OF INTERSECTION
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ★ ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



No.	Radius	Arc	Δ	Bearing	Chord
C233	175.00'	141.31'	46°15'53"	S64°10'13"E	137.50'
C234	175.00'	125.45'	41°04'18"	S20°30'08"E	122.78'
C235	175.00'	30.83'	10°05'39"	S05°04'51"W	30.79'
C236	175.00'	141.31'	46°15'53"	S33°15'37"W	137.50'
C237	175.00'	103.65'	33°56'11"	S73°21'39"W	102.14'
C238	375.00'	54.95'	8°23'44"	N85°28'23"W	54.90'
C239	375.00'	55.61'	8°29'46"	N77°01'38"W	55.56'
C249	345.00'	77.61'	12°53'22"	S51°23'01"E	77.45'
C250	345.00'	77.61'	12°53'22"	S38°29'38"E	77.45'
C251	345.00'	70.53'	11°42'48"	S26°11'33"E	70.41'
C252	345.00'	70.53'	11°42'48"	S14°28'45"E	70.41'
C253	345.00'	52.12'	8°39'22"	S04°17'40"E	52.07'
C254	345.00'	55.11'	9°09'07"	S04°36'35"W	55.05'
C255	345.00'	56.39'	9°21'53"	S13°52'05"W	56.33'
C256	345.00'	56.39'	9°21'53"	S23°13'58"W	56.33'
C257	345.00'	56.39'	9°21'53"	S32°35'52"W	56.33'
C258	345.00'	56.39'	9°21'53"	S41°57'45"W	56.33'
C259	345.00'	77.61'	12°53'22"	S50°59'23"W	77.45'
C260	345.00'	77.61'	12°53'22"	S58°56'37"W	77.45'
C261	345.00'	70.53'	11°42'48"	S78°16'50"W	70.41'
C262	345.00'	37.28'	6°11'31"	S87°14'00"W	37.27'
C263	545.00'	47.04'	4°56'45"	N87°11'53"W	47.03'
C264	545.00'	49.01'	5°09'07"	N82°08'57"W	48.99'
C265	545.00'	49.01'	5°09'07"	N76°59'50"W	48.99'
C279	155.00'	36.09'	13°20'25"	N74°00'03"E	36.01'
C280	155.00'	24.89'	9°12'03"	N85°26'37"E	24.86'
C281	55.00'	2.55'	2°39'12"	S88°37'46"E	2.55'
C282	55.00'	44.41'	46°15'53"	S64°10'13"E	43.21'
C283	55.00'	39.43'	41°04'18"	S20°30'08"E	38.59'
C284	55.00'	9.69'	10°05'39"	S05°04'51"W	9.68'
C285	55.00'	44.41'	46°15'53"	S33°15'37"W	43.21'
C286	55.00'	32.58'	33°56'11"	S73°21'39"W	32.10'
C287	255.00'	37.37'	8°23'44"	N85°28'23"W	37.33'
C288	255.00'	37.81'	8°29'46"	N77°01'38"W	37.78'

No.	Bearing	Length
L27	N00°02'01"E	113.96'
L28	S89°40'15"E	105.16'
L39	S22°40'10"E	120.00'
L40	S89°57'22"E	293.38'
L41	S00°02'01"W	113.96'
L42	N89°40'15"W	105.16'



528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

TWISTED OAKS - PHASE 2

A REPLAT OF TRACTS FD-1, FD-1A, FD-2 AND FD-2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

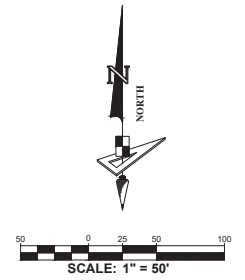
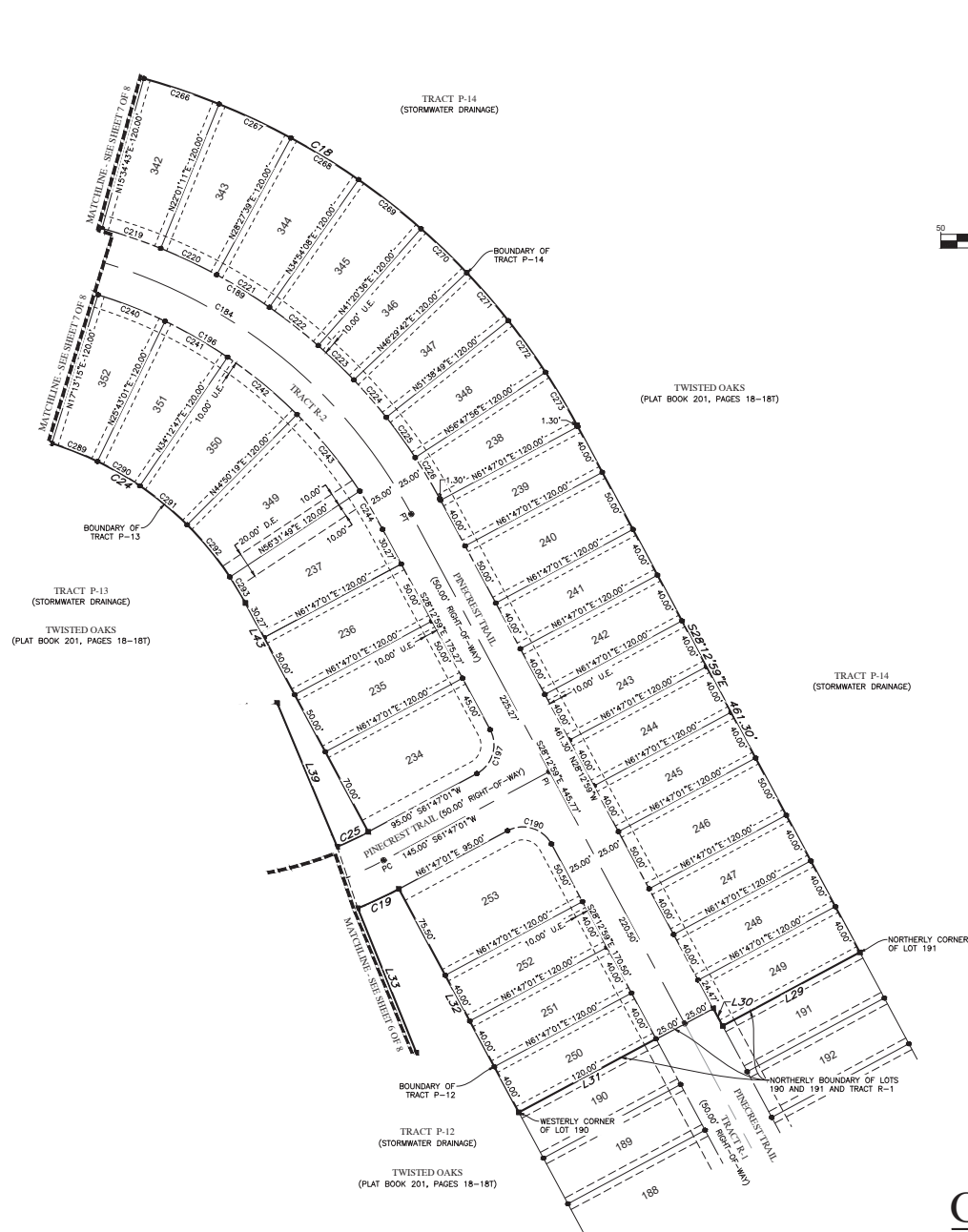
PLAT BOOK _____ PAGE _____
SHEET 8 OF 8 SHEETS

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C18	545.00'	584.56'	61°27'16"	S58°56'37"E	556.94'
C19	325.00'	35.07'	61°11'00"	S64°52'31"W	35.06'
C24	255.00'	273.51'	61°27'16"	N58°56'37"W	260.59'
C25	275.00'	26.62'	5°32'49"	N64°33'26"E	26.61'
C184	400.00'	429.03'	61°27'16"	S58°56'37"E	408.76'
C189	425.00'	455.85'	61°27'16"	N58°56'37"W	434.31'
C190	25.00'	39.27'	90°00'00"	S73°12'59"E	35.36'
C196	375.00'	402.22'	61°27'16"	S58°56'37"E	383.21'
C197	25.00'	39.27'	90°00'00"	S16°47'01"W	35.36'
C219	425.00'	47.78'	6°26'28"	N71°12'03"W	47.75'
C220	425.00'	47.78'	6°26'28"	N64°45'35"W	47.75'
C221	425.00'	47.78'	6°26'28"	N58°19'07"W	47.75'
C222	425.00'	47.78'	6°26'28"	N51°52'38"W	47.75'
C223	425.00'	38.22'	5°09'07"	N48°04'51"W	38.20'
C224	425.00'	38.22'	5°09'07"	N40°55'44"W	38.20'
C225	425.00'	38.22'	5°09'07"	N35°46'37"W	38.20'
C226	425.00'	36.97'	4°59'05"	N30°42'31"W	36.96'
C240	375.00'	55.61'	8°29'46"	N68°31'52"W	55.56'
C241	375.00'	55.61'	8°29'46"	N60°02'06"W	55.56'
C242	375.00'	69.54'	10°37'32"	N50°28'27"W	69.44'
C243	375.00'	76.52'	11°41'30"	N39°18'56"W	76.39'
C244	375.00'	34.38'	5°15'12"	N30°50'35"W	34.37'
C266	545.00'	61.27'	6°26'28"	N71°12'03"W	61.24'
C267	545.00'	61.27'	6°26'28"	N64°45'35"W	61.24'
C268	545.00'	61.27'	6°26'28"	N58°19'07"W	61.24'
C269	545.00'	61.27'	6°26'28"	N51°52'38"W	61.24'
C270	545.00'	49.01'	5°09'07"	N48°04'51"W	48.99'
C271	545.00'	49.01'	5°09'07"	N40°55'44"W	48.99'
C272	545.00'	49.01'	5°09'07"	N35°46'37"W	48.99'
C273	545.00'	47.41'	4°59'05"	N30°42'31"W	47.40'
C289	255.00'	37.81'	8°29'46"	N68°31'52"W	37.78'
C290	255.00'	37.81'	8°29'46"	N60°02'06"W	37.78'
C291	255.00'	47.25'	10°37'32"	N50°28'27"W	47.22'
C292	255.00'	52.03'	11°41'30"	N39°18'56"W	51.94'
C293	255.00'	23.38'	5°15'12"	N30°50'35"W	23.37'

Line Data Table		
No.	Bearing	Length
L29	S61°47'01"W	120.00'
L30	N28°12'59"W	15.53'
L31	S61°47'01"W	170.00'
L32	N28°12'59"W	195.50'
L33	S22°01'59"E	120.00'
L39	S22°40'10"E	120.00'
L43	N28°12'59"W	200.27'

LEGEND:

C.C.R. ----- CERTIFIED CORNER RECORDS
 U.E. ----- UTILITY EASEMENT
 P.U.E. ----- DRAINAGE EASEMENT
 D.E. ----- DRAINAGE EASEMENT
 PC ----- POINT OF CURVATURE
 PT ----- POINT OF TANGENCY
 PRC ----- POINT OF REVERSE CURVATURE
 PI ----- POINT OF INTERSECTION
 LS ----- LICENSE SURVEYOR
 LB ----- LICENSE BUSINESS
 O.R. ----- OFFICIAL RECORDS BOOK
 ● ----- LOT CORNER OR CHANGE OF DIRECTION
 ■ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ★ ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



GeoPoint
Surveying, Inc.

528 Northlake Blvd. Ste 1040
Altamonte Springs, Florida 32701
www.geopointsurvey.com

Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business Number LB 7768

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

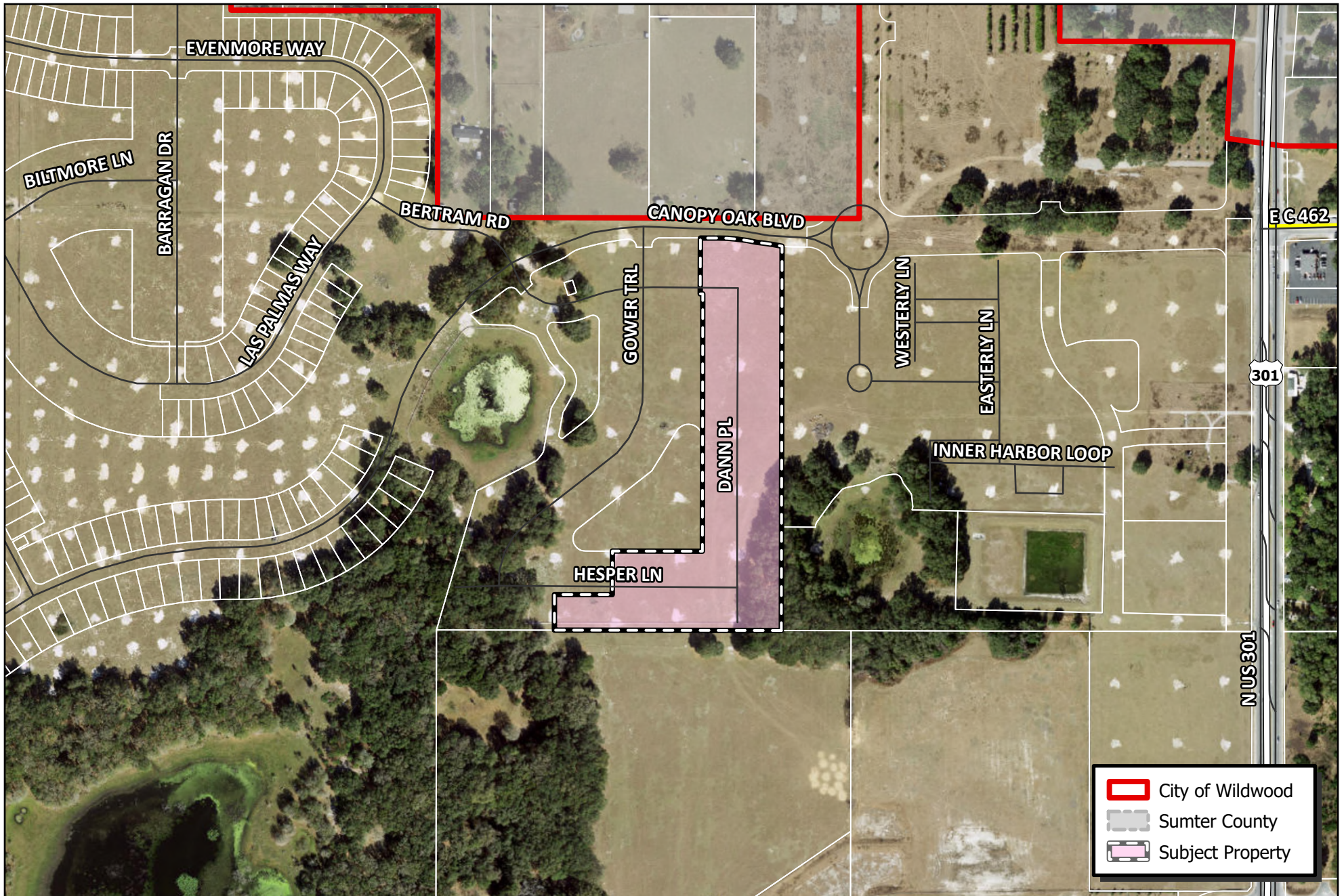
Case Number	PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat
Applicant(s)	James P. Harvey
Owner(s)	KL Twisted Oaks, LLC
Acreage	9.467 +/-
Property Location	The subject property is generally located approximately 0.31 miles west of N US 301, approximately 0.66 miles east of CR 209, and approximately 0.28 miles south of E C 462.
Parcel(s)	Portion of D31A218
Date	November 4, 2024

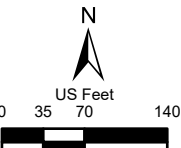
The applicant is seeking a favorable recommendation from the Project Review Committee for Twisted Oaks Townhomes Phase 2 Final Plat, a 128 lot subdivision with 4 tracts, per the attached plans.

PLAT 2407-006 meets the criteria set forth in the F.S. 177, Twisted Oaks Planned Development, Land Development Regulations 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	 0 35 70 140 US Feet	PLAT 2407-006 TWISTED OAKS TOWNHOMES PHASE 2 FINAL PLAT PORTION OF PARCEL D31A218	MAP 1B LOCATION MAP JUL 2024
--	--	--	---	--

TWISTED OAKS TOWNHOMES PHASE 2

A REPLAT OF TRACT FD-6, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 4 SHEETS

DESCRIPTION:

A REPLAT OF TRACT FD-6, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA.

ALSO DESCRIBED AS

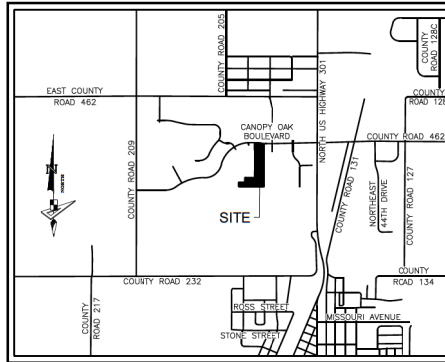
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT OS-1, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, N.89°53'20"W, A DISTANCE OF 726.92 FEET TO THE SOUTHEAST CORNER OF TRACT OS-3, TWISTED OAKS TOWNHOMES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 36 THROUGH 36D, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N.00°06'40"E, A DISTANCE OF 114.22 FEET TO THE NORTHEAST CORNER OF LOT 93, OF SAID TWISTED OAKS TOWNHOMES PHASE 1; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF HESPER LANE (TRACT R-1), OF SAID TWISTED OAKS TOWNHOMES PHASE 1, S.89°53'20"E, A DISTANCE OF 185.09 FEET; THENCE N.00°06'40"E, A DISTANCE OF 139.33 FEET TO THE NORTHEAST CORNER OF LOT 198, OF SAID TWISTED OAKS TOWNHOMES PHASE 1; THENCE ALONG THE BOUNDARY OF TRACT OS-5, OF SAID TWISTED OAKS TOWNHOMES PHASE 1, RUN THE FOLLOWING THREE (3) COURSES: 1) S.89°53'20"E, A DISTANCE OF 208.17 FEET; 2) N.00°06'40"E, A DISTANCE OF 824.63 FEET; 3) N.89°50'08"W, A DISTANCE OF 8.35 FEET; THENCE N.00°09'52"E, A DISTANCE OF 119.33 FEET TO THE NORTHEAST CORNER OF TRACT OS-2, OF SAID TWISTED OAKS TOWNHOMES PHASE 1; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CANOPY OAK BOULEVARD (TRACT R-1), OF SAID TWISTED OAKS, THE FOLLOWING THREE (3) COURSES: 1) S.89°50'08"E, A DISTANCE OF 66.19 FEET; 2) THENCE EASTERLY, 122.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 568.00 FEET AND A CENTRAL ANGLE OF 12°24'05" (CHORD BEARING S.83°38'05", 122.70 FEET); 3) THENCE EASTERLY, 84.70 FEET ALONG THE ARC OF A REVERSE CURVE, TO THE LEFT HAVING A RADIUS OF 632.00 FEET AND A CENTRAL ANGLE OF 07°40'44" (CHORD BEARING S.81°16'20", 84.64 FEET) TO THE NORTHEAST CORNER OF TRACT M-1, OF SAID TWISTED OAKS; THENCE ALONG THE WEST BOUNDARY OF TRACTS M-1 AND OS-1, OF SAID TWISTED OAKS, S.00°26'40"W, A DISTANCE OF 1231.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9.467 ACRES, MORE OR LESS.

NOTES:

- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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 SERVICE COMMISSION.
 - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, HAVING A GRID BEARING OF N 89°53'23" W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
 - THE SUBJECT PLAT LIES IN FLOOD ZONES "X" AND "A", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12118C0068D FOR SUMTER COUNTY, DATED 09/27/2013, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN, IF ANY, HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
 - ALL DISTANCES SHOWN ARE IN FEET.
 - WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (NR). ALL OTHER LINES ARE RADIAL.
 - LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
 - PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
 - ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
 - THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
 - THE RADIIUS ON THE EXTERIOR OF WETLANDS BUFFER IS 25.00' UNLESS NOTED OR DEPICTED.
 - LOTS 15 THROUGH 92 AND LOTS 199 THROUGH 248 ARE DEPICTED ON THIS PLAT FOR A TOTAL OF 128 LOTS, TRACTS OS-6, OS-7, OS-8 AND R-1 FOR A TOTAL OF 4 TRACTS.
 - MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
 - MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
 - AT THE TIME OF RECORDING THIS PLAT IS AFFECTED BY THE FOLLOWING RECORDED EASEMENTS FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, (WHICH THIS REFERENCE DOES NOT ACT TO REIMPOSE SAME)
 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TWISTED OAKS, RECORDED IN PLAT BOOK 21, PAGE 18.18A THROUGH 18T.
 - EASEMENT AS CONTAINED IN THAT CERTAIN AGREEMENT BETWEEN THE CITY OF WILDMOOD, FLORIDA AND MILDRED O'DELL, INDIVIDUALLY AND AS TRUSTEE OF THE ESTATE OF JAMES O'DELL, RECORDED JUNE 27, 2000 IN OFFICIAL RECORDS BOOK 812, PAGES 209 THROUGH 211 AND TOGETHER WITH AND AFFECTED BY SUBORDINATION OF CITY UTILITY INTERESTS RECORDED SEPTEMBER 10, 2008 IN OFFICIAL RECORDS BOOK 1992, PAGE 661, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- LEGEND:**
- | | | | |
|--------------|-----------------------------|---------|---|
| C.C.R. ----- | CERTIFIED CORNER RECORD | • ----- | LOT CORNER OR CHANGE OF DIRECTION |
| U.E. ----- | UTILITY EASEMENT | • ----- | INDICATES (P.R.M.) SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED |
| P.C. ----- | POINT OF CURVATURE | ⊕ ----- | INDICATES (P.R.M.) FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED |
| P.T. ----- | POINT OF TANGENCY | ⊕ ----- | INDICATES (P.C.F.) PERMANENT CONTROL POINT STAMPED "PCP LB7768" |
| PRC ----- | POINT OF REVERSE CURVATURE | | |
| PCC ----- | POINT OF COMPOUND CURVATURE | | |
| LS ----- | LICENSE SURVEYOR | | |
| LB ----- | LICENSE BUSINESS | | |
| O.R. ----- | OFFICIAL RECORDS BOOK | | |
| (NR) ----- | NON-RADIAL | | |



LOCATION MAP
CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA
SCALE: 1" = 200'

CERTIFICATE OF CLERK OF COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 2024, AT _____ FILE NUMBER _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME DEPUTY CLERK	SIGNATURE DEPUTY CLERK
----------------------------	---------------------------

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 TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES 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
-----------	------

RONALD W. HERR, P.L.S. WADE SURVEYING, INC.	REGISTRATION NO.
--	------------------

CERTIFICATE OF APPROVAL BY CITY OFFICIALS:

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

ATTEST:

MELANIE D. STRICKLAND PROJECT REVIEW COMMITTEE COORDINATOR	
---	--

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

JESSICA BARNES CITY CLERK	ED WOLF MAYOR
------------------------------	------------------

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

MELANIE D. STRICKLAND DEVELOPMENT SERVICES DIRECTOR	JEREMY HOCKENBURY PUBLIC WORKS DIRECTOR
--	--

PRINT NAME CITY OF WILDMOOD, ENGINEER	SIGNATURE CITY OF WILDMOOD, ENGINEER
--	---

PRINT NAME CITY OF WILDMOOD, ATTORNEY	SIGNATURE CITY OF WILDMOOD, ATTORNEY
--	---

NOTICE:
THIS PLAT, AS SHOWN 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 THIS COUNTY.

DEDICATION AND GRANT OF EASEMENTS:

THIS IS TO CERTIFY THAT KL TWISTED OAKS, LLC ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THIS PLAT KNOWN AS TWISTED OAKS TOWNHOMES PHASE 2, AND HEREBY DEDICATES THE LANDS SUBJECT TO THIS PLAT AS FOLLOWS:

- TO THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD");
- TRACT R-1 FOR RIGHT-OF-WAY PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS, GOVERNMENTAL ENTITIES, INCLUDING EMERGENCY PERSONNEL AND VEHICLES, AS WELL AS UTILITY PROVIDERS AND UNITED STATES POSTAL SERVICE MAIL CARRIERS, SHALL HAVE A NON-EXCLUSIVE EASEMENT OVER ALL SUCH RIGHTS-OF-WAY FOR THE PURPOSES OF PERFORMING THEIR OFFICIAL DUTIES.
- TRACTS OS-6 THROUGH OS-8 FOR OPEN SPACE PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
- NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL DRAINAGE EASEMENTS ("D.E.") WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.
- THE CDD MAY INSTALL AND/OR ACQUIRE WATER, SEWER AND RECLAIM UTILITIES WITHIN TRACT R-1 AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS, AS A POINT OF CLARIFICATION, THE CDD SHALL NOT, AND IS NOT INTENDED TO BE, A UTILITY PROVIDER FOR WATER, SEWER AND RECLAIM UTILITIES, AND INSTEAD INTENDS ONLY TO FINANCE THE INITIAL INSTALLATION OF SUCH UTILITIES AND CONVEY THEM TO THE CITY UPON COMPLETION.
- TO THE CITY OF WILDMOOD, FLORIDA ("CITY"), AND ITS SUCCESSORS AND ASSIGNS:
- NON-EXCLUSIVE EASEMENTS FOR GOVERNMENTAL PURPOSES OVER TRACT R-1 FOR RIGHTS-OF-WAY, ACCESS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS, EXCEPT AS OTHERWISE STATED HEREIN, THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN AND REPAIR ANY IMPROVEMENTS THEREON.
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISIONS SERVICES IN THE MAINER AND SUBJECT TO THE PROVISIONS OF CHAPTER 177, PART 1, SECTION 177.09(12)(b) OF THE FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.
- ALL LANDS SUBJECT TO THIS PLAT THAT ARE NOT OTHERWISE DEDICATED ABOVE ARE HEREBY RESERVED BY THE OWNER FOR FUTURE USES.
- TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE:
- NON-EXCLUSIVE EASEMENTS OVER ALL UTILITY EASEMENTS AND AS SHOWN ON THE PLAT HEREIN FOR THE RIGHTS OVER THE ROADS FOR INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ELECTRIC FACILITIES, STREET LIGHTS, AND OTHER SIMILAR FACILITIES.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAS EXECUTED THIS PLAT ON THE _____, DAY OF _____, 2024.

KL TWISTED OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNATURE	SIGNATURE	BY _____
-----------	-----------	----------

PRINT NAME	PRINT NAME	AUTHORIZED SIGNATORY
------------	------------	----------------------

ADDRESS	ADDRESS
---------	---------

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE _____, DAY OF _____, 2024.

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT ("CDD")

SIGNATURE	SIGNATURE	BY _____
-----------	-----------	----------

PRINT NAME	PRINT NAME	AUTHORIZED SIGNATORY
------------	------------	----------------------

ADDRESS	ADDRESS
---------	---------

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF SUMTER }

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____, DAY OF _____, 2024, BY _____, AS THE _____, OF KL TWISTED OAKS; WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____, AS IDENTIFICATION. NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES:	PRINT NAME COMMISSION NO.
---------------------	------------------------------

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF SUMTER }

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____, DAY OF _____, 2024, BY _____, AS THE AUTHORIZED SIGNATORY, OF COMMUNITY DEVELOPMENT DISTRICT; WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____, AS IDENTIFICATION. NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES:	PRINT NAME COMMISSION NO.
---------------------	------------------------------

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT OF TWISTED OAKS TOWNHOMES PHASE 2 WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE PLACED ON THE 29TH DAY OF FEBRUARY, 2024; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES

DAVID W. MAXWELL PROFESSIONAL LAND SURVEYOR NO. LS7311 GEOPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7768) 528 NORTHLAKE BOULEVARD, STE. 1040, ALTAMONTE SPRINGS, FLORIDA 32701	DATE
---	------

GeoPoint
Surveying, Inc.

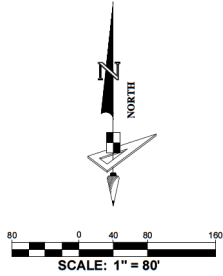
528 Northlake Blvd. Ste 1040
Altamonte Springs, Florida 32701
www.geopointsurveying.com

Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business Number LB 7768

TWISTED OAKS TOWNHOMES PHASE 2

A REPLAT OF TRACT FD-6, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

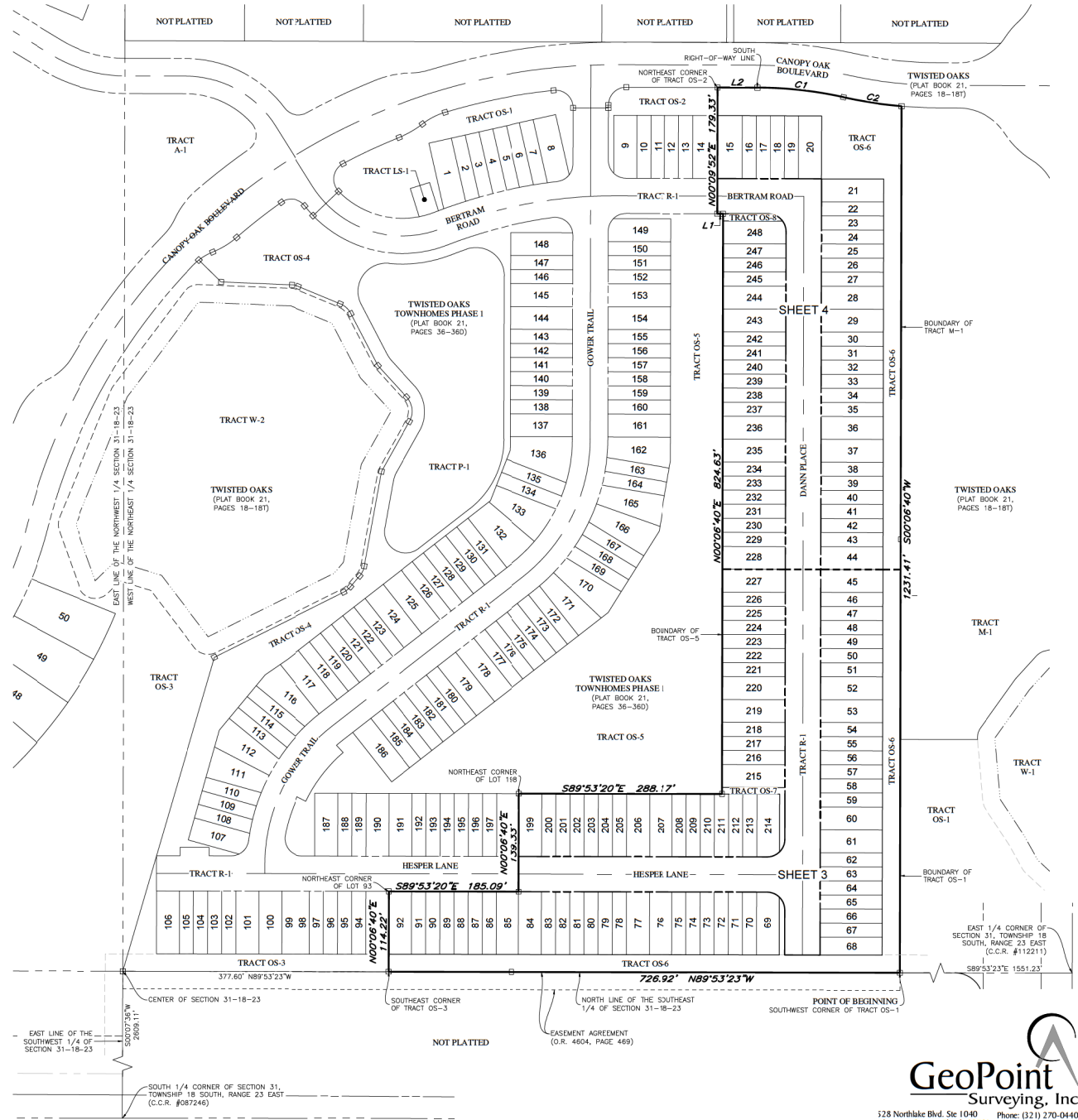
PLAT BOOK _____ PAGE _____
SHEET 2 OF 4 SHEETS
KEY MAP



Line Data Table		
No.	Bearing	Length
L1	N89°50'08"W	8.35'
L2	S89°50'08"E	56.19'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C	568.00'	122.94'	12°24'05"	S83°38'06"E	122.70'
C2	632.00'	84.70'	7°40'44"	S81°16'25"E	84.64'

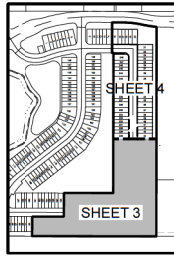
- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.R.C. ----- POINT OF REVERSE CURVATURE
 - P.C.I. ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - (N.R.) ----- NON-RADIAL
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P.R.M.) SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ⊕ ----- INDICATES (P.R.M.) FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



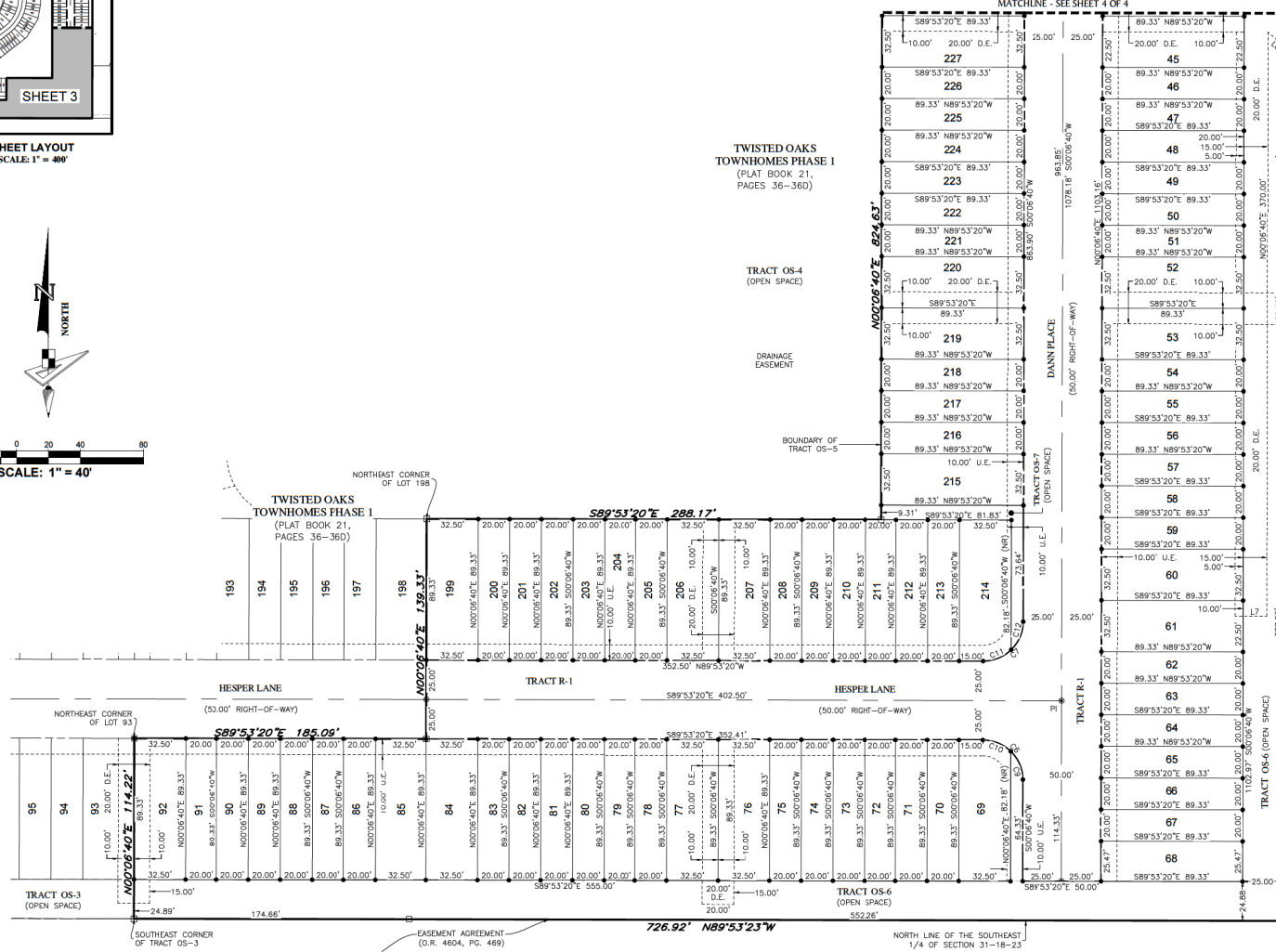
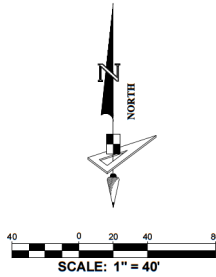
TWISTED OAKS TOWNHOMES PHASE 2

A REPLAT OF TRACT FD-6, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 4 SHEETS



SHEET LAYOUT
SCALE: 1" = 400'



LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORDS
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.R.C. ----- POINT OF REVERSE CURVATURE
- P.C.C. ----- POINT OF COMPOUND CURVATURE
- L.S. ----- LICENSE SURVEYOR
- L.B. ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- (NR) ----- NON-RADIAL
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ----- INDICATES (P.R.M.) SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊕ ----- INDICATES (P.R.M.) FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C6	25.00'	39.27'	90°00'00"	N44°53'20"W	35.36'
C7	25.00'	39.27'	90°00'00"	N45°06'40"E	35.36'
C9	25.00'	19.88'	45°34'23"	N22°40'32"W	19.36'
C10	25.00'	19.38'	44°25'37"	N67°40'32"W	18.90'
C11	25.00'	19.38'	44°25'37"	N67°53'51"E	18.90'
C12	25.00'	19.88'	45°34'23"	N22°53'51"E	19.36'

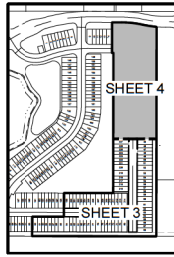
Line Data Table

No.	Bearing	Length
L6	N48°21'51"W	13.36'
L7	S89°53'20"E	20.00'

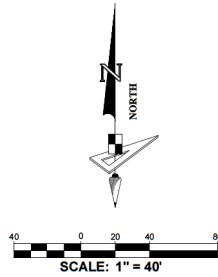
TWISTED OAKS TOWNHOMES PHASE 2

A REPLAT OF TRACT FD-6, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 4 OF 4 SHEETS



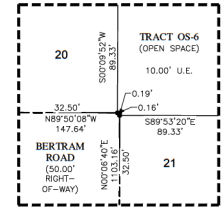
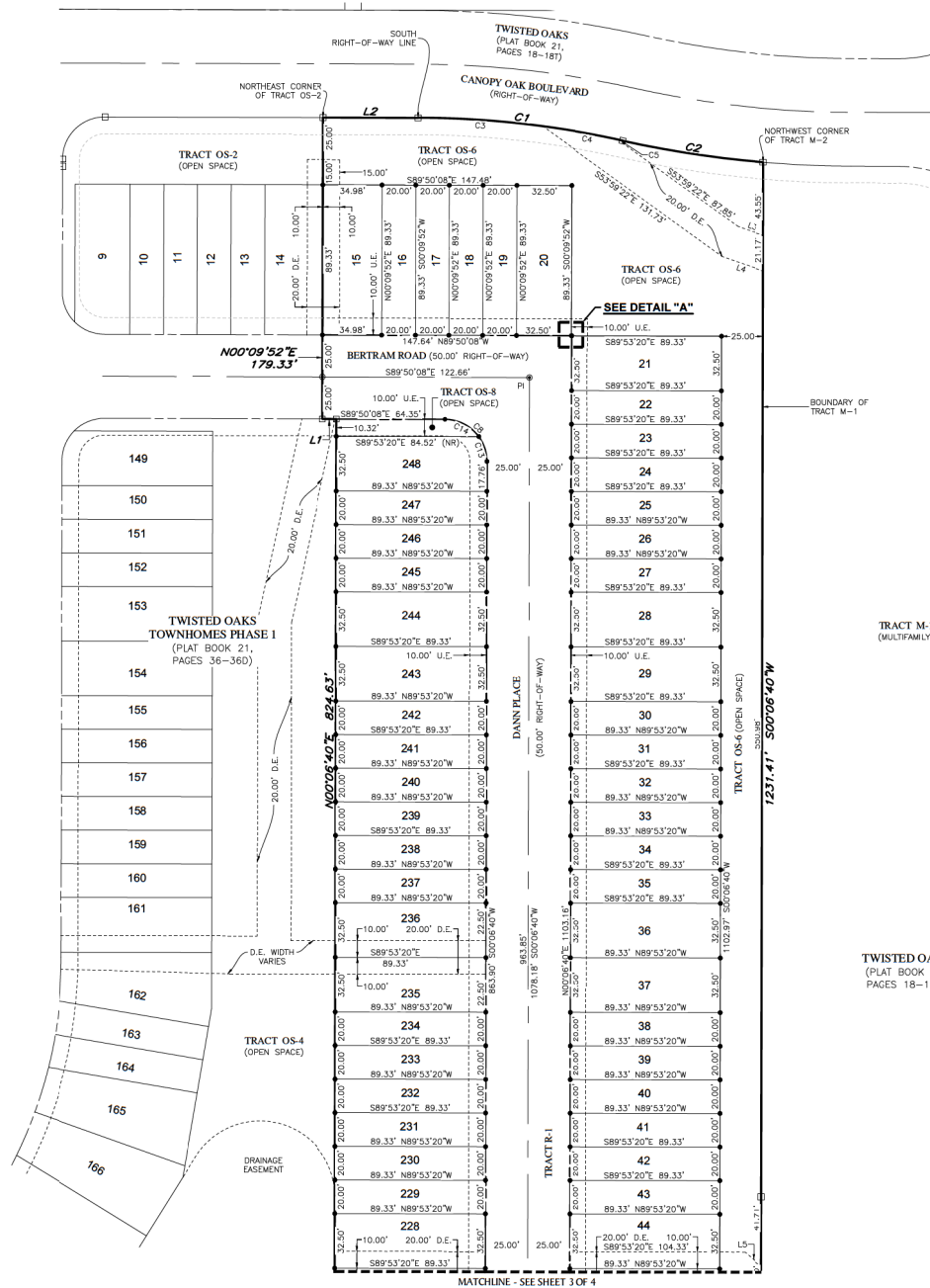
SHEET LAYOUT
SCALE: 1" = 400'



No.	Bearing	Length
L1	N89°50'08"W	8.33'
L2	S89°50'08"E	56.19'
L3	S70°42'58"E	16.23'
L4	S70°42'58"E	26.12'
L5	S48°21'51"E	13.36'

No.	Radius	Arc	Δ	Bearing	Chord
C1	568.00'	122.94'	12°24'05"	S83°38'06"E	122.70'
C2	632.00'	84.70'	7°40'44"	S81°16'29"E	84.64'
C3	568.00'	74.49'	7°30'51"	N86°04'43"W	74.44'
C4	568.00'	45.58'	4°35'53"	N80°01'31"W	45.57'
C5	568.00'	2.87'	0°17'22"	N77°34'44"W	2.87'
C6	25.00'	39.25'	89°56'48"	N44°51'44"W	35.34'
C13	25.00'	15.77'	36°08'00"	N17°57'20"W	15.51'
C11	25.00'	23.48'	53°48'48"	N62°55'44"W	22.63'

- LEGEND:**
C.C.R. ----- CERTIFIED CORNER RECORDS
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
PC ----- POINT OF CURVATURE
PT ----- POINT OF TANGENCY
PRC ----- POINT OF REVERSE CURVATURE
PCQ ----- POINT OF COMPOUND CURVATURE
LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
(NR) ----- NON-RADIAL
• ----- LOT CORNER OR CHANGE OF DIRECTION
■ ----- INDICATES (P.R.M.) SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
± ----- INDICATES (P.R.M.) FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



DETAIL "A"
SCALE: 1" = 1000'

GeoPoint
Surveying, Inc.
528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat

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

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat
Applicant(s)	KL Highfield, LLC - James P. Harvey
Owner(s)	KL Highfield, LLC
Acreage	25.110 +/-
Property Location	The subject property is generally located approximately 0.14 miles north of E C 462 and east along CR 209.
Parcel(s)	Portion of D30-030
Date	November 4, 2024

The applicant is seeking a favorable recommendation from the Project Review Committee for Highfield at Twisted Oaks Phase 2 Final Plat, a 140 lot subdivision with 3 tracts, per the attached plans.

PLAT 2407-007 meets the criteria set forth in F.S. 177, Land Development Regulations, 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

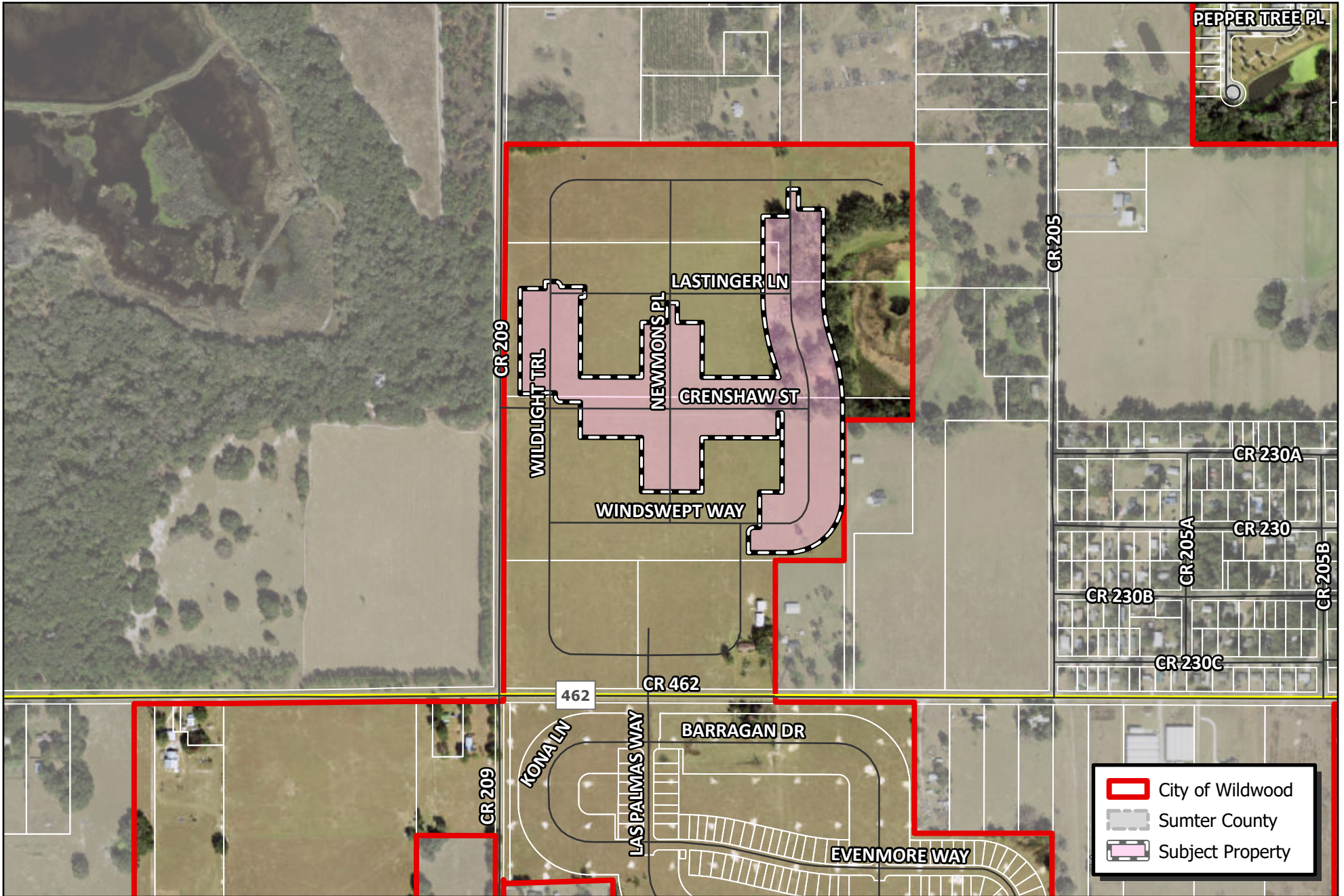
PROJECT: PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat

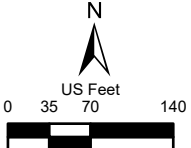
REPRESENTATIVE: Matthew J. Morris – Morris Engineering

DATE: 11/01/2024

CITY ATTORNEY

1. LDR5.6(C)(2) The Engineer's Opinion of Probable Cost was provided for application submittal item D.2. Please provide the performance bonds if applicable.
 - a. **Acknowledged; Comment remains in effect until satisfied.**
2. City Attorney reserves the right to make further comments upon resubmittal.
 - A. **Standing Comment**
3. **New Comment: Please add the SECO Perpetual Utility Easement provided as an attachment to note # 14 on the cover page of the plat. Additionally add book and page number to Sheet 4 when available.**



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	PLAT 2407-007 HIGHFIELD AT TWISTED OAKS PHASE 2 FINAL PLAT PORTION OF PARCEL D30-030		MAP 1B
	LOCATION MAP				
	JUL 2024				

PLAT BOOK _____ PAGE _____
SHEET 1 OF 5

DESCRIPTION:

[illegible]

NOTES:

-
- COUNTY ROAD 222
- COUNTY ROAD 209
- COUNTY ROAD 208
- COUNTY ROAD 221
- EAST COUNTY ROAD 462
- COUNTY ROAD 230A
- US HIGHWAY 301
- SITE
- LOCATION MAP**
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
SCALE: 1" = 2000'

MELANIE D. STRICKLAND
PROJECT REVIEW COMMITTEE COORDINATOR

ED WOLF
MAYOR

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

JEREMY HOCKENBURY
PUBLIC WORKS DIRECTOR

SIGNATURE
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

P.U.E. -----	UTILITY EASEMENT
P.U.E. -----	PUBLIC UTILITY EASEMENT
P.C. -----	DRAINAGE EASEMENT
P.C. -----	POINT OF CURVATURE
PT -----	POINT OF TANGENCY
PI -----	POINT OF INTERSECTION
(NR) -----	NON-RADIAL
PCC -----	POINT OF COMPOUND CURVATURE
LS -----	LICENSE SURVEYOR
LB -----	LICENSE BUSINESS
O.R. -----	OFFICIAL RECORDS BOOK
● -----	INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 474* CONCRETE MONUMENT W/14 DISK STAMPED "PM 187768" UNLESS OTHERWISE NOTED
⊙ -----	INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 474* CONCRETE MONUMENT W/14 DISK STAMPED "PM 187723" UNLESS OTHERWISE NOTED
● -----	LOT CORNER OR CHANGE OF DIRECTION
C.C.R. -----	CERTIFIED CORNER RECORD
INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP 187768"	

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

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 THIS COUNTY.

1. TO THE TWISTED GAINS POINTE COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD").

2. A TRAILER OR TRAILERS SHALL BE LOCATED WITHIN THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRAILERS FOR THE CITY OF WILDLAND, FLORIDA (CITY), ITS SUCCESSORS AND ASSIGNS, AND UNITED STATES POSTAL SERVICE MAIL CARRIERS, SHALL HAVE A NON-EXCLUSIVE EASEMENT OVER ALL SUCH TRAILERS FOR ANY WAY FOR THE CITY OF WILDLAND, FLORIDA (CITY), ITS SUCCESSORS AND ASSIGNS, AND UNITED STATES POSTAL SERVICE MAIL CARRIERS.

3. NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL "DRAINAGE EASEMENTS" WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENTS, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH EASEMENTS.

4. NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL "LANDSCAPE BUFFERS" WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY LANDSCAPE IMPROVEMENTS WITHIN SUCH EASEMENTS, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.

5. THE CITY SHALL INSTALL AND/OR ACQUIRE WATER, SEWER AND RECLAIM UTILITIES WITHIN TRACTS R-1 AND R-2 AND TRANSFER SUCH UTILITIES TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS. AS A POINT OF CLARIFICATION, THE CDD SHALL NOT, AND IS NOT INTENDED TO BE A UTILITY PROVIDER FOR WATER, SEWER AND RECLAIM UTILITIES, AND THE CDD INTENDS ONLY TO CONVEY SUCH UTILITIES TO THE CITY UPON COMPLETION.

6. TO THE CITY OF WILDLAND, FLORIDA (CITY), AND ITS SUCCESSORS AND ASSIGNS.

7. NON-EXCLUSIVE EASEMENTS FOR GOVERNMENTAL PURPOSES OVER ALL RIGHTS-OF-WAY, UTILITY EASEMENTS AND DRAINAGE EASEMENTS, SHOWN ON THIS PLAT SHALL BE, HOWEVER STATED HEREIN, THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SUCH EASEMENTS.

8. ALL UTILITY EASEMENTS EXCEPT AS THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISIONS SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF THE INSTRUMENT PART 1, HEREIN, AND THE CITY OF WILDLAND, FLORIDA (CITY), ITS SUCCESSORS AND ASSIGNS, AND THE CDD SHALL SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT FOR CABLE TELEVISION SERVICE.

9. TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE.

10. NON-EXCLUSIVE EASEMENTS OVER ALL UTILITY EASEMENTS AND AS SHOWN ON THIS PLAT FOR THE RIGHTS OVERSIGHT OF THE CITY OF WILDLAND, FLORIDA (CITY), ITS SUCCESSORS AND ASSIGNS, AND THE CDD SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN, AND REPAIR OF ELECTRIC FACILITIES, ELECTRIC FACILITIES, STREET LIGHTS AND OTHER SIMILAR FACILITIES.

11. ALL RIGHTS SUBJECT TO THIS PLAT THAT ARE NOT OTHERWISE RESERVED ARE HEREBY RESERVED TO THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS.

SIGNATURE _____ SIGNATURE _____

SIGNATURE _____ SIGNATURE _____

ADDRESS ADDRESS

ADDRESS ADDRESS

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE ____ DAY OF _____, 2024.
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT ("CDD")

SIGNATURE _____ SIGNATURE _____

SIGNATURE _____ SIGNATURE _____

STATE OF FLORIDA }
COUNTY OF SUMTER } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☒ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, AS THE _____ OF KL HIGHFIELD LLC; WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES:

PRINT NAME _____

COMMISSION EXPIRES: _____ PRINT NAME _____
 COMMISSION NO: _____

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA }
 COUNTY OF SUMTER } SS _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, AS THE AUTHORIZED SIGNATORY, OF COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES:

PRINT NAME
COMMISSION NO:

REVIEWING SURVE

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 TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES 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 _____

DA

SIGNATURE	DATE
RONALD W. HERR, P.L.S. WADE SURVEYING, INC.	REGISTRATION NO.

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT OF HIGHFIELD AT TWISTED OAKS - PHASE 2 WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE PLACED ON THE 1ST DAY OF MARCH, 2024; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, F. FLORIDA STATUTES.

DAVID MAXWELL
PROFESSIONAL LAND SURVEYOR NO. LS7311
GEOPPOINT SURVEYING, INC.
(LICENSED BUSINESS NUMBER LB7768)
528 NORTHLAKE BOULEVARD, STE. 1040,
ALTAMONTE SPRINGS, FLORIDA 32701

DATE _____

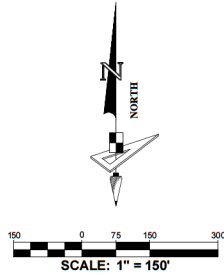
FURTHER CERTIFY THAT
DA STATUTES.

The logo for GeoPoint Surveying, Inc. features a stylized 'G' and 'P' combined into a single circular emblem. Below this emblem, the company name 'GeoPoint' is written in a large, bold, serif font, with 'Surveying, Inc.' in a smaller, sans-serif font underneath.

GeoPoint
Surveying, Inc.

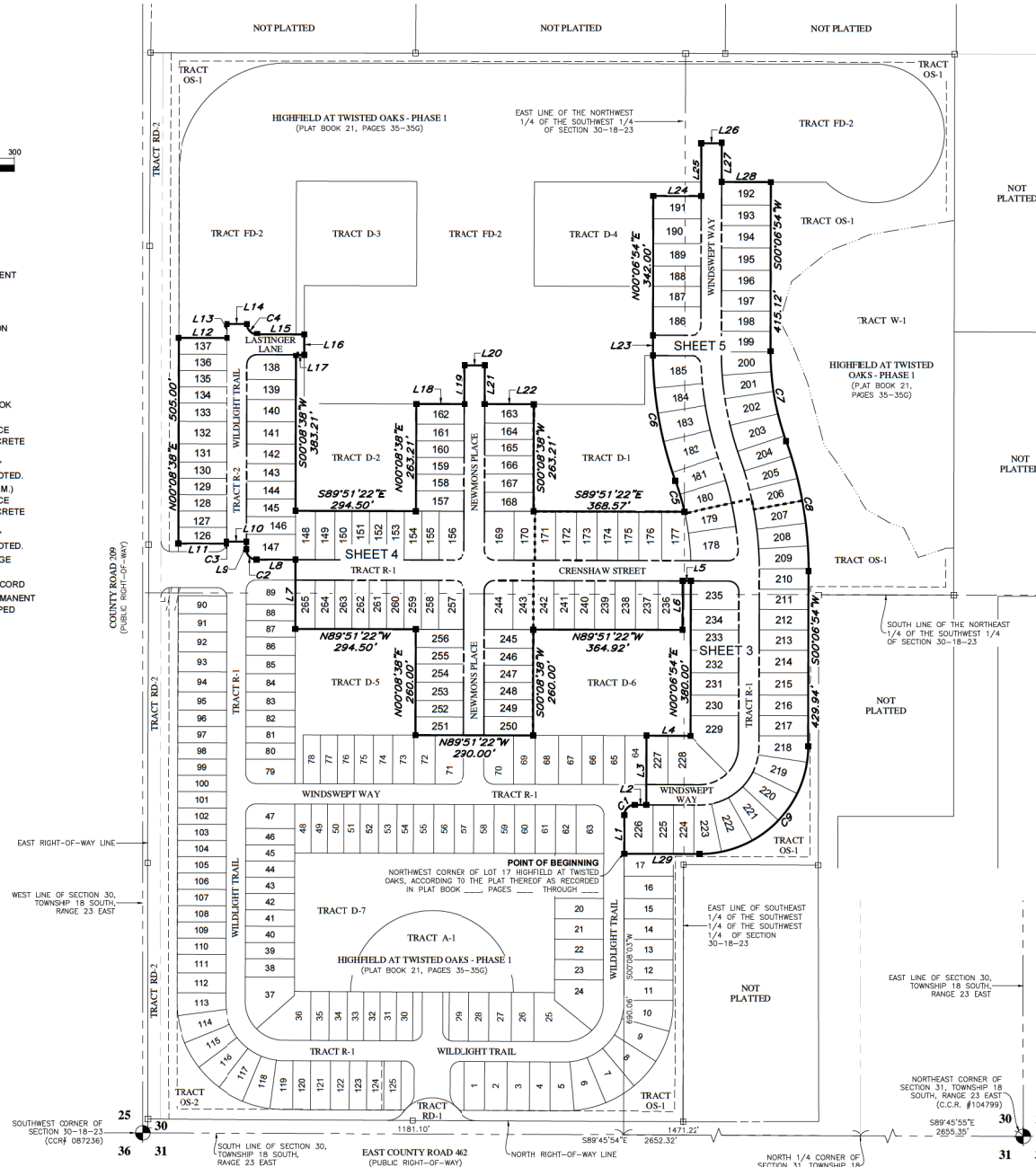
HIGHFIELD AT TWISTED OAKS - PHASE 2

A REPLAT OF TRACT FD-1, HIGHFIELD AT TWISTED OAKS - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 35 THROUGH 35G, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILLOWOOD, SUMTER COUNTY, FLORIDA



LEGEND:

- U.E. ----- UTILITY EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PI ----- POINT OF INTERSECTION
- (NR) ----- NON-RADIAL
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- INDICATES SET (P.R.M.)
- ----- PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊕ ----- INDICATES FOUND (P.R.M.)
- ⊕ ----- PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB1723" UNLESS OTHERWISE NOTED.
- ----- LOT CORNER OR CHANGE OF DIRECTION
- C.C.R. ----- CERTIFIED CORNER RECORD
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



PLAT BOOK _____ PAGE _____
SHEET 2 OF 5
KEY MAP

No.	Radius	Arc	Δ	Bearing	Chord
C1	25.00'	39.27'	90°00'35"	N45°08'21"E	35.36'
C2	25.00'	39.27'	90°00'00"	S44°51'22"E	35.36'
C3	25.00'	5.03'	11°32'13"	N05°54'45"E	5.03'
C4	25.00'	39.27'	90°00'00"	S44°51'22"E	35.36'
C5	655.00'	79.15'	6°55'26"	N16°08'39"W	79.10'
C6	945.00'	313.69'	19°01'09"	N10°05'47"W	312.25'
C7	655.00'	225.45'	19°43'15"	S09°44'44"E	224.34'
C8	945.00'	325.28'	19°43'15"	S09°44'44"E	323.66'
C9	265.00'	416.40'	90°01'45"	S45°07'46"W	374.86'

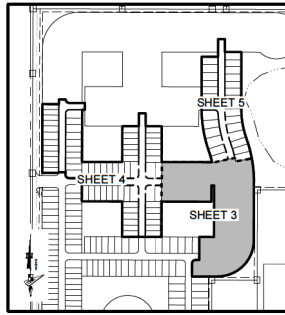
No.	Bearing	Length
L1	N00°08'03"E	95.00'
L2	S89°51'22"E	28.59'
L3	N00°08'38"E	170.00'
L4	S89°51'22"E	107.62'
L5	N89°51'22"W	20.00'
L6	S00°08'38"W	120.00'
L7	N00°08'38"E	170.00'
L8	N89°51'22"W	95.00'
L9	N00°08'38"E	19.00'
L10	N89°51'22"W	50.00'
L11	N89°51'22"W	119.49'
L12	S89°51'22"E	120.00'
L13	N00°08'38"E	34.21'
L14	S89°51'22"E	50.00'
L15	S89°51'22"E	115.10'
L16	S00°08'38"W	50.00'
L17	N89°51'22"W	20.10'
L18	S89°51'22"E	120.00'
L19	N00°08'38"E	95.00'
L20	S89°51'22"E	50.00'
L21	S00°08'38"W	95.00'
L22	S89°51'22"E	120.00'
L23	N00°02'01"E	50.00'
L24	S89°53'06"E	120.00'
L25	N00°06'54"E	128.61'
L26	S89°55'47"E	50.00'
L27	S00°05'33"W	95.01'
L28	S89°54'27"E	119.96'
L29	N89°51'22"W	186.21'

GeoPoint
Surveying, Inc.
528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

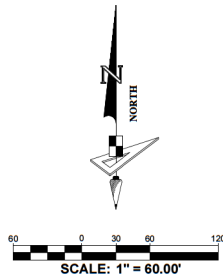
HIGHFIELD AT TWISTED OAKS - PHASE 2

A REPLAT OF TRACT FD-1, HIGHFIELD AT TWISTED OAKS - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 35 THROUGH 35G, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILLOWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK SHEET 3 OF 5



SHEET LAYOUT:
SCALE 1" = 500.00'

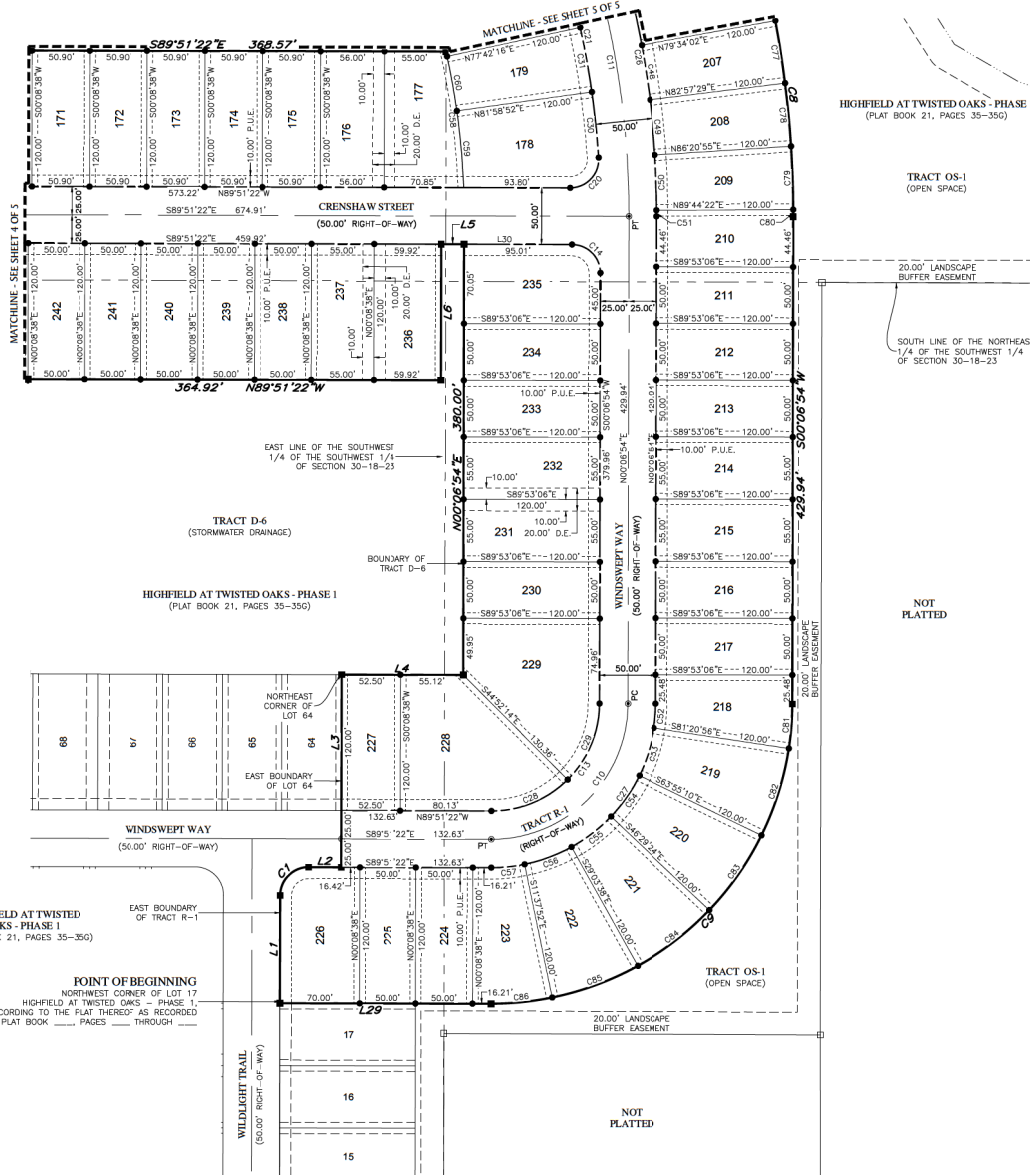


LEGEND:

- U.E. ----- UTILITY EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PI ----- POINT OF INTERSECTION
- (NR) ----- NON-RADIAL
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB7788" UNLESS OTHERWISE NOTED.
- ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB7788" UNLESS OTHERWISE NOTED.
- ----- LOT CORNER OR CHANGE OF DIRECTION
- C.C.R. ----- CERTIFIED CORNER RECORD
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "P.C.P. LB7788"

HIGHFIELD AT TWISTED OAKS - PHASE 1
(PLAT BOOK 21, PAGES 35-35G)

POINT OF BEGINNING
NORTHWEST CORNER OF LOT 17
HIGHFIELD AT TWISTED OAKS - PHASE 1,
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 21, PAGES 35-35G



No.	Radius	Arc	Δ	Bearing	Chord
C1	25.00'	39.27'	90°30'35"	N45°08'21"E	35.36'
C8	945.00'	325.26'	19°43'15"	S09°44'44"E	323.66'
C9	265.00'	416.40'	90°01'45"	S45°07'46"W	374.86'
C10	120.00'	188.56'	90°01'45"	N45°07'46"E	169.75'
C11	800.00'	275.36'	19°43'15"	N09°44'44"W	274.00'
C13	95.00'	149.27'	90°01'45"	N45°07'46"E	134.38'
C14	25.00'	39.26'	89°58'15"	N44°52'14"W	35.35'
C20	25.00'	40.95'	93°51'13"	N43°13'02"E	36.52'
C21	775.00'	215.02'	15°53'47"	N11°39'28"W	214.33'
C26	825.00'	283.96'	19°43'15"	N09°44'44"W	282.56'
C27	145.00'	227.84'	90°01'45"	N45°07'46"E	205.11'
C28	95.00'	74.63'	45°30'50"	N67°38'12"E	72.73'
C29	95.00'	74.64'	45°30'50"	N22°37'20"E	72.73'
C30	775.00'	58.29'	4°18'33"	N05°51'51"W	58.27'
C31	775.00'	57.85'	4°16'36"	N10°09'26"W	57.84'
C48	825.00'	48.82'	3°23'27"	N08°44'15"W	48.82'
C49	825.00'	48.82'	3°23'27"	N05°20'48"W	48.82'
C50	825.00'	48.83'	3°23'27"	N01°57'21"W	48.82'
C51	825.00'	5.41'	0°22'31"	N00°04'22"W	5.40'
C52	145.00'	21.60'	8°32'10"	N04°22'59"E	21.58'
C53	145.00'	44.11'	17°25'46"	N17°21'57"E	43.94'
C54	145.00'	44.11'	17°25'46"	N34°47'43"E	43.94'
C55	145.00'	44.11'	17°25'46"	N52°13'29"E	43.94'
C56	145.00'	44.11'	17°25'46"	N69°39'15"E	43.94'
C57	145.00'	29.80'	11°46'30"	N84°15'23"E	29.75'
C58	655.00'	121.22'	10°36'12"	N07°22'50"W	121.04'
C59	655.00'	67.90'	5°56'23"	N05°02'56"W	67.87'
C60	655.00'	48.89'	4°16'36"	N10°09'26"W	48.88'
C77	945.00'	55.93'	3°23'27"	N08°44'15"W	55.92'
C78	945.00'	55.93'	3°23'27"	N05°20'48"W	55.92'
C79	945.00'	55.93'	3°23'27"	N01°57'21"W	55.92'
C80	945.00'	6.19'	0°22'31"	N00°04'22"W	6.19'
C81	265.00'	39.48'	8°32'10"	N04°22'59"E	39.44'
C82	265.00'	80.62'	17°25'46"	N17°21'57"E	80.30'
C83	265.00'	80.61'	17°25'46"	N34°47'43"E	80.30'
C84	265.00'	80.61'	17°25'46"	N52°13'29"E	80.30'
C85	265.00'	80.62'	17°25'46"	N69°39'15"E	80.30'
C86	265.00'	54.46'	11°46'30"	N84°15'23"E	54.36'

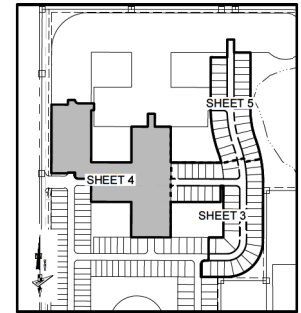
Line Data Table

No.	Bearing	Length
L1	N00°08'03"E	95.00'
L2	S89°51'22"E	28.59'
L3	N00°08'38"E	170.00'
L4	S89°51'22"E	107.62'
L5	N89°51'22"W	20.00'
L6	S00°08'38"W	120.00'
L29	N89°51'22"W	186.21'
L30	N89°51'22"W	95.01'

HIGHFIELD AT TWISTED OAKS - PHASE 2

A REPLAT OF TRACT FD-1, HIGHFIELD AT TWISTED OAKS - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 35 THROUGH 35G, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK SHEET 4 OF 5



SHEET LAYOUT:
SCALE 1" = 500.00'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C2	25.00'	39.27'	90°00'00"	N44°51'22"W	35.36'
C3	25.00'	5.03'	11°32'13"	S05°54'45"W	5.03'
C4	25.00'	39.27'	90°00'00"	S44°51'22"E	35.36'
C15	25.00'	39.27'	90°00'00"	S45°08'38"W	35.36'
C16	25.00'	39.27'	90°00'00"	N44°51'22"W	35.36'
C17	25.00'	39.27'	90°00'00"	S45°08'38"W	35.36'
C18	25.00'	39.27'	90°00'00"	N45°08'38"E	35.36'
C19	25.00'	39.27'	90°00'00"	S44°51'22"E	35.36'

Line Data Table

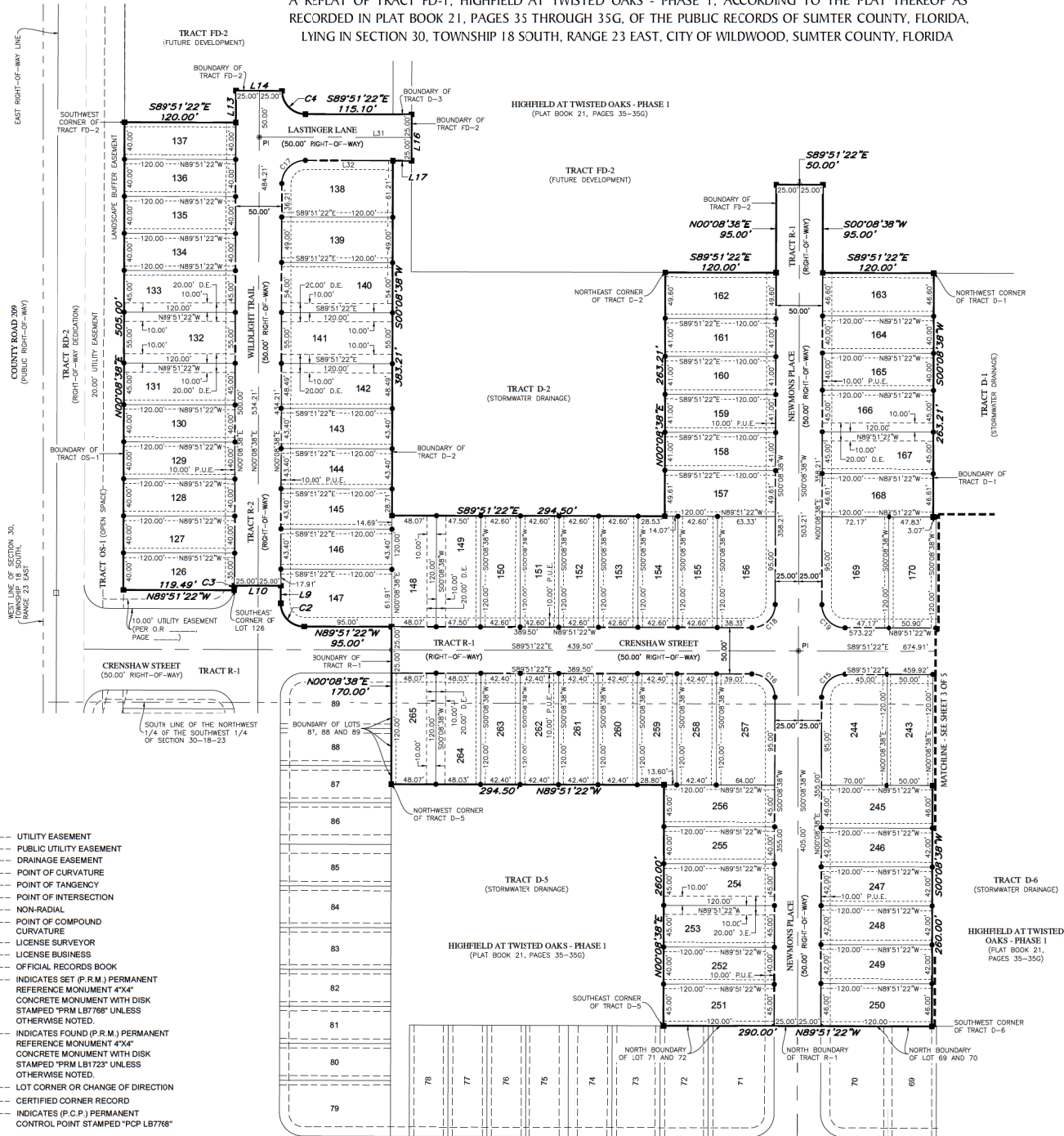
No.	Bearing	Length
L9	N00°08'38"E	19.00'
L10	N89°51'22"W	50.00'
L13	N00°08'38"E	34.21'
L14	N89°51'22"E	50.00'
L16	S00°08'38"W	50.00'
L17	N89°51'22"W	20.10'
L31	S89°51'22"E	165.10'
L32	N89°51'22"W	95.00'



SCALE: 1" = 60.00'

LEGEND:

- U.E. ----- UTILITY EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PI ----- POINT OF INTERSECTION
- (NR) ----- NON-RADIAL
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRL LB7788" UNLESS OTHERWISE NOTED.
- ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRL LB7725" UNLESS OTHERWISE NOTED.
- ----- LOT CORNER OR CHANGE OF DIRECTION
- C.C.R. ----- CERTIFIED CORNER RECORD
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7788"

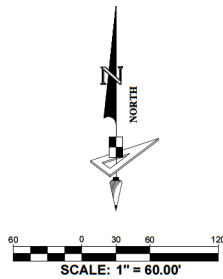
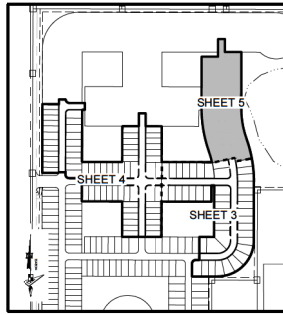


GeoPoint
Surveying, Inc.
528 Northlake Blvd. Ste 1040
Altamonte Springs, Florida 32701
www.geopointsurvey.com
Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business Number LB 7768

HIGHFIELD AT TWISTED OAKS - PHASE 2

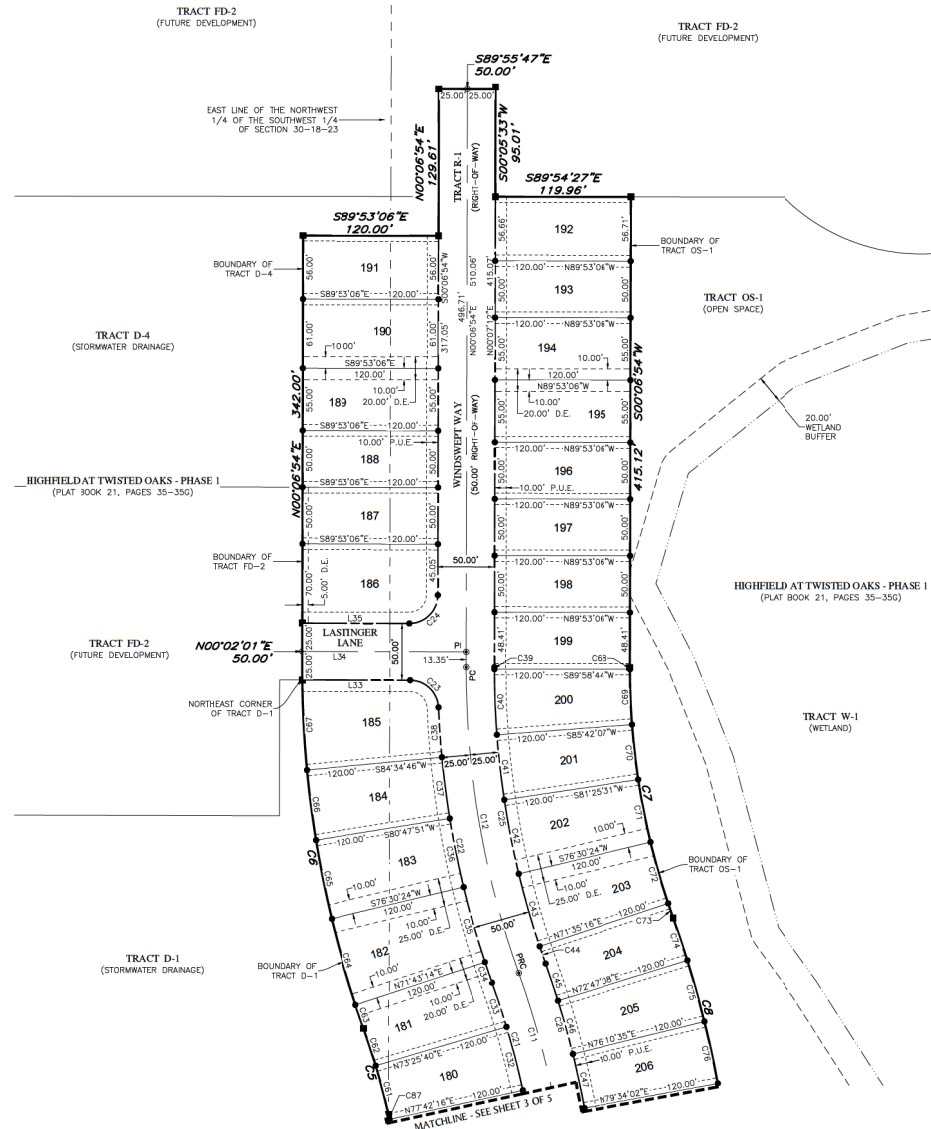
A REPLAT OF TRACT FD-1, HIGHFIELD AT TWISTED OAKS - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 35 THROUGH 35G, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK SHEET 5 OF 5 PAGE



LEGEND:

- U.E. ----- UTILITY EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PI ----- POINT OF INTERSECTION
- (NR) ----- NON-RADIAL
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 7768" UNLESS OTHERWISE NOTED.
- ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 1723" UNLESS OTHERWISE NOTED.
- ----- LOT CORNER OR CHANGE OF DIRECTION
- C.C.R. ----- CERTIFIED CORNER RECORD
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB 7768"



Curve Data Table

No.	Radius	Are	Δ	Bearing	Chord
C5	655.00'	79.15'	6°55'28"	N16°08'39"W	79.10'
C6	945.00'	313.69'	19°01'09"	N10°05'47"W	312.25'
C7	655.00'	225.45'	19°43'15"	S09°44'44"E	224.34'
C8	945.00'	325.26'	19°43'15"	N09°44'44"W	323.66'
C11	800.00'	275.36'	19°43'15"	N09°44'44"W	274.00'
C12	800.00'	275.36'	19°43'15"	S09°44'44"E	274.00'
C21	775.00'	215.02'	15°53'47"	N11°39'28"W	214.33'
C22	825.00'	248.41'	17°15'06"	S10°58'49"E	247.47'
C23	25.00'	38.18'	87°30'06"	N46°06'19"W	34.58'
C24	25.00'	39.28'	90°01'45"	N45°07'46"E	35.36'
C25	775.00'	266.75'	19°43'15"	S09°44'44"E	265.44'
C26	825.00'	283.96'	19°43'15"	N09°44'44"W	282.56'
C32	775.00'	57.85'	4°16'36"	N14°26'02"W	57.84'
C33	775.00'	41.03'	3°02'01"	N18°05'21"W	41.03'
C34	825.00'	19.10'	1°19'35"	S18°56'34"E	19.10'
C35	825.00'	68.91'	4°47'10"	S15°53'11"E	68.89'
C36	825.00'	61.78'	4°17'27"	S11°20'53"E	61.77'
C37	825.00'	54.45'	3°46'55"	S07°18'42"E	54.45'
C38	825.00'	44.15'	3°03'59"	S03°53'15"E	44.15'
C39	775.00'	1.84'	0°08'10"	S00°02'49"W	1.84'
C40	775.00'	57.85'	4°16'36"	S02°09'35"E	57.84'
C41	775.00'	57.85'	4°16'36"	S06°26'11"E	57.84'
C42	775.00'	66.53'	4°55'07"	S11°02'03"E	66.51'
C43	775.00'	66.53'	4°55'07"	S15°57'10"E	66.51'
C44	775.00'	16.15'	1°11'38"	S19°00'33"E	16.15'
C45	825.00'	34.44'	2°23'30"	N18°24'37"W	34.43'
C46	825.00'	48.82'	3°23'27"	N15°31'08"W	48.82'
C47	825.00'	48.82'	3°23'27"	N12°07'42"W	48.82'
C61	655.00'	44.47'	3°53'25"	N14°37'38"W	44.46'
C62	655.00'	34.68'	3°02'01"	N18°05'21"W	34.68'
C63	945.00'	21.88'	1°19'35"	S18°56'34"E	21.88'
C64	945.00'	78.94'	4°47'10"	S15°53'11"E	78.91'
C65	945.00'	70.77'	4°17'27"	S11°20'53"E	70.75'
C66	945.00'	62.38'	3°46'55"	S07°18'42"E	62.37'
C67	945.00'	79.72'	4°50'02"	S03°00'13"E	79.70'
C68	655.00'	1.56'	0°08'10"	S00°02'49"W	1.56'
C69	655.00'	48.89'	4°16'36"	S02°09'35"E	48.88'
C70	655.00'	48.89'	4°16'36"	S06°26'11"E	48.88'
C71	655.00'	56.23'	4°55'07"	S11°02'03"E	56.21'
C72	655.00'	56.23'	4°55'07"	S15°57'10"E	56.21'
C73	655.00'	13.65'	1°11'38"	S19°00'33"E	13.65'
C74	945.00'	39.45'	2°23'30"	N18°24'37"W	39.44'
C75	945.00'	55.93'	3°23'27"	N15°31'08"W	55.92'
C76	945.00'	55.93'	3°23'27"	N12°07'42"W	55.92'
C87	655.00'	4.42'	0°23'12"	N12°29'20"W	4.42'

Line Data Table

No.	Bearing	Length
L33	N89°51'22"W	95.73'
L34	N89°51'22"W	144.96'
L35	N89°51'22"W	94.99'

GeoPoint
Surveying, Inc.

528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2404-006 Dr. Heydari Medical Office Mod

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

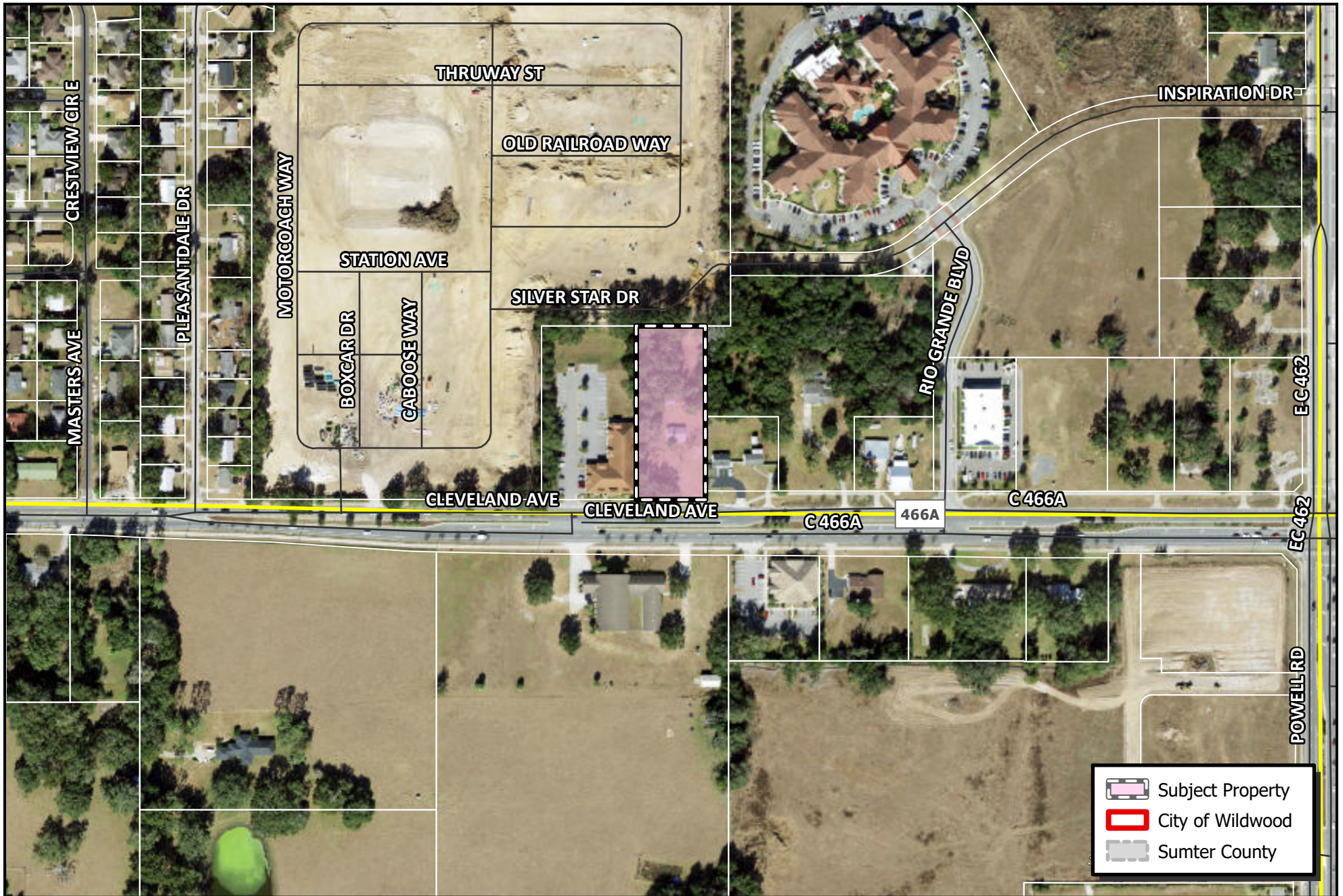
Case No:	SP 2404-006 Dr. Heydari Medical Office Mod
Parcel Number(s):	G05-143
Acreage:	1.427 +/-
Property Location:	The subject property is generally located approximately 520 feet west of the intersection of Rio Grande Blvd and C 466A on the north side of C 466A.
Owner/Applicant:	Heydari Holdings, LLC

The subject project had previously received site plan approval and a development permit in May of 2023, but came back to the City in March of 2024 with a modification to relocate the stormwater retention area. The applicant has submitted two technical standards waiver requests for the landscape buffer requirements to adjacent parcel G05-038 and to allow a portion of the northern landscape buffer to encompass the side slopes of the proposed stormwater retention pond. The applicant is seeking a favorable recommendation from the Project Review Committee for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1.

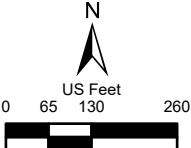
There is one outstanding comment from Development Services and Sumter County Public Works regarding the age of the Traffic Impact Analysis. Project SP 2404-006 will be in compliance with the Land Development Regulations, and Design District Standards upon approval of the Traffic Impact Analysis and approval of the technical waiver.



Dated 11/06/2024
McKenna Page, Planner I, Development Services



	Subject Property
	City of Wildwood
	Sumter County

 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 65 130 260	SP 2404-006 DR HEYDARI MEDICAL OFFICE MODIFICATION PARCEL G05-143	MAP 1B
			LOCATION
			MAP
			MAY 2024



Project Review Committee Technical Standards Waiver Request

Project Name Heydari Medical Offices

Project # 2404-006

1. Briefly describe your waiver request.

See supplemental information attached.

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

DDS Chapter 1(G)(2)

3. Please provide the justification for your waiver request.

See supplemental information attached.

Name (Print) William Menadier (Menadier Eng)

Date 8-22-24

Signature William A. Menadier, PE
Digitally signed by William A. Menadier, PE
Date: 2024.08.23 10:09:08 -04'00'



August 22, 2024

City of Wildwood Development Services

**RE: SP 2404-006 Dr. Heydari Medical Office
Supplemental Information to Support Technical Standards Waiver Request**

Staff Members,

On behalf of the owners, we respectfully request a technical standards waiver request as follows:

1. Briefly describe your waiver request.

Requesting a technical standards waiver to allow the 144-ft boundary of adjacent parcel G05-038 to be considered commercial regarding buffer requirements. The parcel is zoned C-1 with a future land use of commercial. However, there is a vacant house on the property, and it is currently listed for sale.

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

DDS Chapter 1(G)(2)

3. Please provide the justification for your waiver request.

The surrounding growth patterns indicate heavy commercial with mixed use and multi-family developments. Parcel G05-038 is zoned C-1 with a future land use of commercial. The project parcel shares 144-ft boundary with said adjacent parcel. Our design team based all buffer requirements off the current land use and zoning of each parcel. Therefore, no buffer is required along the 144-ft adjacent parcel boundary because of similar land use and zoning categories.

The parcel will eventually develop as a commercial or multi-family development once sold. There is a vacant rundown home on the property. The structure is located more than 200-ft from the shared property boundary and is heavily wooded. Eliminating the 20-ft buffer requirement for 144-ft will not adversely affect the current parcel. See images below.



Sincerely,
MENADIER ENGINEERING

Handwritten signature of William A. Menadier in blue ink.

William A. Menadier, P. E.
Principal Engineer





Project Review Committee Technical Standards Waiver Request

Project Name Heydari Medical Offices

Project # 2404-006

1. Briefly describe your waiver request.

See supplemental information attached.

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

DDS Chapter 1(G)(2)

3. Please provide the justification for your waiver request.

See supplemental information attached.

Name (Print) William Menadier (Menadier Eng)

Date 8-22-24

Signature William A. Menadier, PE
Digitally signed by William A. Menadier, PE
Date: 2024.08.22 16:12:22 -04'00'



Menadier Engineering, LLC
PO Box 636
Alachua, FL 32616

386-347-5133
www.menadier.com

August 22, 2024

City of Wildwood Development Services

**RE: SP 2404-006 Dr. Heydari Medical Office
Supplemental Information to Support Technical Standards Waiver Request**

Staff Members,

On behalf of the owners, we respectfully request a technical standards waiver request as follows:

1. Briefly describe your waiver request.

Requesting a technical standards waiver to allow a portion of the northern landscape buffer to encompass the side slopes of the proposed stormwater retention pond. The required buffer width is 20-ft and approximately 9-ft of the retention pond side slope will encroach.

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

DDS Chapter 1(G)(2)

3. Please provide the justification for your waiver request.

The fire department requires an area large enough to accommodate a ladder truck to turnaround on-site. The slenderness of the subject site required the dumpster pad approach area to be extended far enough to allow for the necessary turnaround space. In doing so, the stormwater retention area was extended northerly to account for the volume lost by the dumpster pad extension.

All required landscape buffer plantings are proposed to be within the buffer along the property boundary except for five (5) understory trees. Said understory trees will be planted on the side slope of the retention pond. See Sheet L-1.

Additionally, the single-family development to the north includes an access road along our common boundary. The distance between the future medical building and the nearest residential unit to the north will be approximately 315-ft. Most of the separation will include the proposed stormwater retention pond. The buffer encroachment proposed will not adversely impact the effectiveness of the 20-ft wide buffer.

Sincerely,
MENADIER ENGINEERING

William A. Menadier, P. E.
Principal Engineer



WILDWOOD

FLORIDA

City of Wildwood

Project #: SP 2404-006 Dr. Heydari Medical Office

Representative: William Menadier, PE – Menadier Engineering

Date: 11/04/2024

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

DEVELOPMENT SERVICES

1. LDR 4.4(D)(1) A TIA conducted within one (1) year prior to the submittal date is a required submittal item per the City's Land Development Regulations.

SUMTER COUNTY PUBLIC WORKS

1. A TIA with an updated, accurate build-out year will have to be resubmitted to Sumter County for acceptance. This modified TIA may show impacts/deficiencies at the nearby intersection at C 466A and Powell Rd/C 462, but that will be determined in the updated TIA. If anyone has any questions regarding the TIA please let me know.

A SITE PLAN FOR:
HEYDARI MEDICAL OFFICES
CITY OF WILDWOOD, FLORIDA

PREPARED FOR:
HEYDARI HOLDINGS, LLC

AGENCY	PERMIT	STATUS	DATE	PERMIT NUMBER
CITY OF WILDWOOD	SITE PLAN	OWNER REVIEW	7/3/24	SP-2024-02
SOUTHWEST FLORIDA WATERSHED DISTRICT	NOTICE OF INTENT	TO BE SUBMITTED	---	---
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	NOTICE OF INTENT	TO BE SUBMITTED	---	---

OPEN SPACE CALCULATIONS:

AREA OWNED: 60,330 S.F. (1.34 ACRES)

IMPERVIOUS AREA
BUILDINGS 11,768 S.F.
CONCRETE 2,691 S.F.
ASPHALT TOTAL 18,070 S.F.
TOTAL 32,529 S.F.

ON-SITE WRA 13,239 S.F.

TOTAL IMPERVIOUS AREA - 45,789 S.F. (75.9%)
*WRA CONSIDERED IMPERVIOUS

OPEN SPACE REQUIRED - 12,066 S.F. (20.0%)

TOTAL OPEN SPACE PROVIDED - 14,562 S.F. (24.1%)

PARKING CALCULATIONS

MEDICAL CENTER PARKING SPACES REQUIRED:
1 SPACE / 250 S.F.
(1 SPACE / 250 S.F.) x 3,718 S.F. = 15 SPACES (DENTAL)
(1 SPACE / 250 S.F.) x 8,050 S.F. = 33 SPACES (FUTURE)

TOTAL PARKING REQUIRED: 48 SPACES

PARKING SPACES PROVIDED: 48 SPACES

HANDICAP PARKING REQUIRED:
1 SPACE/25 SPACES
(1 SPACE / 25 SPACES) x 48 SPACES = 2 SPACES

HANDICAP PARKING PROVIDED: 2 SPACES

COMPACT CAR PARKING TABULATIONS:
ALLOWED - 24 SPACES (50%)
PROVIDED - 15 SPACES (31%)

TRAFFIC STATEMENT:

PROPOSED DEVELOPMENT

MEDICAL-DENTAL OFFICE BUILDING (ITE CODE 720)
DENTAL OFFICE 3,718 S.F.
FUTURE MEDICAL BLDG. - 8,050 S.F.
GROSS FLOOR AREA: 11,768 S.F.

WEEKDAY
FITTED CURVE EQUATION: $T = 42.97(D) - 108.01$
42.97(1.768) - 108.01 = 398 VTPD

TRIP DISTRIBUTION: 50% ENTER / 50% EXIT
ENTERING: 199 VTPD
EXITING: 199 VTPD

ALL PEAK HOUR (7 am - 9 am)
FITTED CURVE EQUATION: $Ln(T) = 0.30(LN(X)) + 1.34$
0.90(LN(11,768)) + 1.34 = 35 VTPH

TRIP DISTRIBUTION: 79% ENTER / 21% EXIT
ENTERING: 28 VTPH
EXITING: 7 VTPH

P.M. PEAK HOUR (4 pm - 6 pm)
FITTED CURVE EQUATION: $T = 4.07(D) - 3.17$
4.07(1.768) - 3.17 = 45 VTPH

TRIP DISTRIBUTION: 30% ENTER / 70% EXIT
ENTERING: 13 VTPH
EXITING: 31 VTPH

"PLEASE SEE TRAFFIC IMPACT ANALYSIS PROVIDED"

NOTICE: A NEW TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED PRIOR TO CONSTRUCTION OF THE FUTURE 8,050 S.F. BUILDING.

MAINTENANCE PRACTICE AND SCHEDULE INSTRUCTIONS

MAINTENANCE RESPONSIBILITIES:

THIS PROJECT HAS BEEN DESIGNED TO PROVIDE SUITABLE REMOVAL OF STORM WATER FROM THE PROJECT USE AREA. THE PREVIOUSLY PERMITTED RETENTION BASIN WAS SIZED TO MEET BOTH LOCAL AND STATE REQUIREMENTS. TO ASSURE PROPER FUNCTIONING OF THE FACILITIES AFTER COMPLETION OF CONSTRUCTION, THE FOLLOWING RECOMMENDATIONS ARE SUGGESTED:

1. ASPHALT PAVEMENT

- AFTER COMPLETION OF CONSTRUCTION, THE INSIDE EDGES OF ALL TURNING RADIUS SHALL BE MONITORED TO ASSURE NO POTHOLES, ETC. OCCUR BEHIND THE CURBING.
- ALL PAVEMENT SHALL BE MONITORED TO ASSURE NO FAILURES OCCUR, IF A HOLE DEVELOPS, CUT A SQUARE EDGE AROUND FAILURE AND REPAIR WITH FULL DEPTH OF ASPHALT.
- ASPHALT PAVEMENT SHALL BE CLOSELY MONITORED TO ASSURE NO FUEL SPILLAGE OCCURS THAT WOULD DESTROY BOTH PAVEMENT AND ALSO GRASS IN THE RETENTION BASIN. IF A SPILL DOES OCCUR, FLOOD IMMEDIATELY WITH LARGE VOLUMES OF WATER.
- REPAIR ANY BROKEN CURBING IMMEDIATELY.

2. CULVERTS

- ALL CULVERTS MUST BE MAINTAINED TO ASSURE COMPLETE FULL VOLUME. IF THE ENDS BECOME CRUSHED OR SEDIMENT BUILDS UP IN THE CULVERTS, REPAIR AND/OR CLEAN IMMEDIATELY.
- ALL DRAINAGE CULVERTS SHOULD BE INSPECTED QUARTERLY AND CLEANED TO ASSURE FULL VOLUME CAPACITY.

3. GRATE INLETS

- MAKE SURE GRATES ARE NOT CLOGGED WITH DEBRIS AFTER EACH RAINSTORM.
- MAKE QUARTERLY CHECKS OF INTERIOR OF CONCRETE INLET AND REMOVE ANY SEDIMENT BUILD UP THAT OCCURRED.
- ANY BROKEN GRATES OVER THE INLETS MUST BE REPLACED IMMEDIATELY.



LOCATION SKETCH

DRAINAGE SUMMARY:

THE HEYDARI MEDICAL OFFICES PROJECT PROPOSES TO CONSTRUCT TWO MEDICAL BUILDINGS TOTALING 11,768 S.F. WITH ASSOCIATED INFRASTRUCTURE. STORMWATER RUNOFF WILL BE COLLECTED BY A SERIES OF INLETS AND CONVEYED TO THE PROPOSED ON-SITE DRY STORMWATER MANAGEMENT FACILITY. THIS DRY RETENTION POND WILL TREAT, ATTENUATE, AND RETAIN THE VOLUME GENERATED BY THE 100-YEAR / 24-HOUR STORM EVENT. THE POST CONSTRUCTION DISCHARGE GENERATED BY THIS DEVELOPMENT WILL BE LESS THAN THE ALLOWABLE PRE-CONSTRUCTION DISCHARGE. THIS SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CITY OF WILDWOOD AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

INDEX CONTENTS

SHEET NO.	CONTENTS
C001	COVER SHEET
C002	BOUNDARY & TOPOGRAPHIC SURVEY
C003	DEMOLITION & EROSION CONTROL PLAN
C004	LAYOUT PLAN
C005	GRADING & DRAINAGE PLAN
C006	UTILITY PLAN
D001	CONSTRUCTION DETAILS
D002	WATER DETAILS 1 of 2
D003	WATER DETAILS 2 of 2
D004	SEWER DETAILS
D005	LIFT STATION DETAILS
LTO-1	SITE LIGHTING PLAN
TR-1	TREE REMOVAL PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
IR-1	IRRIGATION PERMIT PLAN

MAINTENANCE ENTITY:

ON-SITE UTILITIES AND INFRASTRUCTURE WILL BE OWNED AND MAINTAINED BY HEYDARI HOLDINGS, LLC. SUCCESSORS AND ASSIGNS WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE ON-SITE UTILITIES.



PROJECT NUMBER: 2023-25-001

STATEMENT OF PROPOSED USE:

THE INTENDED USE OF THIS PROPOSED DEVELOPMENT IS A MEDICAL DENTAL OFFICE BUILDING WITH A FUTURE MEDICAL BUILDING AND ALL ASSOCIATED INFRASTRUCTURE.

SITE DATA:

PROJECT NAME: HEYDARI MEDICAL OFFICES

OWNER: DR. MAJID HEYDARI
HEYDARI HOLDINGS, LLC
340 HEALD WAY, STE 218
THE VILLAGES, FL 32163

PROJECT ADDRESS: 1403 CLEVELAND AVE
WILDWOOD, FL 34785

PHONE NUMBER: 352-409-3012

PARCEL NO.: G05-143
ZONING: C-1, GENERAL COMMERCIAL - DOWNTOWN
LAND USE: MEDICAL OFFICE

TOTAL PARCEL AREA: 60,330 S.F. (1.38 ACRES)

BUILDING HEIGHT:
ALLOWED: 50 FT
PROPOSED: 21 FT (1-STORY)

BUILDING SETBACKS ALLOWED:
FRONT - 10 FT
SIDE - 7.5 FT MAX
REAR - 0 FT

BUILDING SETBACKS PROVIDED:
FRONT - 10 FT
SIDE - 7.5 FT
REAR - 191 FT

PROJECT WATER AND SEWER DEMANDS:

SANITARY SEWER DEMAND

MEDICAL OFFICE (DENTAL)
PER PRACTITIONER - 250
250 GPD / PRACTITIONER x 2 PRACTITIONERS = 500 GPD
PLUS
PER EMPLOYEE - 15 GPD
15 GPD / EMPLOYEE x 8 EMPLOYEES = 120 GPD

MEDICAL OFFICE (FUTURE)
PER PRACTITIONER - 250
250 GPD / PRACTITIONER x 1 PRACTITIONERS = 1,000 GPD
PLUS
PER EMPLOYEE - 15 GPD
15 GPD / EMPLOYEE x 16 EMPLOYEES = 240 GPD

TOTAL SANITARY SEWER DEMAND - 1,860 GPD

WATER DEMAND - 1.20 x SEWER DEMAND
1.20 x 1,860 GPD = 2,232 GPD

"NUMBER OF PRACTITIONERS AND EMPLOYEES IS ASSUMED

IRRIGATION DEMAND - SEE LANDSCAPE & IRRIGATION PLANS

PRE-CONSTRUCTION MEETING REQUIRED:

NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A SITE PERMIT FROM THE CITY OF WILDWOOD. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED 2-WEEKS PRIOR TO THE START OF CONSTRUCTION.

UTILITY SERVICE PROVIDERS:

CABLE TV: CHARTER COMMUNICATIONS
DUFFY MCCLELLAND
(352) 527-2189

WATER & SEWER: CITY OF WILDWOOD
JASON MARTIN
(352) 393-1548

PHONE & FIBER: CENTURY LINK - OCALA
BILL MCCLOUD
(850) 599-1444

ELECTRIC: DUKE ENERGY OCALA
SHEPHERD CLIMO
(407) 869-3376

GAS: TECO PEOPLES GAS - OCALA
JOAN DOWNING
(813) 275-3783

REFUSE COLLECTOR: WASTE MANAGEMENT
SCOTT SOUTHAARD
(888) 684-3142

NOTE: UTILITY CONTACT INFORMATION WAS OBTAINED FROM WWW.SUNSHINE11.COM. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY PROVIDERS PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF SW 1/4 OF NE 1/4, SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST; RUN THENCE NORTH 0°05'30" WEST 30 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD 465A; THENCE NORTH 89°57'30" WEST ALONG SAID RIGHT OF WAY 55.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'30" WEST ALONG SAID RIGHT OF WAY 155 FEET; THENCE NORTH 0°05'30" WEST 390 FEET; THENCE SOUTH 89°57'30" EAST 155 FEET; THENCE SOUTH 0°05'30" EAST 390.0 FEET TO THE POINT OF BEGINNING.

SURVEY NOTICE:

SEE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ROGERS ENGINEERING, LLC FOR BEARINGS & DISTANCES, MONUMENTATION, STATE PLANE COORDINATES, FLOOD CERTIFICATION, ETC.

GENERAL NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL CONTAINED IN CITY OF WILDWOOD DEVELOPMENT CODE AND FOOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION CURRENT EDITION AS APPLICABLE.
- NO CHANGES SHALL BE MADE TO THE APPROVED PLANS WITHOUT PRIOR APPROVAL BY BOTH THE CITY OF WILDWOOD AND PROJECT ENGINEER.
- BUILDING AND PARKING SHALL BE HANDICAP ACCESSIBLE PER THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY BUILDING DIMENSIONS AND DOOR LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALSO REVIEW PLANS FOR LOCATIONS WHERE STEEL WALL FOUNDATIONS ARE REQUIRED.
- ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SOODED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOIL WITH A 2-INCH UNDERCUT. SOIL SHALL BE ARGENTINA SHAH UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT DISCREPANCIES TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
- ALL CONCRETE SHALL BE 3000 p.s.i. - 28 DAY STRENGTH.
- TO PREVENT EROSION DURING CONSTRUCTION, SILT FENCING SHALL BE INSTALLED AS INDICATED ON THE DEMOLITION & EROSION CONTROL PLANS AND MAINTAINED UNTIL THE COMPLETION OF ALL SITE CONSTRUCTION AND ALL SEDIMENT EROSION CONTROL AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE FDEP GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
- ALL STRIPING SHALL BE "WIDE TRAFFIC PAVEMENT" UNLESS OTHERWISE INDICATED. APPLIED WITH DOUBLE COAT A MINIMUM OF 24 HOURS APART AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ROAD DESIGN STANDARDS, LATEST EDITION. HANDICAPPED MARKINGS AND HANDICAPPED RINGS SHALL CONFORM WITH FDOT'S FTR-20-06, FTR-22-06 AND STANDARD PLANS 711-001.
- ALL TRAFFIC CONTROL SIGNALS OR DEVICES COMPLY WITH THE FLORIDA STATE STATUTES REGARDING INSTALLATION AND SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE TO EXISTING IMPROVEMENTS AT NO COST TO THE CITY OF WILDWOOD.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE GRAVEL CONSTRUCTION ENTRANCE SHOWN ON THE DEMOLITION & EROSION CONTROL PLANS.
- LIGHTING SHALL BE DESIGNED TO PREVENT ANY GLARE OR EXCESSIVE LIGHT ON ADJACENT PROPERTY OR ROADWAYS.
- ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREA.
- CONTRACTOR SHALL OBTAIN FDOT WPDES PERMIT PRIOR TO CONSTRUCTION.
- STOP SIGNS SHALL BE 36" x 48" FABRICATED USING, AT A MINIMUM, 30 DIAMOND GRADE D33 REFLECTIVE SHEETING.
- IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO FEET OF UNDERCUT BELOW THE PROPOSED FINISHED SURFACE, OR GEOTECHNICAL ENGINEER'S RECOMMENDATION, TOGETHER WITH SUITABLE BACKFILL MATERIAL, WILL BE REQUIRED.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER FOR PLACEMENT OF ELECTRIC SERVICE. ANY SLEEVING IMPROVEMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AN CERTIFIED AS-BUILT SURVEY, SIGNED BY A REGISTERED LAND SURVEYOR, TO THE CITY OF WILDWOOD AND PROJECT ENGINEER PRIOR TO ISSUANCE OF THE C.O.
- COPIES OF ALL REQUIRED PERMITS SHALL BE PROVIDED TO THE CITY OF WILDWOOD PRIOR TO CONSTRUCTION.
- PER FEMA MAP PANEL 13020, THIS PARCEL IS LOCATED IN FLOOD ZONE X.
- ALL SIGNAGE SHALL BE PERMITTED BY OTHERS AND CONFORM WITH THE CITY OF WILDWOOD REQUIREMENTS.
- 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.
- LICENSED UNDERGROUND CONTRACTOR MUST SUBMIT PLANS FOR APPROVAL TO OBTAIN A PERMIT FOR THE INSTALLATION OF THE PRIVATE FIRE HYDRANT SYSTEM. THE BUILDING PERMIT WILL NOT BE RELEASED FOR CONSTRUCTION UNTIL FIRE PERMIT APPLICATION HAS BEEN RECEIVED.
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK ON ANY STRUCTURE.
- CONTACT SUMTER COUNTY PUBLIC WORKS, SHALEEN PATEL, FOR AN INSPECTION OF THE DRIVEWAY CONNECTIONS PRIOR TO CONCRETE PLACEMENT AND AFTER FINAL COMPLETION (2ND-4TH HOUR).
- 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.
- DIRECTIONAL BORING SHALL BE REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE WITHIN ALL CRITICAL ROOT ZONES (RZ) OF TREES.

FEMA FLOOD ZONE INFORMATION:

PROPERTY LIES TOTALLY WITHIN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1215010132D DATED SEPTEMBER 27, 2013.

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF FDEP, SWFWMD, AND THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS.

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

RECEIVED THE CITY OF WILDWOOD STAFF COMMENTS DATED AUGUST 16, 2024	8/26/24	DATE
RECEIVED THE CITY OF WILDWOOD STAFF COMMENTS DATED AUGUST 16, 2024	7/26/24	DATE
RECEIVED THE CITY OF WILDWOOD STAFF COMMENTS DATED AUGUST 16, 2024	7/26/24	DATE

William A. Menadier, P.E.
Professional Engineer
www.williammenadier.com

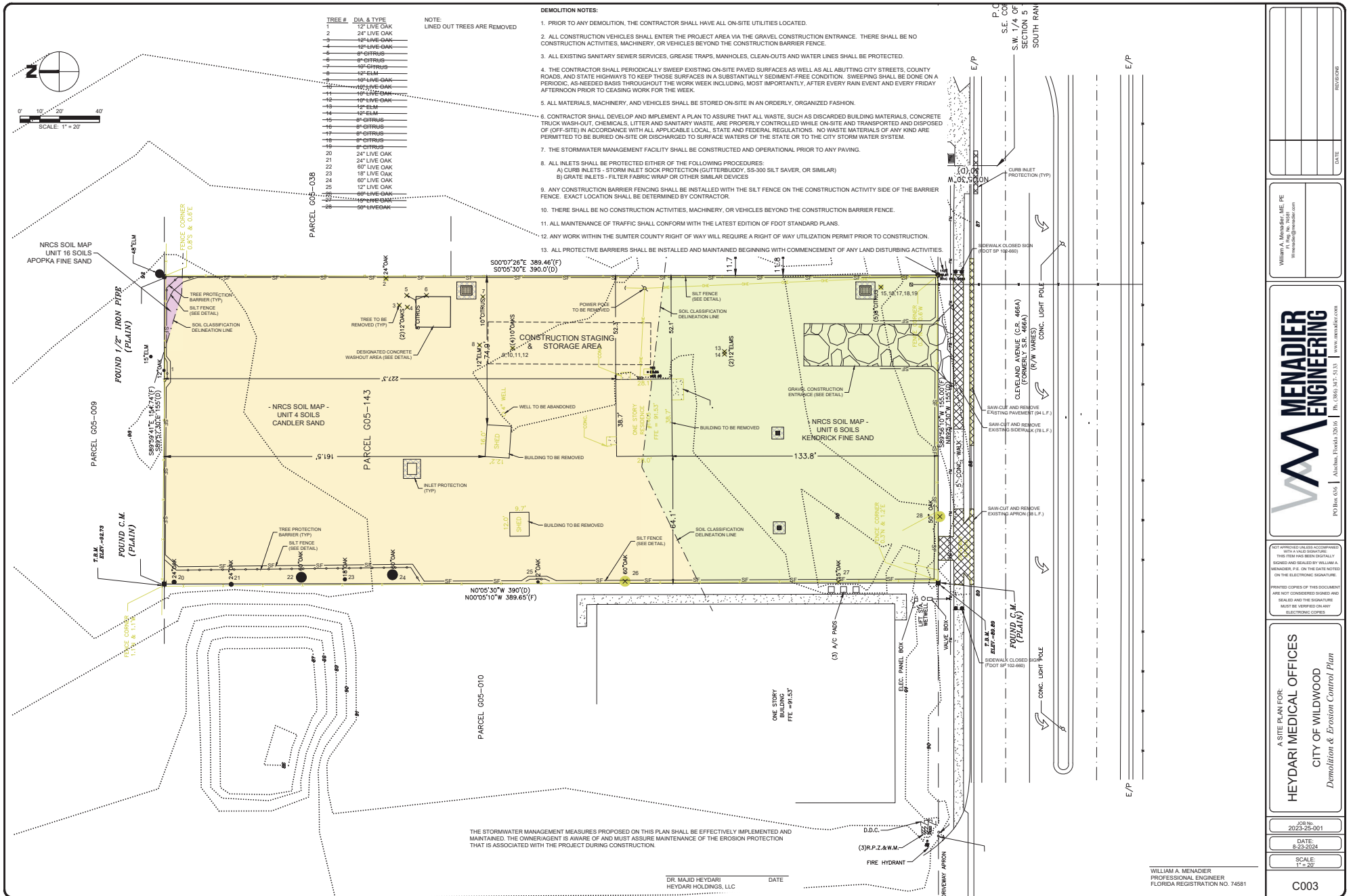
WAM MENADIER ENGINEERING
P.O. Box 406
Altamonte, Florida 32714
Ph: (407) 947-7313
www.williammenadier.com

IF APPROVED HEREIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.

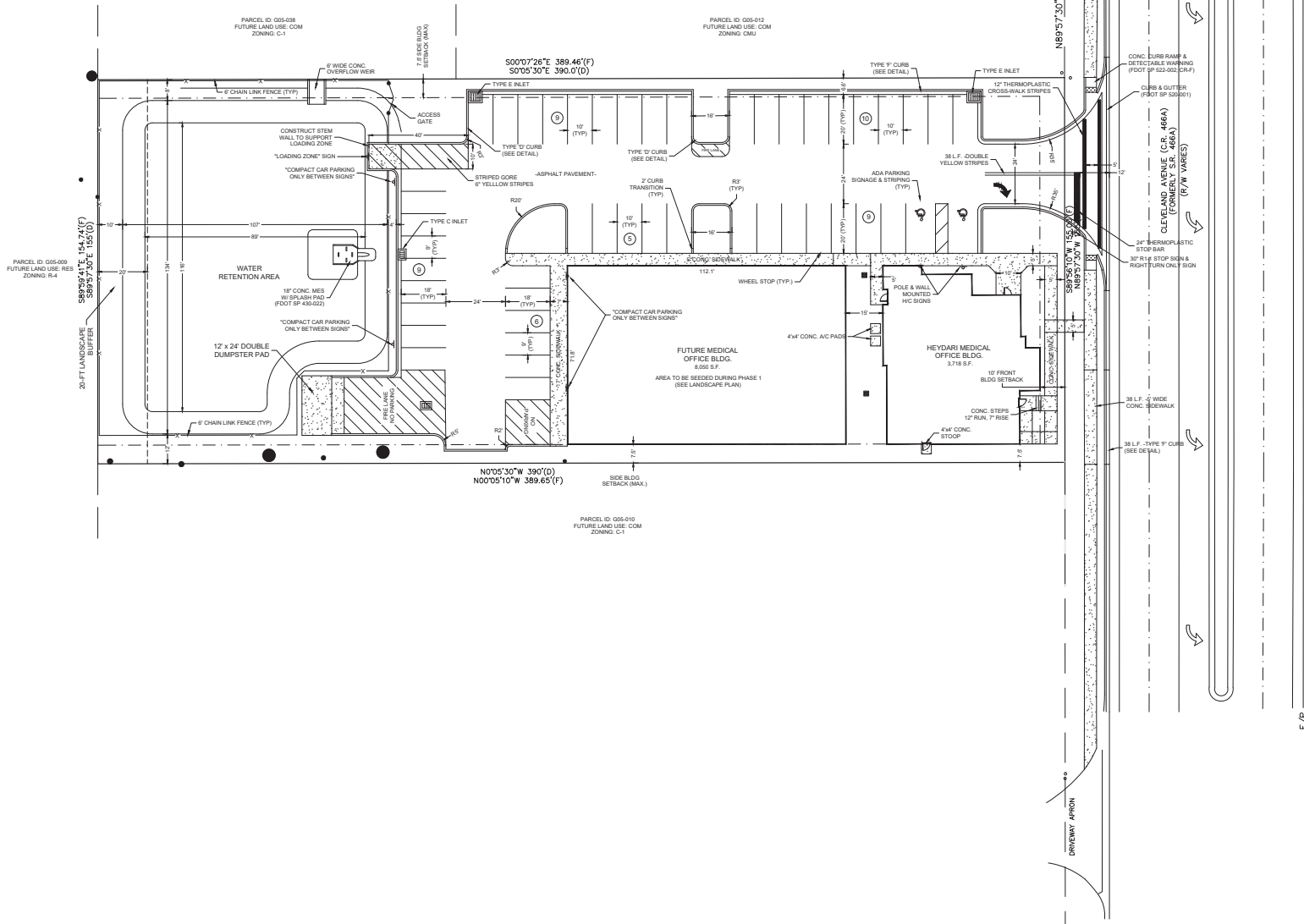
A SITE PLAN FOR:
HEYDARI MEDICAL OFFICES
CITY OF WILDWOOD
Covr Sheet

C001





0' 10' 20' 40'
SCALE: 1" = 20'



REVISION
DATE

William A. Menadier, M.E., P.E.
www.williammenadier.com

**MENADIER
ENGINEERING**

PO Box 616 | Anaheim, Florida 32816 | Ph. (386) 587-5151 | www.menadier.com

ALL ATTACHED HERETO, INCLUDING THIS SET, HAVE BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E., ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.

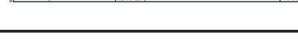
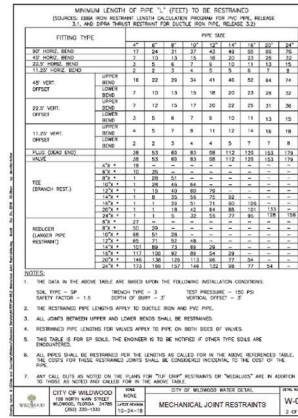
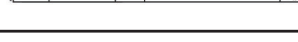
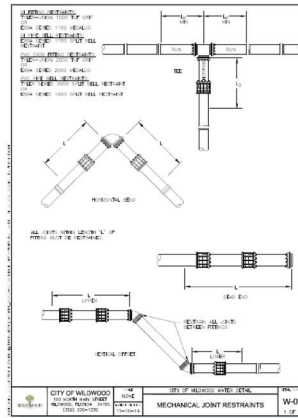
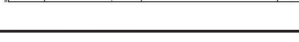
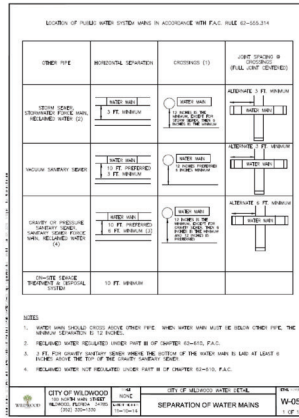
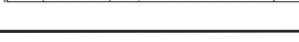
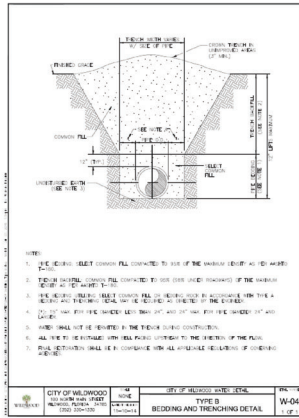
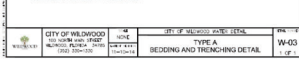
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THIS SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

A SITE PLAN FOR
HEYDARI MEDICAL OFFICES
CITY OF WILDWOOD
Layout Plan

2018
2023-25-001
DATE
6-23-2024
SCALE
1" = 20'

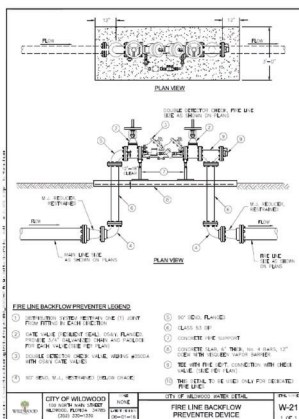
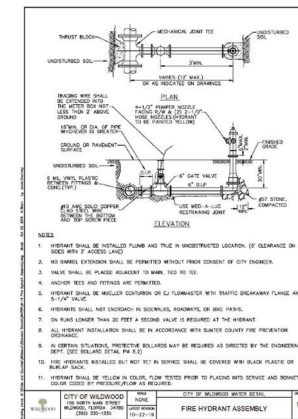
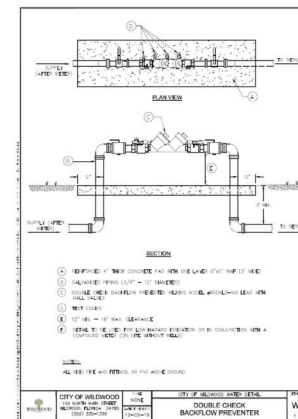
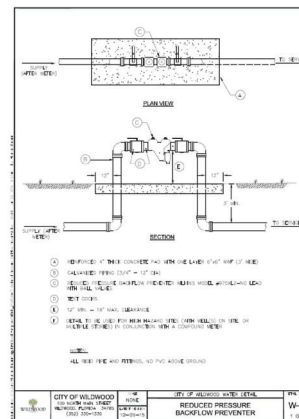
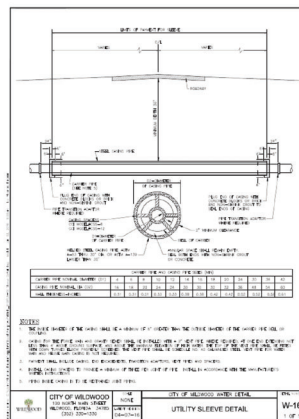
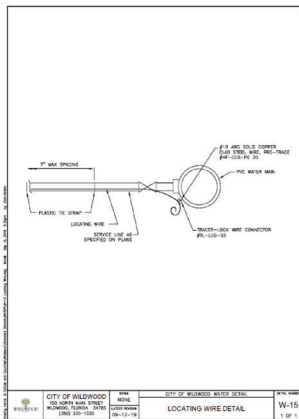
C004

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

[illegible]

MANADIER ENGINEERING
 Ph. (800) 437-5133
 www.manadier.com
 Atlanta, Florida 32016
 PO Box 636
 NOT APPROVED UNLESS ACCOMPANIED
 WITH A VALID SIGNATURE
 THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED BY WILLIAM
 MANADIER, P.E. ON THE DATE NOTED
 ON THE ELECTRONIC SIGNATURE
 PRINTED COPIES OF THIS DOCUMENT

D002



REVISIONS	DATE

William A. Menadier, M.E., P.E.
www.menadier.com

MENADIER ENGINEERING

PO Box 616 | Alabama, Florida 32016 | Ph. (360) 347-5113 | www.menadier.com

NOT APPROVED UNLESS ACCOMPANIED BY A VALID SIGNATURE. THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E., ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.

ASITE PLAN FOR:
HEYDARI MEDICAL OFFICES
CITY OF WILLOWOOD
Water Details (2 of 2)

DATE:
2023-25-001
DATE:
8-23-2024
SCALE:
1" = 10'

D003

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74851

RILEY & Company, Inc. (H-20 GP) w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

RILEY & COMPANY, INC.
SANFORD, FL 32773
(407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY
OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: (3)R, WARRANTY w/ Maintenance Agreement
Schedule grinder pumps shall be HOMA Model GRP12 The pumps shall be installed in the H-20 GP RFP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of discharging materials normally found in domestic and commercial sewage into a free slurry which will pass through the pump and the SCH 80 PVC discharge pipes. Sinter welding shall be open type with Class III insulation and shall be heat-shrink fitted into the sinter housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top and of the motor winding and shall be connected in series with the magnetic contactor coil to the control panel to stop motor if winding temperature exceeds 180 C, but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors. The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller. Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DISPENSER CONTROL PANEL: (3) YR. WARRANTY w/ Maintenance Agreement

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep fiberglass with 2 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

1- ea. Red Alarm Beacon (light) LED

1- ea. Alarm Horn (minimum 95 DB)

1- ea. generator receptacle w/ waterproof cover (SCH 400 - 41, 100A)

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

2- ea. Motor Contactors

1- ea. Volt Meter (150V Phase Monitor (3 Ph) w/ 2 W & 1 N/O Contacts

1- ea. Control Transformer (480 Volt Only) (Min. 500VA)

1- ea. Duplex Alternator w/ Pump Selector Switch

1- ea. Model 8000 Side Battery Back-Up w/ Smart Charger

20- ea. Terminals for Field Connections

6- ea. Terminals for Motor Connections (Single Phase Only)

7- ea. Breeding Lugs

1- ea. Seal Failure Relay

The inner door shall be fabricated from .125, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum sinter hinge.

The following components shall be mounted through the inner door:

1- ea. Main Circuit Breaker

1- ea. Emergency Circuit Breaker

1- ea. Mechanical Interlock for Emergency and Main Breakers (H Listed)

2- ea. Short Circuit Protectors w/ Auxiliary Contacts

1- ea. Control Circuit Breaker

2- ea. Seal Failure Indicator Lights

1- ea. Hand-Off-Auto Selector Switches

2- ea. Pump Run Pilot Lights

1- ea. Power On Pilot Light

1- ea. Escape Time Meters (Non-Resettable)

1- ea. GFI Duplex Disconnect Switch

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.

An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3 PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door.

Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals.

Lighting Arrestor shall meet UL1449 3rd Edition or exceed the requirements of ANSI/IEEE Std. C82.21-1984 section 6.6.1, and 6.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service.

A phase monitor shall be supplied for (3) phase service.

A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.

Each pump shall have an Escape Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.

A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.

Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

The pump motor grinder shaft shall be ANSI 4340 SS threaded to take the pump impeller and the grinder impeller.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtances shall be made of AISI 304SS.

A 304SS slide/latch assembly shall be provided for holding the doors open on the wetwell and valve box.

Slide rails shall be made of SCH 40 AISI 304SS pipe.

Pump lifting cables shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

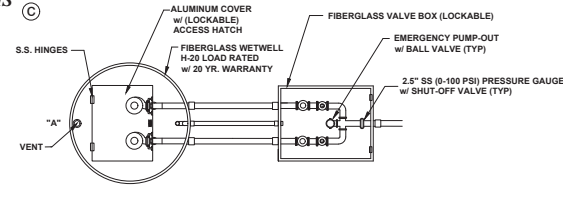
Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

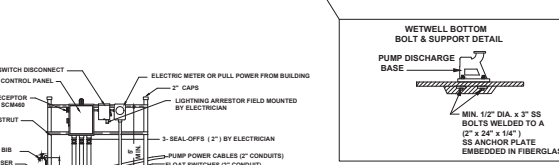
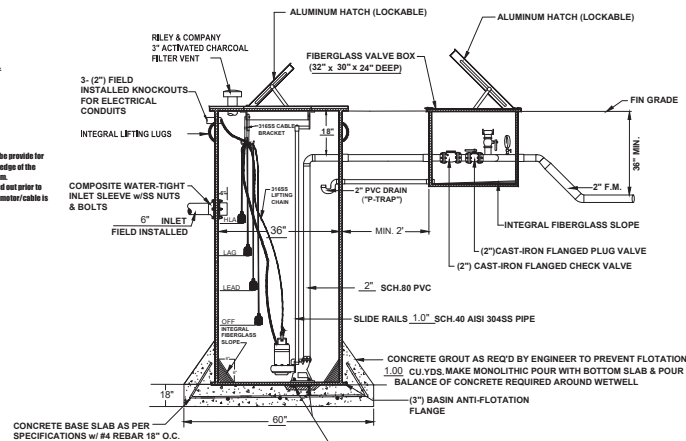
Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.

Pump lifting bates shall be made of AISI 304 SS.



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"

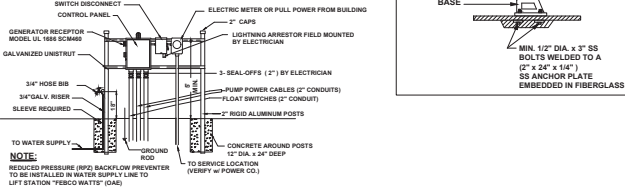


PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	30 GPM	TOP OF WETWELL	92.00
PRIMARY TDH	25 'TDH	INLET INVERT	87.21
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	86.70
PUMP MODEL #	GRP12/1	2nd PUMP ON (LAG)	86.50
R.P.M.	3450	1st PUMP ON (LEAD)	86.00
HORSEPOWER	1.2	PUMPS OFF (OFF)	85.30
ELECTRICAL/ VOLTS / PHASE	230V/1	BOTTOM OF WETWELL	83.80
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	36"

* ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. A ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. A ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP 96-26-22 GV



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

REVISIONS	BY

RILEY & Company, Inc.
5191 Benchmark Lane
Sanford, FL 32773
PH. 407-265-9963

Grinder Package Drawing

DRAWN
CHECKED
DATE
SCALE
JOB NO.

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

WAA
MENADIER
ENGINEERING
P.O. Box 606
Altamonte, Florida 32714
Ph. (407) 587-7313
www.menadier.com

ATTENTION: FIELD REPRESENTATIVE
THIS DRAWING HAS BEEN CAREFULLY
CHECKED AND SEIGNED BY WILLIAM A.
MENADIER, P.E. ON THE DATE NOTED
ON THE ELECTRONIC SIGNATURE.

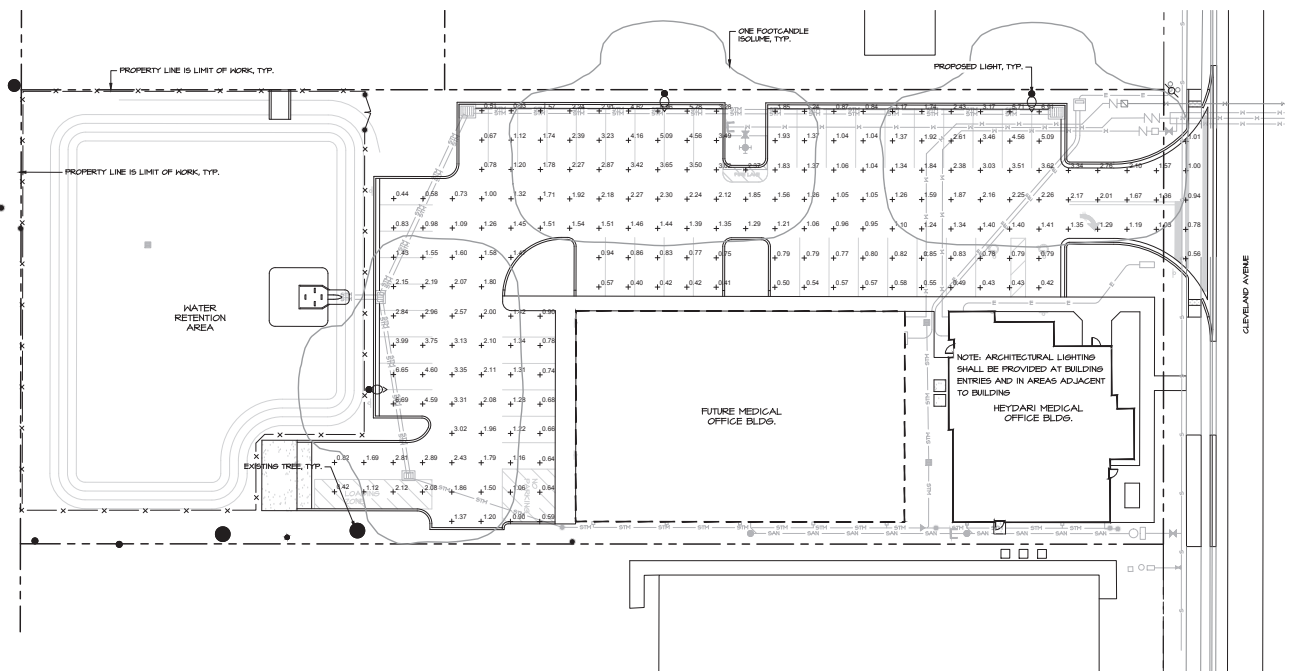
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEAL AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

A SITE PLAN FOR:
HEYDARD MEDICAL OFFICES
CITY OF WILDWOOD
Lift Station Details

DATE:
2023-25-001
DATE:
6-23-2024
SCALE:
1"

D005

11/21/2016 10:40:00 AM 11/21/2016 10:40:00 AM



LIGHTING LEGEND
● AEL SINGLE AUTOBahn SERIES ATB2 LED, ATB2 PFCB (AEL) 125 W, 3000K, 13 DISTRIBUTION, BLACK, 30" MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS.
LIGHTS ARE AVAILABLE FOR LEASE THROUGH UTILITY COMPANY, OR PRIVATE OWNERSHIP.

- Notes:
- This light location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
 - Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
 - Changes to the plan or specifications may cause light levels to drop below acceptable levels.
 - Fixtures and Arms shall be oriented as shown on plan.
 - Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.
 - All electrical engineering, cabling, installation details and installation specifications, etc. shall be by others.

SITE
Site Average: 1.05 fc
Min: 0.40 fc (paved surfaces)
Max: 6.16 fc (paved surfaces)

SCALE: 1"=20'

REVISIONS

DATE BY

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • ARCHITECTURE
233 SE 7TH STREET, Ocala, FL 32135 • 352.331.3500 • www.mpa-fla.com



This plan has been electronically signed and sealed by:
Michael Pape, P.E.
License No. 6666662
State of Florida
Professional Engineer

SITE LIGHTING LOCATION PLAN

DR. HEYDARI MEDICAL OFFICE
WILDMOOD, FLORIDA

DATE: 07-26-24
DWN BY: RAZ
CRD BY: RAZ

SHEET 1 OF 1

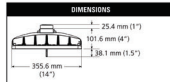
LTG-1

Autobahn Series ATB2 Roadway Lighting

PRODUCT OVERVIEW



Applications:
Residential
Off ramp
Residential streets
Parking lots



STANDARDS
Design Light Output (DLI) (lumens/foot²) must be specified for International Dark-Sky Association (IDA) certification.
DLI must be 1.0 or greater.
DLI must be 1.0 or greater.
DLI must be 1.0 or greater.

CONTRACTOR INFORMATION
BAA - Buy America Act Product with the BAA option also qualifies as a Buy America Act Product under the Buy America Act.
BAA - Buy America Act Product with the BAA option also qualifies as a Buy America Act Product under the Buy America Act.
BAA - Buy America Act Product with the BAA option also qualifies as a Buy America Act Product under the Buy America Act.

Features:
OPTICAL
The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polycarbonate materials in the areas of optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it provides the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LEDs allows the Autobahn to take full advantage of both technologies.
Same Light Performance is comparable to 400-1000W HPS roadway luminaires.
White Light: Consistent color temperature - 4000K, or optional 2700K, 3000K or 5000K, as per IESNA requirements.
Unique PMB rated LED light engine provides 8% uplift and restricts backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing.
Available in Type III, III-L, IV, V, & V roadway distributions.
ELECTRICAL
Expected Life: LED light engines are rated >100,000 hours at 25°C. L70 Electronic driver has an expected life of 100,000 hours at a 25°C ambient. Lower Energy: Saves an average of 40-60% over comparable HPS.
Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 150V/10KA protection. 200V/10KA protection is also available.
Luminaire ships with a 0-10V dimmable driver. Luminaire is continuous and easy dimming capable via A/D option or controls installed on P7 photocontrol receptacle option.
MECHANICAL
Easy to Maintain: Includes standard AEL Inman-Friendly features such as tool-less entry, 3 action terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.
Rugged die-cast aluminum housing is polyester powder-coated for durability and corrosion resistance. Rugged five-edge pre-welding and painting process yields a finish that achieves a superior corrosion rating of 100% (ASTM B117) after over 1000 hours exposure to salt fog chamber (operated per ASTM B117).
Four-point mount arm is adjustable for areas from 1-14" (1-3" to 14" to 3-3/8" O.D.) diameter and provides a 30 vibration rating per ANSI C136.21. Vibration shield is cast into the housing (not a separate piece).
CONTROLS
ANSI 7 Pin photocontrol receptacle is standard, with the Acuity designed ANSI 7 Pin receptacle optionally available.
Premium solid state locking style photocontrol - PCSS (10 year rated life). Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).
Optional onboard Adjustable Output module allows the light output and input voltage to be modified to meet site specific requirements, and can also allow a single fixture to be flexibly applied in many different applications.

Autobahn Series ATB2 Roadway Lighting

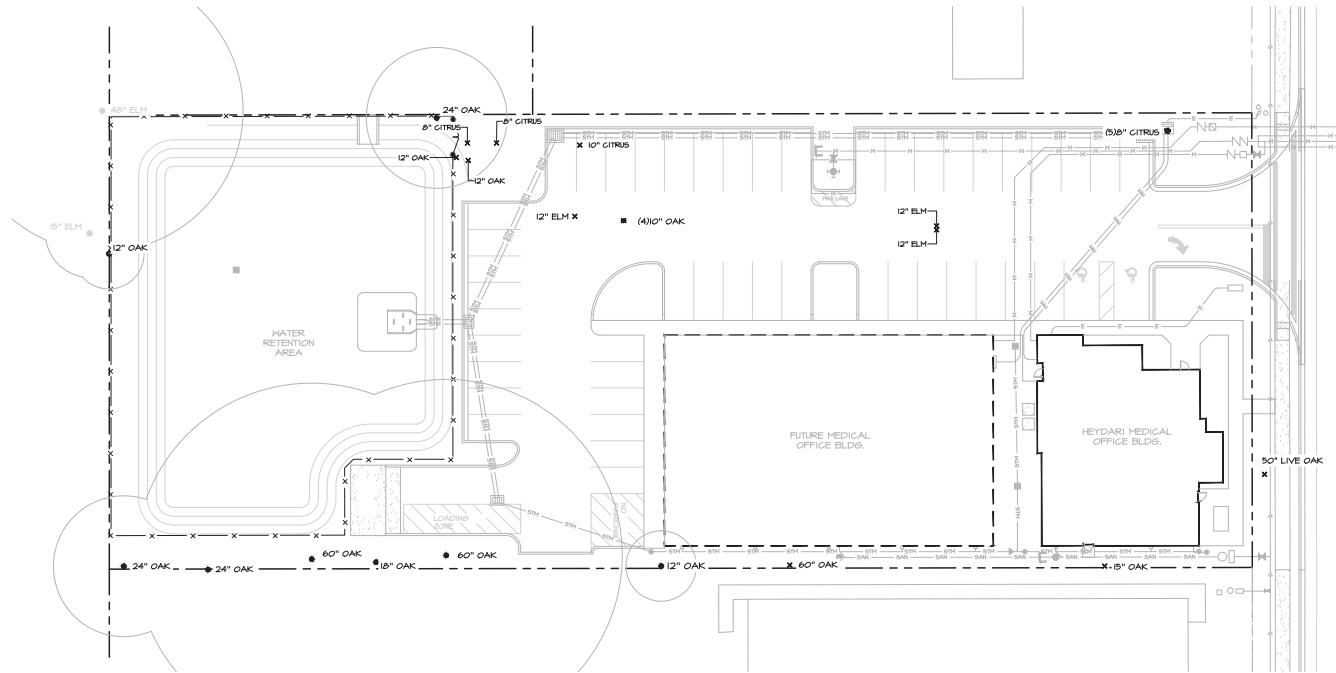
ORDERING INFORMATION

ATB2	PMB	MOULT	R3
Series	LED Performance Package	Voltage	Optics
ATB2 Standard Model	PMB 24.75 lumens/foot² PMB 24.75 lumens/foot² PMB 24.75 lumens/foot² PMB 24.75 lumens/foot² PMB 24.75 lumens/foot²	347-347 400-400 400-400 400-400 400-400	R2 Roadway Type I R2 Roadway Type I R2 Roadway Type I R2 Roadway Type I R2 Roadway Type I
35-35K			
Color Temperature (CCT)	3000K, 3500K, 4000K, 5000K		
Beam Angle	15°, 25°, 30°, 35°, 40°, 45°, 50°, 55°, 60°, 65°, 70°, 75°, 80°, 85°, 90°, 100°, 110°, 120°, 130°, 140°, 150°, 160°, 170°, 180°		
Mounting Height	30", 35", 40", 45", 50", 55", 60", 65", 70", 75", 80", 85", 90", 95", 100", 105", 110", 115", 120", 125", 130", 135", 140", 145", 150", 155", 160", 165", 170", 175", 180", 185", 190", 195", 200", 205", 210", 215", 220", 225", 230", 235", 240", 245", 250", 255", 260", 265", 270", 275", 280", 285", 290", 295", 300", 305", 310", 315", 320", 325", 330", 335", 340", 345", 350", 355", 360", 365", 370", 375", 380", 385", 390", 395", 400", 405", 410", 415", 420", 425", 430", 435", 440", 445", 450", 455", 460", 465", 470", 475", 480", 485", 490", 495", 500", 505", 510", 515", 520", 525", 530", 535", 540", 545", 550", 555", 560", 565", 570", 575", 580", 585", 590", 595", 600", 605", 610", 615", 620", 625", 630", 635", 640", 645", 650", 655", 660", 665", 670", 675", 680", 685", 690", 695", 700", 705", 710", 715", 720", 725", 730", 735", 740", 745", 750", 755", 760", 765", 770", 775", 780", 785", 790", 795", 800", 805", 810", 815", 820", 825", 830", 835", 840", 845", 850", 855", 860", 865", 870", 875", 880", 885", 890", 895", 900", 905", 910", 915", 920", 925", 930", 935", 940", 945", 950", 955", 960", 965", 970", 975", 980", 985", 990", 995		

Notes:
1. Not available in 14" or 16".
2. Available with PMB - PMB performance package.
3. 1000 lumens/foot² available with 1000 and 1200 lumens/foot² packages.

AEL American Electric Lighting
All trademarks are the property of their respective owners. This is not a warranty or guarantee of performance. All other trademarks are the property of their respective owners. Copyright 2016 American Electric Lighting. All rights reserved. AEL-16-0001-0001
All trademarks are the property of their respective owners. This is not a warranty or guarantee of performance. All other trademarks are the property of their respective owners. Copyright 2016 American Electric Lighting. All rights reserved. AEL-16-0001-0001
All trademarks are the property of their respective owners. This is not a warranty or guarantee of performance. All other trademarks are the property of their respective owners. Copyright 2016 American Electric Lighting. All rights reserved. AEL-16-0001-0001

Warranty: Five year limited warranty. This is not a warranty or guarantee of performance. All other trademarks are the property of their respective owners. Copyright 2016 American Electric Lighting. All rights reserved. AEL-16-0001-0001
Warranty: Five year limited warranty. This is not a warranty or guarantee of performance. All other trademarks are the property of their respective owners. Copyright 2016 American Electric Lighting. All rights reserved. AEL-16-0001-0001
Warranty: Five year limited warranty. This is not a warranty or guarantee of performance. All other trademarks are the property of their respective owners. Copyright 2016 American Electric Lighting. All rights reserved. AEL-16-0001-0001



KEY	
48" ELM	● TREE TO BE PRESERVED
10" OAK	✕ TREE TO BE REMOVED
48" ELM	● OFFSITE TREE

TREE DATA

Tree survey provided by Menader Engineering, INC.

TREE NO.	TYPE	DBH	STATUS	TREE NO.	TYPE	DBH	STATUS
1	LIVE OAK	12"	PRESERVE	16	CITRUS	8"	REMOVE
2	LIVE OAK	24"	PRESERVE	17	CITRUS	8"	REMOVE
3	LIVE OAK	12"	REMOVE	18	CITRUS	8"	REMOVE
4	LIVE OAK	12"	REMOVE	19	CITRUS	8"	REMOVE
5	CITRUS	8"	REMOVE	20	LIVE OAK	24"	PRESERVE
6	CITRUS	8"	REMOVE	21	LIVE OAK	24"	PRESERVE
7	CITRUS	10"	REMOVE	22	LIVE OAK	60"	PRESERVE
8	ELM	12"	REMOVE	23	LIVE OAK	18"	PRESERVE
9	LIVE OAK	10"	REMOVE	24	LIVE OAK	60"	PRESERVE
10	LIVE OAK	10"	REMOVE	25	LIVE OAK	12"	PRESERVE
11	LIVE OAK	10"	REMOVE	26	LIVE OAK	60"	REMOVE
12	LIVE OAK	10"	REMOVE	27	LIVE OAK	8"	REMOVE
13	ELM	12"	REMOVE	28	LIVE OAK	50"	REMOVE
14	ELM	12"	REMOVE				

*EXEMPT - TREES LESS THAN 10\"/>

Existing trees have been evaluated by MPA ISA Certified Arborist William Needham, FL5846A and Landscape Architect Suzanne Stanzil, PLA LA6666262 and have been categorized as viable.

TREE MITIGATION

Preserved Trees: 8

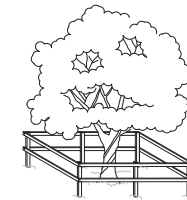
Viable Trees Removed: 13

Viable Trees Other Than Sand or Live Oak Trees Removed		Mitigation required	
Trees 10-17"	4	# 1 Trees each = 4	
Trees 18-35"	0	# 3 Trees each = 0	
Trees 36" +	0	# 4 Trees each = 0	
Total		Mitigation Trees	4

Viable Live Oak Trees Removed		Mitigation required	
Live Oaks 10-17"	7	# 1 Trees each = 7	
Live Oaks 18-35"	0	# 3 Trees each = 0	
Live Oaks 36" +	2	# 4 Trees each = 8	
Total		Mitigation Live Oaks	15

Total Mitigation Trees required: 18 - Preserved Trees 8 = 10

See L-1 for Plant Schedule indicating replacement trees that will reach a minimum height of 15' and single/aggregate DBH of 4\"/>



TREE PROTECTION DETAIL
NOT TO SCALE

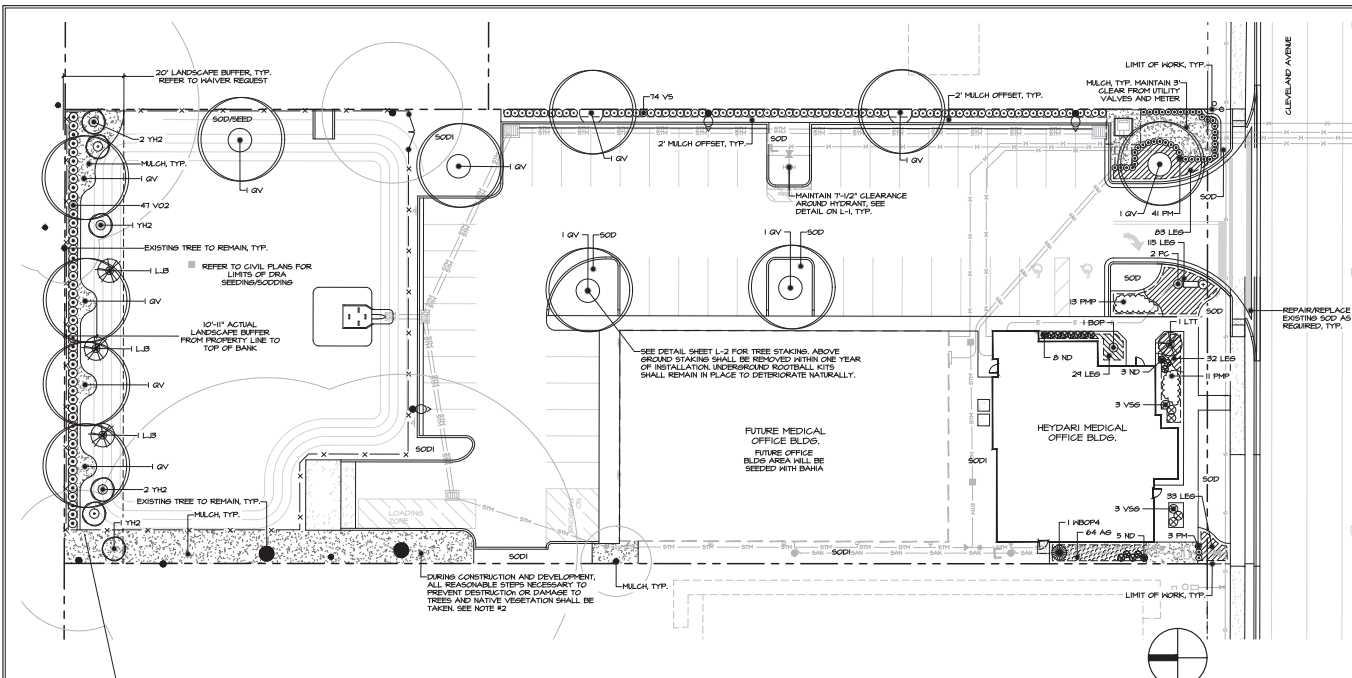
Individual or continuous barricade to be constructed of 2x4 timber, 4' high, to protect existing trees to remain during clearing of trees and underbrush to be removed. Locate barrier at dripline unless otherwise directed by LA or Arborist.

SCALE: 1"=20'

DR. HEYDARI MEDICAL OFFICE
WILLOW, FLORIDA
TREE REMOVAL PLAN

DATE: 07-26-24
DWN BY: JET
CHKD BY: SRS
SHEET 1 OF 1

TR-1



LANDSCAPE CALCULATIONS:

Site Data
Site Area: 1.34 Ac.

Design District: Downtown
Tree Removal and Mitigation
(Tree survey by Rogers Engineering)

II Live Oaks Required for Mitigation - See Tree Removal Plan for detailed calculations

II Live Oaks Provided

Landscape Buffers

NORTH BOUNDARY - See Plan

NO OTHER BUFFERS REQUIRED

Parking Lot Requirements

48 Paved Parking spaces, 18,070 s.f. paved area

Required: 1 canopy tree and 3 shrubs per 25 spaces
(2 canopy trees, 6 shrubs total required for 48 spaces)

Provided: 2 canopy trees and 11 shrubs

Required: Landscape area equal to 10% of paved area (1,807 s.f. for 18,070 s.f. paved area)

Provided 3,231 s.f. (15%) SEE DIAGRAM THIS SHEET

NOTES:

- THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILMHOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UNLESS MINIMUM SIZES AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH OR MAY EXCEED CODE.
- DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 3, PART 6, AND PART 8. (SA-CERTIFIED ARBORIST) SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILMHOD TREE MARKET STUDY OF JANUARY 2021.
- ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
- ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROVERS AND LANDSCAPE ASSOCIATION, FENILA.
- THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRABBED RIGHTS-OF-WAY.
- ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 379. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 50" POTABLE WATER WITH BACKFLOW PREVENTION DEVICE. SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
- ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT-TOLERANT SPECIES.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AS	64	Lily-of-the-Nile <i>Agapanthus africanus</i> - (AS)	#1, full, 3-4 ppp min 10' oc	24" ht x full moss; remove dead flower stalks
BOP	1	Bird of Paradise <i>Strelitzia reginae</i> - (BOP)	#5, 3' x 3' min, full, 3ppp; sun grown	Allow natural growth, deadhead and remove dead foliage
LEB	240	Emerald cloudless Liriodie <i>Liriodie michauxii</i> - (LEB)	#1, full, 5-7' ppp min 10' oc	10' ht x full moss
LJB	3	Ligustrum <i>Ligustrum japonicum</i> - (LJB)	#65 min, 8' ht x 8' spr min full to ground, 2" DBH (Aggregate)	Allow natural growth
LTT	1	Ligustrum, tree-type <i>Ligustrum japonicum</i> - (LTT)	DBH, 8' ht x 8' spr; multi-trunk, 4' min open below 2" DBH min (Aggregate)	Allow natural growth, 6-8' open below; prune informally, do not shear
ND	16	Heavenly Bamboo <i>Nandina domestica</i> - (ND)	#1, 25" ht x 2" spr; 5 canes min	Allow natural growth
PC	2	Flamingo <i>Flamingo capensis</i> - (PC)	#5, 18" x 18" x 42" oc	4' ht x full moss, maintain informally, do not shear
PH	4	Japanese Yew, Columnar <i>Podocarpus macrophyllus</i> - (PH)	#1, 3-4' ht x 22-24" spr; turgid, full and vigorous, 2' oc	4' ht x 4' full hedge; may be sheared
PHM	24	Pringles Dwarf Japanese Yew <i>Podocarpus macrophyllus</i> "Pringles" - (PHM)	#5, 10-12" ht x 12-18" spr; 3' oc	30" ht x full moss, maintain informally, do not shear
VO	11	Live Oak <i>Quercus virginiana</i> - (VO)	DBH, 14-16" ht x 1-1" spr; 3" DBH min (4' cal)	Allow natural growth, prune only for form or dead wood
G2	47	Sweet Viburnum <i>Viburnum odoratissimum</i> - (G2)	#1, 30-36" ht x 2" spr; 4' oc	Allow natural growth
V5	74	Sandbar Viburnum <i>Viburnum suspensum</i> - (V5)	#1, 3' ht x 3' spr; 3' oc	3' ht x 3' full hedge
V56	6	Variegated Shell Ginger <i>Aplisia zerumbet</i> "Variegata" - (V56)	#5, 24" cal shade-grown; 3' oc	Allow natural growth, maintain informally, remove dead foliage
HEOP4	1	Bird of Paradise, White <i>Strelitzia nicotia</i> - (HEOP4)	#1, 48" ht x 24" min, full, 3 ppp; sun grown	Allow natural growth, deadhead and remove dead foliage
Y12	6	Tasman Holly, tree type <i>Ilex tasmanniana</i> - (Y12)	#40, 8' ht min x 3-4' spr; multi-trunk, 2" DBH min (Aggregate)	Allow natural growth
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD		St. Augustine "Floridan" <i>Stenotaphrum secundatum</i> "Floridan" - (SOD)		
SOD1		Argentine Bahia <i>Palpatorium notatum</i> "Argentine" - (SOD1)	Pallet	

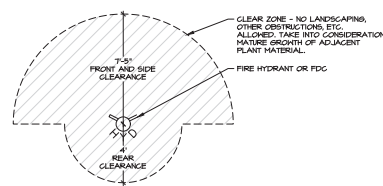
IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.

NOTES:

Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

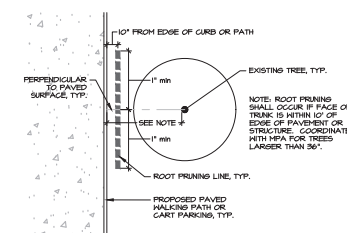
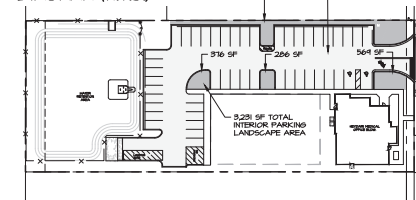
LANDSCAPE BUFFER ALONG NORTH BOUNDARY (180' LF)

- REQUIRED:**
- 20' Wide
 - 6 Shade Trees, 1 Understory, Continuous Hedge (6 Shade, 3 Understory per 100' LF)
- PROVIDED:**
- 20' Wide
 - 6 Shade Trees (2 Existing + 4 Proposed)
 - 1 Understory Trees
 - Continuous Hedge



HYDRANT CLEARANCE DETAIL
N.T.S.

INTERIOR LANDSCAPE DIAGRAM (N.T.S.)



TYPICAL ROOT PRUNING PLAN
SCALE: 1" = 10'

REVISIONS

DATE

Michael Pape
& Associates, PA
LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Suite, FL 33231-3500 • www.MPA-LA.com

DR. HEYDARI MEDICAL OFFICE
WILMHOD, FLORIDA
LANDSCAPE PLAN

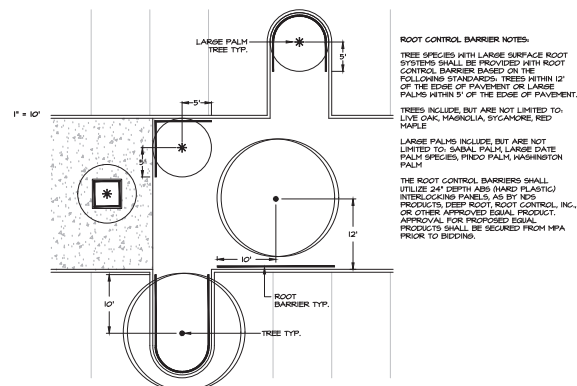
DATE: 07-26-24

DNL BY: RZ/IT

CHD BY: SLS

SHEET 1 OF 2

L-1

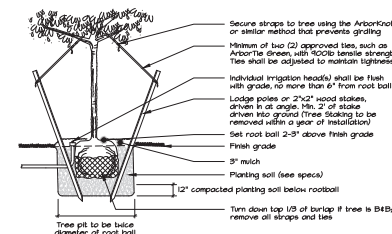


ROOT CONTROL BARRIER DETAIL

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

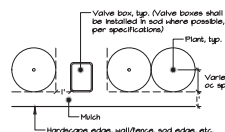
- The Landscape Contract shall generally include the following work:
 - Finish grading 4" in all areas of the work.
 - Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
 - Thorough removal of existing vegetation in all areas of the work, including application of post-emergent herbicide at least two weeks prior to planting and use of pre-emergent herbicide during planting.
 - Supplying of plant material of the specified type, size, and quality.
 - Proper location, layout, and orientation of trees and planting beds.
 - Proper amendment of the soil used for planting, preparation of bed areas, staking of planting pits, and correct planting procedures.
 - Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
 - Insuring and maintaining all plantings per the specified requirements until final completion and acceptance.
 - Observing and following any special requirements beyond the specifications as noted on the plans.
 - Removing above ground trees existing within one year of installation. Underground rootball kills shall remain in place and will deteriorate naturally.
- The Landscape Contractor shall be responsible for:
 - Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
 - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - Providing competent supervision of the work at all times.
 - Reporting and repairing any damage caused by the work or action.
 - Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
 - Coordination with all other aspects of the job affecting the finished character of the landscaping, particularly the drainage system, to achieve proper results, including adjustments to plant locations if required.
 - Finishing the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - Following all administrative and technical requirements of the bid documents.
- Michael Pope & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



TREE INSTALLATION DETAIL

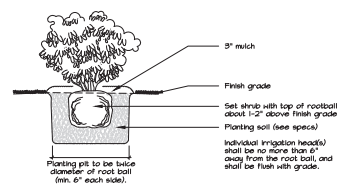
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.



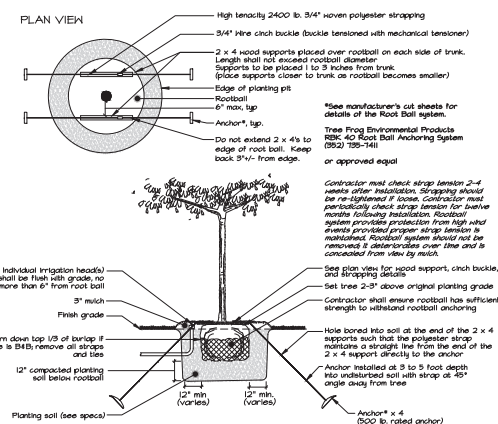
As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, etc. (wall, wall/fence, building foundation, valve box/side wall, etc., shall be installed with the plant center spaced on additional 1" from the edge, unless otherwise noted.

OFFSET DETAIL

N.T.S.



SHRUB INSTALLATION DETAIL



TREE INSTALLATION DETAIL

FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL.

REVISIONS

DATE

Michael Pope & Associates, PA
MPA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.331.3500 • www.MPA-PA.com

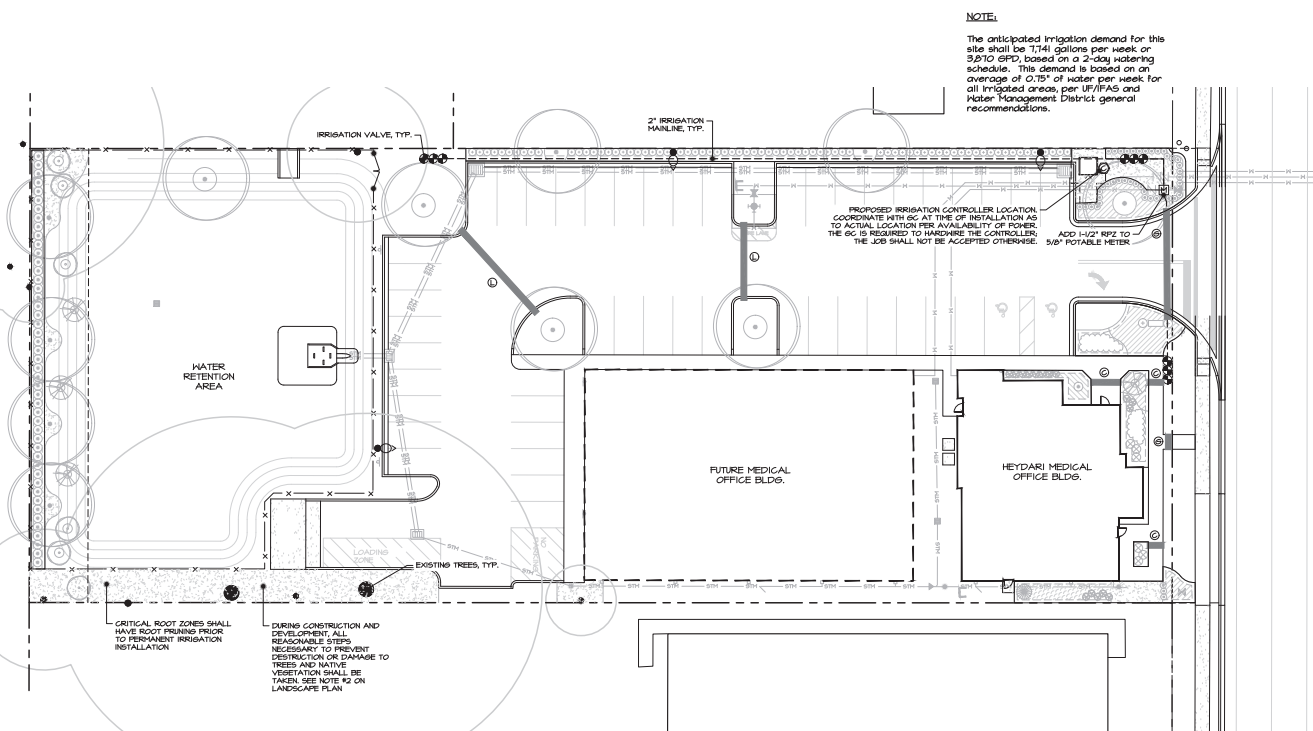
DR. HEYDARI MEDICAL OFFICE
WILTHOOD, FLORIDA
LANDSCAPE PLAN

DATE: 07-26-24

DWN BY: RZ/IT
CHKD BY: SMS

SHEET 2 OF 2

L-2



NOTE:

The anticipated irrigation demand for this site shall be 7,741 gallons per week or 3,870 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UFI/FAS and Water Management District general recommendations.

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF HILLCROOK CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREGULATED LANDSCAPING, PLANTS, TREES, OR OTHER HARDSCAPE IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO MAINTAIN THE EXISTING VEGETATION SHALL BE TAKEN TO PREVENT THE REMOVAL OF ANY SPECIES AS DESCRIBED IN ANS AND/OR PART 5, PART 6, AND PART 8. "SA-CATEGORIZED" ARBOREOUS TREES SHALL BE PROTECTED AND NOT REMOVED OR DAMAGED. THE CITY ENGINEER SHALL VEGETATION DESTROYED OR RECEIVING HARMFUL DAMAGE PRIOR TO OCCUPANCY OR USE AS REQUIRED BY THE CITY ENGINEER.
3. ALL SITE AREAS HIGHER ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SOODED, SEEDDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA M 180 GRASSES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING THE GRASS SPECIFICATIONS AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION FENLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING DESIGN AND THE GRASSES AND TREES FOR THE LIFE OF THE PROJECT. THE WATER METER SHALL BE INSTALLED IN THE SYSTEM EQUIPPED WITH A RAIN SENSITIVE DEVICE PURSUANT TO F.S. CHAPTER 253. THE WATER SOURCE SHALL BE A 3/4" POTABLE WATER WITH BACKFLOW PREVENTION DEVICE. SEE THE CITY ENGINEER PLAN FOR THE LOCATION OF THE WATER METER.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

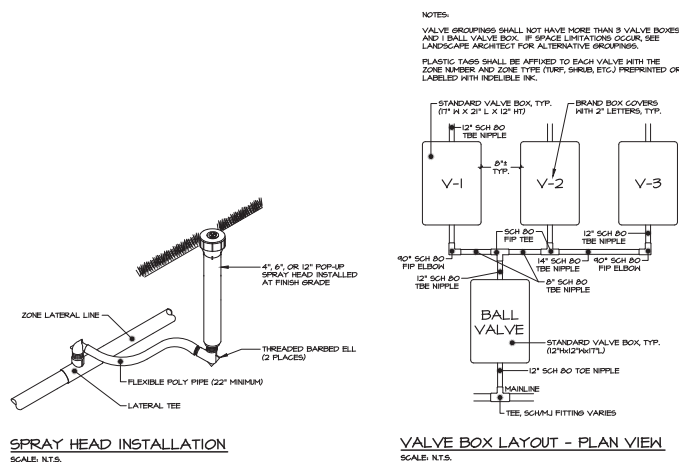
1. The Irrigation Contractor shall generally include the following work:
- A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
 - B. Providing existing and proposed landscape plans and specifications to determine the location of including trees along perimeter of site. Directional boring shall be required within all critical areas.
 - C. Documentation and submit of actual water supply performance prior to commencing installation.
 - D. Separation of zones covering areas for independent operation where applicable.
 - E. Adjustment of pipe head or valve locations or depths to allow for landscaping.
 - F. Removal of noxious weeds and debris from the site to minimize overgrowth on pavement or driveways and to provide satisfactory coverage to all plant material.
 - G. Programming and testing of the system to meet the requirements of the zone schedule and Irrigation Contractors Manual to the Landscape Architect.
 - H. Submission of two copies of the final contents as described in the Specifications.
 - I. Submission of on-call plans illustrating dimensional locations of all major components and any changes to the bid plan.
 - J. Provision of a written guarantee.
2. The Irrigation Contractor shall be responsible for:
- A. Observing and reporting any conditions which would affect the performance of the system.
 - B. Following all applicable codes and regulations concerning the work, whether or not they are included in the bid documents.
 - C. Completing the work at all times.
 - D. Repairing and replacing any damage caused by his work or actions.
 - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - F. Coordination of work with landscape architect to determine proper coverage, including adjustment of head locations if required.
 - G. Maintaining the work in a safe and intelligent manner until it is complete according to the Plans and Specifications.
 - H. Following all administrative and technical requirements of the bid documents.
3. Michael Pope & Associates, P.A., is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to removal and replacement at the Contractors expense.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN

CITY OF WILDWOOD IRRIGATION CODE:

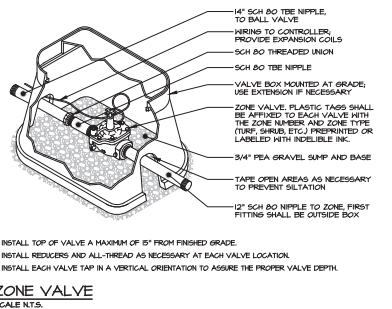
ALL LANDSCAPING WILL BE REQUIRED TO PROVIDE AN ADEQUATE IRRIGATION SYSTEM AS REQUIRED FOR THE MAINTENANCE OF THE PLANT MATERIAL IRRIGATION SYSTEM HOSE, ETC.). REUSE WATER MUST BE UTILIZED FOR IRRIGATION WHEN AVAILABLE TO PROJECT SITE. ON COMMERCIAL SITES, THE IRRIGATION SYSTEMS SHALL MEET THE FLORIDA BUILDING CODE, AND THE FLORIDA PLUMBING CODE, AND THE FLORIDA MECHANICAL CODE. REUSE IRRIGATION INSTALLATION AS OUTLINED IN APPENDIX F OF THE PLUMBING CODE, AND/OR MEET THE CURRENT REQUIREMENTS STANDARDS AS PUBLISHED BY THE FLORIDA IRRIGATION SOCIETY. MICRO-IRRIGATION MAY BE UTILIZED TO CONSERVE WATER RESOURCES. REUSE IRRIGATION SHALL BE REQUIRED FOR ALL NEW IRRIGATION SYSTEMS INSTALLED ON NEW LANDSCAPES SHALL COMPLY WITH THE SOUTHEAST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES IN FORCE AT ANY GIVEN PERIOD. ALL IRRIGATION SYSTEMS INSTALLED WITHIN THE DISTRICT SHALL MAINTAIN THE FOLLOWING AS MINIMUM STANDARDS FOR INSTALLATION AND MAINTENANCE.

- (A) PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS AND CONTROLS.
- (B) BACKFLOW PREVENTION DEVICES.
- (C) SEPARATE IRRIGATION ZONES FOR TROPIC AND NON-TROPIC AREAS.
- (D) HATCHING PRESCRIPTION RATES ON HEAD HEART A ZONE (E.E. ROTATORS AND SPRINKLERS ON SEPARATE ZONES).
- (E) USE OF PRESSURE REGULATED VALVES AND HEADS.
- (F) 100% COVERAGE (HEAD TO HEAD) COVERAGE.
- (G) MAXIMUM FLOW VELOCITY OF FIVE FEET (B) PER SECOND.
- (H) CIRCULAR VALVES IN CIRCULAR AREAS AND PREVENT SYSTEM DRAIN DOWN.
- (I) APPROPRIATE IRRIGATION SCHEDULING THAT SUPPLEMENTS RAINFALL SO TURF AREA RECEIVE NO MORE THAN ONE AND ONE-HALF (1.5) INCHES OF TOTAL MOISTURE RAIN PER YEAR.
- (J) REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND MAINTAIN PROPER PRESSURE.
- (K) ALL LAWN IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO P.S.D. 10-10-01.



CONTRACTORS:

1. YOU ARE ADVISED TO CONFIRM WITH MICHAEL PAPE ASSOCIATES THAT THIS IS THE FINAL PLAN PRIOR TO BIDDING AND CONSTRUCTION.
2. READ AND FOLLOW THE SEPARATE SPECIFICATION DOCUMENT THAT MUST ACCOMPANY THIS PLAN.
3. ANY DAMAGE TO ANY EXISTING LANDSCAPING OR IRRIGATION ON ADJACENT SITES CAUSED BY ANY ASPECT OF THE CONSTRUCTION OF THIS PROJECT, SHALL BE RESTORED IMMEDIATELY TO ACCEPTABLE CONDITIONS AS DETERMINED BY MPA.



SCALE: 1"=20'

IRRIGATION
SLEEVING LEGEND

A = (1) 6"
(2) 4"
(1) 2"

B = (2) 4"

C = (1) 4"

D = (1) 4"
(1) 2"

E = (2) 2"

F = (1) 6"

G = (1) 4"
(2) 2"

H = (1) 6"
(2) 4"

I = (2) 6"
(2) 4"
(1) 2"

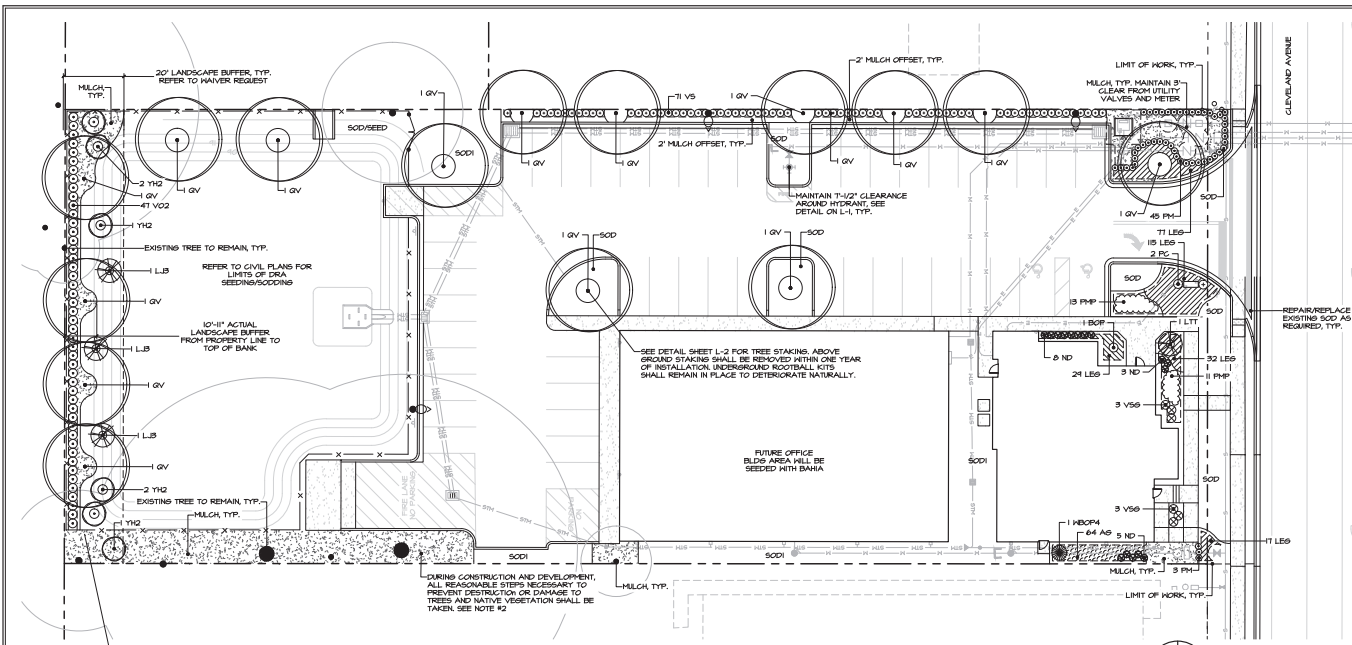
J = (1) 2"

K = (1) 8"
(1) 4"
(2) 2"

L = (1) 3"

M = (2) 4"
(2) 2"

N = (1) 6"
(2) 2"



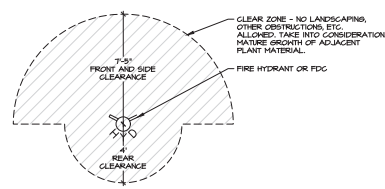
LANDSCAPE BUFFER ALONG NORTH BOUNDARY (180' LF)

REQUIRED:

- 20' Wide
- 6 Shade Trees, 1 Understory, Continuous Hedge (3 Shade 5 Understory per 100' LF)

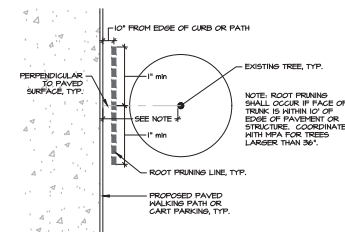
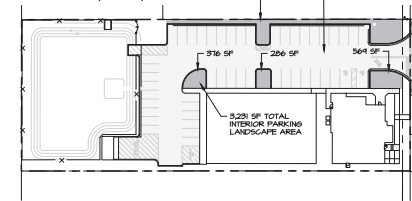
PROVIDED:

- 20' Wide
- 6 Shade Trees (2 Existing + 4 Proposed)
- 1 Understory Trees
- Continuous Hedge



HYDRANT CLEARANCE DETAIL
N.T.S.

INTERIOR LANDSCAPE DIAGRAM (N.T.S.)



TYPICAL ROOT PRUNING PLAN
SCALE: 1" = 12'

LANDSCAPE CALCULATIONS:

Site Data
Site Area: 1.34 Ac.
Design District: Downtown
Tree Removal and Mitigation
(Tree survey by Rogers Engineering)
14 Trees Required for Mitigation - See Tree Removal Plan for detailed calculations
15 Live Oaks + 10 Other Trees Provided
Landscape Buffers
NORTH BOUNDARY - See Plan
NO OTHER BUFFERS REQUIRED
Parking Lot Requirements
48 Paved Parking spaces, 14,501 s.f. paved area
Required: 1 canopy tree and 3 shrubs per 25 spaces
(2 canopy Trees, 6 shrubs total required for 48 spaces)
Provided: 2 canopy trees and 11 shrubs
Required: Landscape area equal to 10% of paved area (1,450 sf for 14,501 sf paved area)
Provided 3,231 s.f. (15%) SEE DIAGRAM THIS SHEET

NOTES:

- THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILMHOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UNLESS MINIMUM SIZES AND HAVE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH OR MAY EXCEED CODE.
- DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 3, PART 6, AND PART 8. (SA-CERTIFIED ARBORIST) SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILMHOOD TREE MARKET STUDY OF JANUARY 2020.
- ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
- ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER 'GRADES AND STANDARDS FOR NURSERY PLANTS', STATE OF FLORIDA, LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FENILA.
- THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
- ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 319. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 50" POTABLE WATER WITH BACKFLOW PREVENTION DEVICE. SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
- ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT-TOLERANT SPECIES.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities on site and the GRASSED RIGHTS-OF-WAY. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AS	64	Lily-of-the-Nile <i>Agapanthus africanus</i> - (AS)	#1, full; 3-4 spp min; 10' x 10'	24" ht x full mass; remove dead flower stalks
BOP	1	Bird of Paradise <i>Strelitzia reginae</i> - (BOP)	#5, 3' x 3' min, full; sun grown	Allow natural growth; deadhead and remove dead foliage
LEB	266	Emerald coddless Liriodie <i>Liriodie microri</i> Emerald coddless - (LEB)	#1, full; 5-7 spp min; 10' x 10'	10' ht x full mass
LJB	3	Ligustrum <i>Ligustrum japonicum</i> - (LJB)	#65 min; 8' ht x 8' spr min full to ground; 2" DBH (Aggregate)	Allow natural growth
LTT	1	Ligustrum, tree-type <i>Ligustrum japonicum</i> - (LTT)	DBH 8" ht x 8" spr; multi-trunk; 4 min open below 2" DBH min (Aggregate)	Allow natural growth; 6-8' open below; prune informally do not shear
ND	16	Heavenly Bamboo <i>Nandina domestica</i> - (ND)	#1, 25" ht x 2" spr; 5 canes min	Allow natural growth
PC	2	Flamingo <i>Flamingo capensis</i> - (PC)	#5, 18" x 18" x 42" oc	4' ht x full mass; maintain informally; do not shear
PM	45	Japanese Yew, Columnar <i>Podocarpus macrophyllus</i> - (PM)	#1, 3-4' ht x 22-24" spr; burgled, full and vigorous; 2" oc	4' ht x 4' full hedge; may be sheared
PHF	24	Pringles Dwarf Japanese Yew <i>Podocarpus macrophyllus</i> Pringles - (PHF)	#5, 10-12" ht x 12-18" spr; 3" oc	30" ht x full mass; maintain informally; do not shear
GV	15	Live Oak <i>Quercus virginiana</i> - (GV)	DBH 14-16" ht x 1-1 1/2" spr; 2" DBH min (DF cut)	Allow natural growth; prune only for form or dead wood
V02	41	Sweet Viburnum <i>Viburnum odoratissimum</i> - (V02)	#1, 30-36" ht x 2" spr; 4" oc	Allow natural growth
V5	66	Sandakia Viburnum <i>Viburnum angustatum</i> - (V5)	#1, 3' ht x 3' spr; 3" oc	3' ht x 3' full hedge
V56	6	Variegated Shell Ginger <i>Aplisa zempieri</i> Variegated - (V56)	#5, 24" Oa shade-grown; 3" oc	Allow natural growth; maintain informally; remove dead foliage
HEOP4	1	Bird of Paradise, White <i>Strelitzia nicotia</i> - (HEOP4)	#1, 45" ht x 24" min, full; 3 spp; sun grown	Allow natural growth; deadhead and remove dead foliage
Y12	6	Taspen Holly, tree type <i>Ilex vomitoria</i> - (Y12)	#40, 8' ht min x 3-4' spr; multi-trunk; 2" DBH min (Aggregate)	Allow natural growth
MULCH		Five Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD		St. Augustine 'Floridan' <i>Stenotaphrum secundatum</i> 'Floridan' - (SOD)		
SOD1		Argentine Bahia <i>Paspalum notatum</i> 'Argentine' - (SOD1)	Pallet	

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.

NOTES:

Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

REVISIONS

DATE

Michael Pape & Associates, PA

LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE

2351 SE 17th Street, Ocala, FL 32135-3500 • www.MPA-LA.com

DR. HEYDARI MEDICAL OFFICE

WILMHOOD, FLORIDA

LANDSCAPE PLAN

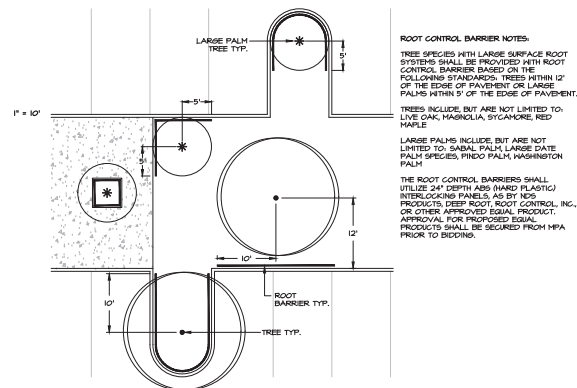
DATE: 09-17-24

DRAWN BY: RZ/IT

CHECKED BY: SLS

SHEET 1 OF 2

L-1

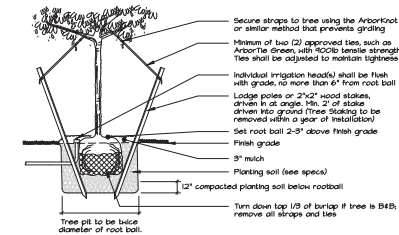


ROOT CONTROL BARRIER DETAIL

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

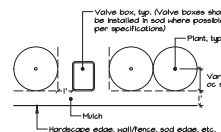
- The Landscape Contract shall generally include the following work:
 - Finish grading 4" in all areas of the work.
 - Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
 - Thorough removal of existing vegetation in all areas of the work, including application of post-emergent herbicide at least two weeks prior to planting and use of pre-emergent herbicide during planting.
 - Supplying of plant material of the specified type, size, and quality.
 - Proper location, layout, and orientation of trees and planting beds.
 - Proper amendment of the soil used for planting, preparation of bed areas, staking of planting pits, and correct planting procedures.
 - Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
 - Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
- Observing and following any special requirements beyond the specifications as noted on the plans.
- Removing above ground trees existing within one year of installation. Underground rootball kills shall remain in place and will deteriorate naturally.
- The Landscape Contractor shall be responsible for:
 - Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
 - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - Providing competent supervision of the work at all times.
 - Reporting and repairing any damage caused by the work or actions.
 - Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
 - Coordination with all other aspects of the job affecting the finished character of the landscaping, particularly the drainage system, to achieve proper results, including adjustments to plant locations if required.
 - Finishing the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - Following all administrative and technical requirements of the bid documents.
- Michael Pope & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



TREE INSTALLATION DETAIL

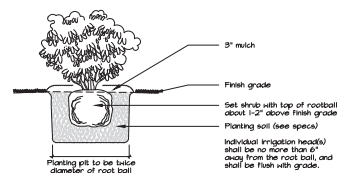
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.



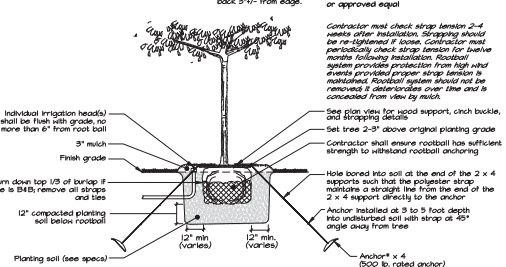
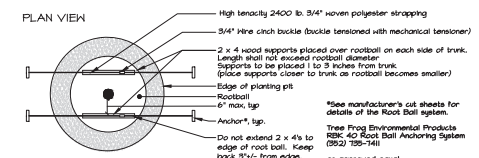
As shown on plan, all shrubs and grandersons adjacent to curb/pavement, etc. (wall/fence, building foundation, valve box/utility vault, etc., shall be installed with the plant center spaced on additional 1" from the edge, unless otherwise noted.

OFFSET DETAIL

N.T.S.



SHRUB INSTALLATION DETAIL



TREE INSTALLATION DETAIL

FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL.

REVISIONS

DATE

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



DR. HEYDARI MEDICAL OFFICE
WILKWOOD, FLORIDA
LANDSCAPE PLAN

DATE: 09-17-24

DWN BY: RZ/IT
GND. BY: SRS

SHEET 2 OF 2

L-2

West Elevation
SCALE 1/4" = 1'-0"

East Elevation
SCALE 1/4" = 1'-0"

South Elevation
SCALE 1/4" = 1'-0"

North Elevation
SCALE 1/4" = 1'-0"

PLANS REVIEWED BY CITY OF WILDWOOD
DEVELOPMENT SERVICES DEPARTMENT

☒ APPROVED
☐ APPROVED WITH CONDITIONS
☐ DENIED

Digitally signed by Amanda Bush
DN: cn=Amanda Bush, o=City of Wildwood, ou=Development Services, email=abush@wildwood-fl.gov, c=US
Reason: I am approving this document
Date: 2023.03.13 11:26:40 -0400

PAUL N MEDLEY Architect
AIA NCARB
101 Smokerise Blvd
Longwood FL 32779
PHONE NUMBER 407-701-6440
WWW.PNM-ARCHITECTURE.COM

©2020 PNM ARCHITECTURE. THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF PNM ARCHITECTURE. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PNM ARCHITECTURE IS STRICTLY PROHIBITED.

SEAL AR # 96512

PROJECT
New Dental Clinic for Dr. Majid Heydari
1403 Cleveland Ave
Wildwood Florida

REVISION DATES

DATE
4-29-21

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A2

PROJECT NO.
016-20

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SPM 2408-007 Twisted Oaks Apartments Site Plan Modification

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SPM 2408-007 Twisted Oaks Apartments Site Plan Modification

Parcel Number: Portions of Parcel D31A218 (formerly Parcel D31-007)/ Tract M-1 of the Twisted Oaks Ph 1 & 2 Final Plat

Acreage: 16.79 +/- MOL

Property Location: Located within the Twisted Oaks Development, just west of Hwy 301 and south of E C 462

Owner: KL Twisted Oaks, LLC / James P. Harvey, President

Applicant: Morris Engineering & Consulting, LLC / Brody Cone, Project Engineer

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units, and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, and four (4) charging spaces, providing amenities consisting of a dog park, amenity center with pool, pickleball courts, mail kiosks, playground and game lawn, proposed dumpster compactor, landscaping buffers, and associated infrastructure improvements on 16.87 acres MOL, on an NMU-7 zoned parcel, as per the attached plans.

The modification was primarily created to remove the wetland and OS-1 tracts from the project

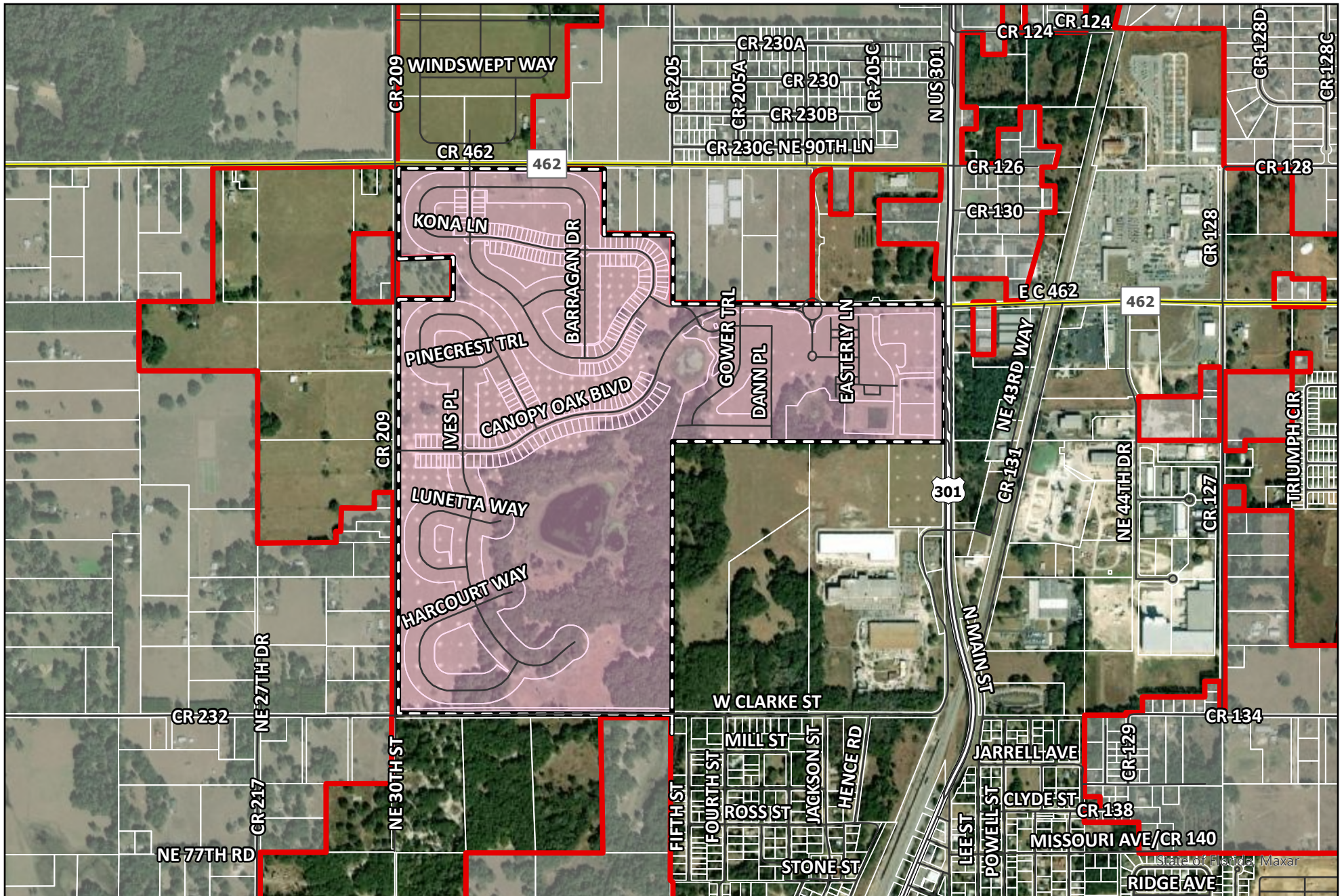
boundary. The applicant has stated that the unit density for the development area will be approximately 16 units per acre for the multifamily project. The applicant will remain under the terms of the adopted planned development as it adheres to open space and maximum number of multi-family residential units. The wetlands are to remain under the ownership of the CDD.

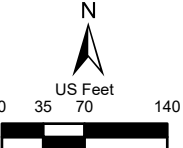
SPM 2408-007 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 11/1/2024

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over the date.

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		SPM 2408-007 TWISTED OAKS APARTMENTS MODIFICATION PARCELS D31A216 & D31A218	MAP 1B LOCATION MAP AUG 2024
--	--	---	---	---

z:\Jobs\Twisted Oaks - Engineering\dev plans\WF101 TO MF1 CVR.dwg, 10/18/2024 2:05:28 PM, AutoCAD PDF (General Documentation).pc3

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. (NAVD88=NGVD89+0.87 APPROX).
2. LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
3. THE CONTRACTOR SHALL EXERCISE CARE IN PLACING & TESTING OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION, & PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION OF THE "TRENCHING" PROGRAM.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE & TESTED OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT & INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, & SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS & CODES.
7. ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES, FAILURE TO OBTAIN APPROVAL, BEFORE INSTALLATION MAY RESULT IN REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS MUST BE REVIEWED & APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER & APPROPRIATE AGENCIES, & PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, & OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT & WILL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP & BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED (RACED), SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. SET WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHERWISE INDICATED ON STRUCTURE PLANS.
14. ALL PRIVATE & PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR & VENDOR.
15. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EROSION CONTROL PLAN BE SUBMITTED WITH A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS, AN ON-SITE INSPECTION BY THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
16. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOGRAPHY OF ALL COMPACTION TESTS & ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, & THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS & PERMITS HAVE BEEN SATISFIED.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. THE CONTRACTOR SHALL REVIEW THE DESIGN SOILS REPORTS & BORINGS PRIOR TO BIDDING THE PROJECT & PRIOR TO COMMENCING CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
20. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION METHODS OR METHODS FOR PROVIDING SITE SAFETY.
21. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL MINIMUM DRAWINGS & SUBMITTAL REQUIREMENTS. WATER, WASTEWATER, & RECYCLED WATER PROJECTS, STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
22. WELLS OWNED & MAINTAINED BY THE CITY OF WILLOWOOD, FLORIDA, SHALL BE PROTECTED BY THE CONTRACTOR. CITY OF WILLOWOOD UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER, WASTEWATER, & IRRIGATION/RE-USE CONSTRUCTION STANDARDS, WHERE ANY CITY STANDARDS ARE MORE STRINGENT THAN THE MINIMUM ALLOWABLE STANDARDS, THE MORE STRINGENT STANDARDS SHALL BE APPLIED.
23. ALL LAND CONTAINED WITHIN STORM TREATMENT PLANT COMPACTION TRACTS, DRAINAGE EASEMENTS, & WETLAND PRESERVATION TRACTS SHALL ALSO BE A PUBLIC FLOODAGE EASEMENT.
24. ALL EXISTENCE EXISTING PLANT MATERIAL SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND IN DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPER SHALL PROVIDE FOR THE CONTINUED, PHASED, REMOVAL OF MISUSE, EXOTIC PLANT SPECIES THAT BECOME ESTABLISHED WITHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE USE OF THE PROJECT.
25. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILLOWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL SAFETY NOTES

1. DURING THE CONSTRUCTION &/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL & SAFETY OF THE TRAVELING PUBLIC & SAFETY OF HIS PERSONNEL.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL, & SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE & UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, & REMOVAL OF TRAFFIC CONTROL DEVICES, WARNING DEVICES, & BARRIERS NECESSARY TO PROTECT THE PUBLIC & WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. ALL TRAFFIC CONTROL MEASURES & DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & DEVICES, & THE PROVISIONS SET FORTH IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION.
4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY & ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE METHOD FOR HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY & DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT &/OR ENFORCE SAFETY REGULATIONS.

CLEARING & EROSION CONTROL NOTES

1. DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL RISK ZONES (CRZ) OF TREES.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY, THE CONTRACTOR SHALL EXERCISE CARE WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR INDICATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
3. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL MINIMUM DRAWINGS & SUBMITTAL REQUIREMENTS. WATER, WASTEWATER, & RECYCLED WATER PROJECTS, STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
4. WELLS OWNED & MAINTAINED BY THE CITY OF WILLOWOOD, FLORIDA, SHALL BE PROTECTED BY THE CONTRACTOR. CITY OF WILLOWOOD UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER, WASTEWATER, & IRRIGATION/RE-USE CONSTRUCTION STANDARDS, WHERE ANY CITY STANDARDS ARE MORE STRINGENT THAN THE MINIMUM ALLOWABLE STANDARDS, THE MORE STRINGENT STANDARDS SHALL BE APPLIED.
5. ALL LAND CONTAINED WITHIN STORM TREATMENT PLANT COMPACTION TRACTS, DRAINAGE EASEMENTS, & WETLAND PRESERVATION TRACTS SHALL ALSO BE A PUBLIC FLOODAGE EASEMENT.
6. ALL EXISTENCE EXISTING PLANT MATERIAL SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND IN DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPER SHALL PROVIDE FOR THE CONTINUED, PHASED, REMOVAL OF MISUSE, EXOTIC PLANT SPECIES THAT BECOME ESTABLISHED WITHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE USE OF THE PROJECT.
7. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILLOWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION METHODS OR METHODS FOR PROVIDING SITE SAFETY.
10. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL MINIMUM DRAWINGS & SUBMITTAL REQUIREMENTS. WATER, WASTEWATER, & RECYCLED WATER PROJECTS, STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
11. WELLS OWNED & MAINTAINED BY THE CITY OF WILLOWOOD, FLORIDA, SHALL BE PROTECTED BY THE CONTRACTOR. CITY OF WILLOWOOD UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER, WASTEWATER, & IRRIGATION/RE-USE CONSTRUCTION STANDARDS, WHERE ANY CITY STANDARDS ARE MORE STRINGENT THAN THE MINIMUM ALLOWABLE STANDARDS, THE MORE STRINGENT STANDARDS SHALL BE APPLIED.
12. ALL LAND CONTAINED WITHIN STORM TREATMENT PLANT COMPACTION TRACTS, DRAINAGE EASEMENTS, & WETLAND PRESERVATION TRACTS SHALL ALSO BE A PUBLIC FLOODAGE EASEMENT.
13. ALL EXISTENCE EXISTING PLANT MATERIAL SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND IN DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPER SHALL PROVIDE FOR THE CONTINUED, PHASED, REMOVAL OF MISUSE, EXOTIC PLANT SPECIES THAT BECOME ESTABLISHED WITHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE USE OF THE PROJECT.
14. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILLOWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
16. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION METHODS OR METHODS FOR PROVIDING SITE SAFETY.
17. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL MINIMUM DRAWINGS & SUBMITTAL REQUIREMENTS. WATER, WASTEWATER, & RECYCLED WATER PROJECTS, STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
18. WELLS OWNED & MAINTAINED BY THE CITY OF WILLOWOOD, FLORIDA, SHALL BE PROTECTED BY THE CONTRACTOR. CITY OF WILLOWOOD UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER, WASTEWATER, & IRRIGATION/RE-USE CONSTRUCTION STANDARDS, WHERE ANY CITY STANDARDS ARE MORE STRINGENT THAN THE MINIMUM ALLOWABLE STANDARDS, THE MORE STRINGENT STANDARDS SHALL BE APPLIED.
19. ALL LAND CONTAINED WITHIN STORM TREATMENT PLANT COMPACTION TRACTS, DRAINAGE EASEMENTS, & WETLAND PRESERVATION TRACTS SHALL ALSO BE A PUBLIC FLOODAGE EASEMENT.
20. ALL EXISTENCE EXISTING PLANT MATERIAL SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND IN DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPER SHALL PROVIDE FOR THE CONTINUED, PHASED, REMOVAL OF MISUSE, EXOTIC PLANT SPECIES THAT BECOME ESTABLISHED WITHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE USE OF THE PROJECT.
21. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILLOWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
22. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
23. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION METHODS OR METHODS FOR PROVIDING SITE SAFETY.
24. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL MINIMUM DRAWINGS & SUBMITTAL REQUIREMENTS. WATER, WASTEWATER, & RECYCLED WATER PROJECTS, STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
25. WELLS OWNED & MAINTAINED BY THE CITY OF WILLOWOOD, FLORIDA, SHALL BE PROTECTED BY THE CONTRACTOR. CITY OF WILLOWOOD UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER, WASTEWATER, & IRRIGATION/RE-USE CONSTRUCTION STANDARDS, WHERE ANY CITY STANDARDS ARE MORE STRINGENT THAN THE MINIMUM ALLOWABLE STANDARDS, THE MORE STRINGENT STANDARDS SHALL BE APPLIED.

PAVING, GRADING, & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. EXISTING SHALL BE NOTED DRY HILL PIPE & APPURTENANCES ARE BEING PLACED. EXCAVATING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALANT, AT JOINTS OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WITHIN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL, IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
5. STORM DRAINAGE PIPE (EXPOSED) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-75).
6. CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.
7. PIPE STORM 18" & SMALLER SHALL CONFORM TO C-200, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
9. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATED FOR A CAPABLE OF WITHSTANDING 10-20 LOADINGS.
10. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER. NOTES SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
12. ROOF DRAIN PIPES SHALL BE PAVEMENT 40", OR CORRUGATED HOPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
13. ELEVATION OF INLETION POINTS SHALL CEASE AT THE DEPTH WHERE CLAY (CL/SH) LAYER OF MATERIAL IS ENCOUNTERED.
14. PAVING, GRADING, & DRAINAGE, TESTING & INSPECTION REQUIREMENTS
15. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE COMPLETION OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE, TO SCHEDULE AN INSPECTION.
16. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
19. LASER PROFILE IS REQUIRED FOR ALL ADEQUATE STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
20. FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER VIDEO AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:
21. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
22. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
23. PIPE QUALITY REPORT.
24. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y ANGLES.
25. SLOPE ANALYSIS REPORT.
26. PIPE DEFORMATION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
27. DEVIATION IN PIPE LINE AND JOINT, GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

PAVING, GRADING, & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. EXISTING SHALL BE NOTED DRY HILL PIPE & APPURTENANCES ARE BEING PLACED. EXCAVATING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALANT, AT JOINTS OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WITHIN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL, IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
5. STORM DRAINAGE PIPE (EXPOSED) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-75).
6. CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.
7. PIPE STORM 18" & SMALLER SHALL CONFORM TO C-200, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
9. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATED FOR A CAPABLE OF WITHSTANDING 10-20 LOADINGS.
10. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER. NOTES SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
12. ROOF DRAIN PIPES SHALL BE PAVEMENT 40", OR CORRUGATED HOPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
13. ELEVATION OF INLETION POINTS SHALL CEASE AT THE DEPTH WHERE CLAY (CL/SH) LAYER OF MATERIAL IS ENCOUNTERED.
14. PAVING, GRADING, & DRAINAGE, TESTING & INSPECTION REQUIREMENTS
15. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE COMPLETION OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE, TO SCHEDULE AN INSPECTION.
16. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
19. LASER PROFILE IS REQUIRED FOR ALL ADEQUATE STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
20. FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER VIDEO AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:
21. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
22. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
23. PIPE QUALITY REPORT.
24. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y ANGLES.
25. SLOPE ANALYSIS REPORT.
26. PIPE DEFORMATION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
27. DEVIATION IN PIPE LINE AND JOINT, GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

PAVING, GRADING, & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. EXISTING SHALL BE NOTED DRY HILL PIPE & APPURTENANCES ARE BEING PLACED. EXCAVATING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALANT, AT JOINTS OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WITHIN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL, IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
5. STORM DRAINAGE PIPE (EXPOSED) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-75).
6. CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.
7. PIPE STORM 18" & SMALLER SHALL CONFORM TO C-200, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
9. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATED FOR A CAPABLE OF WITHSTANDING 10-20 LOADINGS.
10. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER. NOTES SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
12. ROOF DRAIN PIPES SHALL BE PAVEMENT 40", OR CORRUGATED HOPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
13. ELEVATION OF INLETION POINTS SHALL CEASE AT THE DEPTH WHERE CLAY (CL/SH) LAYER OF MATERIAL IS ENCOUNTERED.
14. PAVING, GRADING, & DRAINAGE, TESTING & INSPECTION REQUIREMENTS
15. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE COMPLETION OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE, TO SCHEDULE AN INSPECTION.
16. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
19. LASER PROFILE IS REQUIRED FOR ALL ADEQUATE STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
20. FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER VIDEO AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:
21. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
22. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
23. PIPE QUALITY REPORT.
24. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y ANGLES.
25. SLOPE ANALYSIS REPORT.
26. PIPE DEFORMATION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
27. DEVIATION IN PIPE LINE AND JOINT, GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

PAVING, GRADING, & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. EXISTING SHALL BE NOTED DRY HILL PIPE & APPURTENANCES ARE BEING PLACED. EXCAVATING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALANT, AT JOINTS OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WITHIN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL, IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
5. STORM DRAINAGE PIPE (EXPOSED) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-75).
6. CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.
7. PIPE STORM 18" & SMALLER SHALL CONFORM TO C-200, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
9. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATED FOR A CAPABLE OF WITHSTANDING 10-20 LOADINGS.
10. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER. NOTES SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
12. ROOF DRAIN PIPES SHALL BE PAVEMENT 40", OR CORRUGATED HOPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
13. ELEVATION OF INLETION POINTS SHALL CEASE AT THE DEPTH WHERE CLAY (CL/SH) LAYER OF MATERIAL IS ENCOUNTERED.
14. PAVING, GRADING, & DRAINAGE, TESTING & INSPECTION REQUIREMENTS
15. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE COMPLETION OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE, TO SCHEDULE AN INSPECTION.
16. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
19. LASER PROFILE IS REQUIRED FOR ALL ADEQUATE STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
20. FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER VIDEO AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:
21. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
22. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
23. PIPE QUALITY REPORT.
24. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y ANGLES.
25. SLOPE ANALYSIS REPORT.
26. PIPE DEFORMATION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
27. DEVIATION IN PIPE LINE AND JOINT, GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

PAVING, GRADING, & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. EXISTING SHALL BE NOTED DRY HILL PIPE & APPURTENANCES ARE BEING PLACED. EXCAVATING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALANT, AT JOINTS OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WITHIN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL, IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
5. STORM DRAINAGE PIPE (EXPOSED) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-75).
6. CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.
7. PIPE STORM 18" & SMALLER SHALL CONFORM TO C-200, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
9. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATED FOR A CAPABLE OF WITHSTANDING 10-20 LOADINGS.
10. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER. NOTES SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
12. ROOF DRAIN PIPES SHALL BE PAVEMENT 40", OR CORRUGATED HOPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
13. ELEVATION OF INLETION POINTS SHALL CEASE AT THE DEPTH WHERE CLAY (CL/SH) LAYER OF MATERIAL IS ENCOUNTERED.
14. PAVING, GRADING, & DRAINAGE, TESTING & INSPECTION REQUIREMENTS
15. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE COMPLETION OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE, TO SCHEDULE AN INSPECTION.
16. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
19. LASER PROFILE IS REQUIRED FOR ALL ADEQUATE STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
20. FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER VIDEO AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:
21. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
22. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
23. PIPE QUALITY REPORT.
24. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y ANGLES.
25. SLOPE ANALYSIS REPORT.
26. PIPE DEFORMATION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
27. DEVIATION IN PIPE LINE AND JOINT, GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

PAVING, GRADING, & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. EXISTING SHALL BE NOTED DRY HILL PIPE & APPURTENANCES ARE BEING PLACED. EXCAVATING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALANT, AT JOINTS OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WITHIN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL, IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
5. STORM DRAINAGE PIPE (EXPOSED) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-75).
6. CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.
7. PIPE STORM 18" & SMALLER SHALL CONFORM TO C-200, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
9. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATED FOR A CAPABLE OF WITHSTANDING 10-20 LOADINGS.
10. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER. NOTES SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
12. ROOF DRAIN PIPES SHALL BE PAVEMENT 40", OR CORRUGATED HOPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
13. ELEVATION OF INLETION POINTS SHALL CEASE AT THE DEPTH WHERE CLAY (CL/SH) LAYER OF MATERIAL IS ENCOUNTERED.
14. PAVING, GRADING, & DRAINAGE, TESTING & INSPECTION REQUIREMENTS
15. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE COMPLETION OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE, TO SCHEDULE AN INSPECTION.
16. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
19. LASER PROFILE IS REQUIRED FOR ALL ADEQUATE STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
20. FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER VIDEO AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:
21. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
22. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
23. PIPE QUALITY REPORT.
24. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y ANGLES.
25. SLOPE ANALYSIS REPORT.
26. PIPE DEFORMATION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
27. DEVIATION IN PIPE LINE AND JOINT, GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

PAVING, GRADING, & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. EXISTING SHALL BE NOTED DRY HILL PIPE & APPURTENANCES ARE BEING PLACED. EXCAVATING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALANT, AT JOINTS OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WITHIN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL, IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
5. STORM DRAINAGE PIPE (EXPOSED) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-75).
6. CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.
7. PIPE STORM 18" & SMALLER SHALL CONFORM TO C-200, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
9. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATED FOR A CAPABLE OF WITHSTANDING 1

Page 104 of 128

z:\Jobs\oaks_engineering\dev_plans\MF1\03 TO MF1 AER.dwg, 10/18/2024 2:05:50 PM, AutoCAD PDF (General Documentation).pc3



NO.	DATE	REVISION DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDD

M

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 CA 38780 941-444-6644 www.morrisengineering.net

DATE	04/29/2024
PROJECT	TO MF1
DRAWING	TO MF1 AER
DRAWN	EDD
CHECKED	BMC

AERIAL SITE PLAN

TWISTED OAKS - APARTMENTS

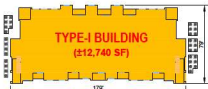
CITY OF WILDWOOD, FLORIDA

SCALE	1"=100'
VERTICAL	ON 10M
HORIZONTAL	AS SHOWN
SHEET	3
OF	25

BRODY CONE
FL LICENSE NO. 94991

- SITE DATA**
- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D31A216 AND D31A218
 - PROPERTY ADDRESS: 8616 N. US 301, WILDMOOD, FLORIDA 34785, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 22 EAST
 - BEARING STRUCTURE IS (S 00°05'45" W), BASED ON FLORIDA STATE PLANE WEST GRID ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
 - EXISTING ZONING: NMU-7 (PD)
 - FUTURE LAND USE: OMM
 - THE PROPERTY LIES IN THE FLOOD ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 121502050D (FIRM INDEX DATED 09/27/13), SUBJECT TO VERIFICATION, ZONE A 100 YR ELEVATION WITHIN DEVELOPMENT = 57.16 (ESTABLISHED FROM LAKE 10)
 - DEVELOPMENT AREA: 16.79 AC
 - PROPOSED LAND USE: APARTMENT COMPLEX (MULTI FAMILY)
 - BUILDING HEIGHT AND STORES: 3 STORY, 34'-7" (46' MAX) TYPE I & II CONSTRUCTION
 - ALL ROADS WITHIN THE APARTMENTS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE APARTMENT MANAGEMENT COMPANY.
 - CONSTRUCTION SCHEDULE: 2024 TO 2025
 - IRRIGATION SOURCE: PRIVATE IRRIGATION FROM POTABLE WATER SERVICES
 - ALL RESIDENTIAL UNITS SHALL HAVE CURB SIDE GARBAGE & RECYCLING PICK-UP BY THE CITY OR CITY'S CONTRACTED REFUSE SERVICE PROVIDER
 - POTABLE WATER AND "SANITARY SEWER" SHALL BE CONSTRUCTED TO CITY OF WILDMOOD UTILITY STANDARDS AND OWNED AND MAINTAINED BY CITY OF WILDMOOD (WITHIN PUBLIC 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 "CLICKCENTER" EMERGENCY VEHICLE ACCESS SYSTEM IN ACCORDANCE WITH CITY OF WILDMOOD 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.
 - UTL = UTILITY, ESMT = EASEMENT, PR = PRIVATE, PU = PUBLIC, RB = ROADWAY BUFFER, LBS = LANDSCAPE BUFFER, WLB = WETLAND BUFFER, STM = STORM, WM = WATER MAIN, FH = FIRE HYDRANT, RM = RE-USE MAIN, FM = FORCE MAIN

OPEN SPACE:	LAND USE	AREA (AC.)	% OF WHOLE SITE
LAKES		2.68	16%
OPEN SPACE		5.54	33%
TOTAL		8.52	51%



UNIT COUNT

- (5) TYPE I BUILDINGS
(15) 1-BR, (9) 2-BR & (9) 3-BR = 30 UNITS
1-BEDROOM UNIT SF = (see table below)
2-BEDROOM UNIT SF = (see table below)
3-BEDROOM UNIT SF = (see table below)
TYPE I TOTAL BUILDING SF = 112,500

- (4) TYPE II BUILDINGS
(15) 1-BR, (9) 2-BR & (9) 3-BR = 30 UNITS
1-BEDROOM UNIT SF = (see table below)
2-BEDROOM UNIT SF = (see table below)
3-BEDROOM UNIT SF = (see table below)
TYPE II TOTAL BUILDING SF = 112,740

TOTAL UNITS (TYPE I AND II BLDGS) = 270 UNITS

UNIT DENSITY: 16.1 UNITS / ACRE

AMENITY/OFFICE = 8,143 SF

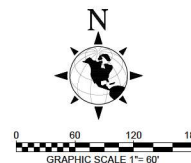
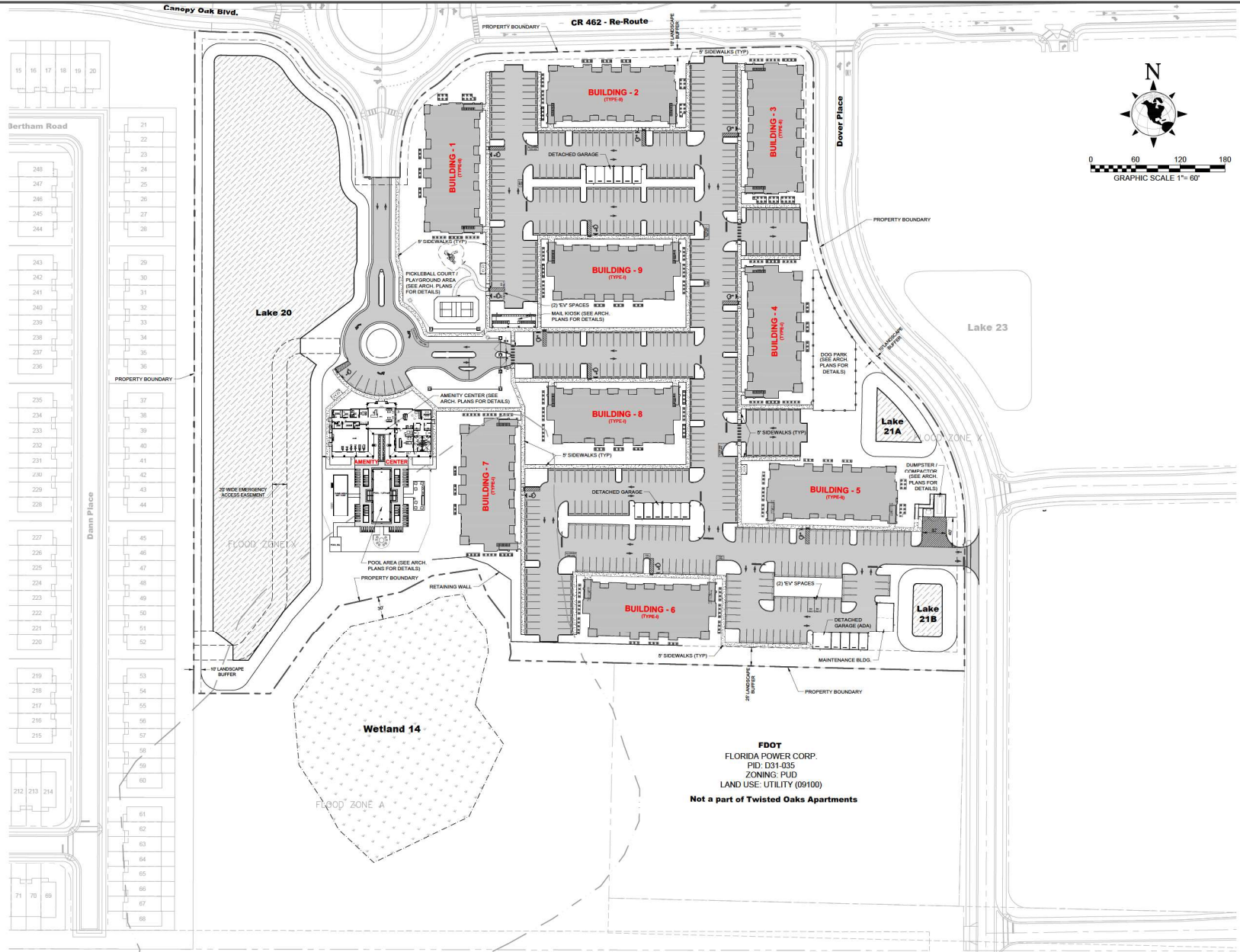
NUMBER OF EMPLOYEES = 5 TOTAL

PARKING REQUIRED: 405 OR 1.50/UNIT

PARKING PROVIDED:
(STANDARD (90/20)) 436
HANDICAPPED (12/207) 12
DETACHED GARAGE (ADA) 1
DETACHED GARAGE 16
TOTAL PARKING = 465
INCLUDING (3) STD. CHARGING SPACES
AND (1) ADA CHARGING SPACE.

UNIT AREA TABLE

UNIT TYPE	UNIT NAME	UNIT AREA IN SF	TOTAL UNIT AREA IN SF	UNIT TOTAL BY NAME	% BY UNIT NAME
1 BED / 1 BATH	A1	707 SF	14 SF	721 SF	26%
1 BED / 1 BATH	A4	708 SF	84 SF	879 SF	32%
1 BED / 1 BATH	A5	706 SF	84 SF	870 SF	32%
1 BED / 1 BATH					18%
2 BED / 2 BATH	B1	1,114 SF	69 SF	1,183 SF	44%
2 BED / 2 BATH	B2	1,131 SF	69 SF	1,200 SF	44%
2 BED / 2 BATH	B3	1,110 SF	108 SF	1,218 SF	45%
2 BED / 2 BATH	B4	1,222 SF	142 SF	1,364 SF	50%
2 BED / 2 BATH					16%
3 BED / 3 BATH	C1	1,468 SF	107 SF	1,575 SF	58%
3 BED / 3 BATH					30%
3 BED / 2 BATH					11%
TOTAL UNITS IN PROJECT - ALL TYPES				270	100%



FDOT
FLORIDA POWER CORP.
PID: D31-035
ZONING: PUJ
LAND USE: UTILITY (09100)
Not a part of Twisted Oaks Apartments

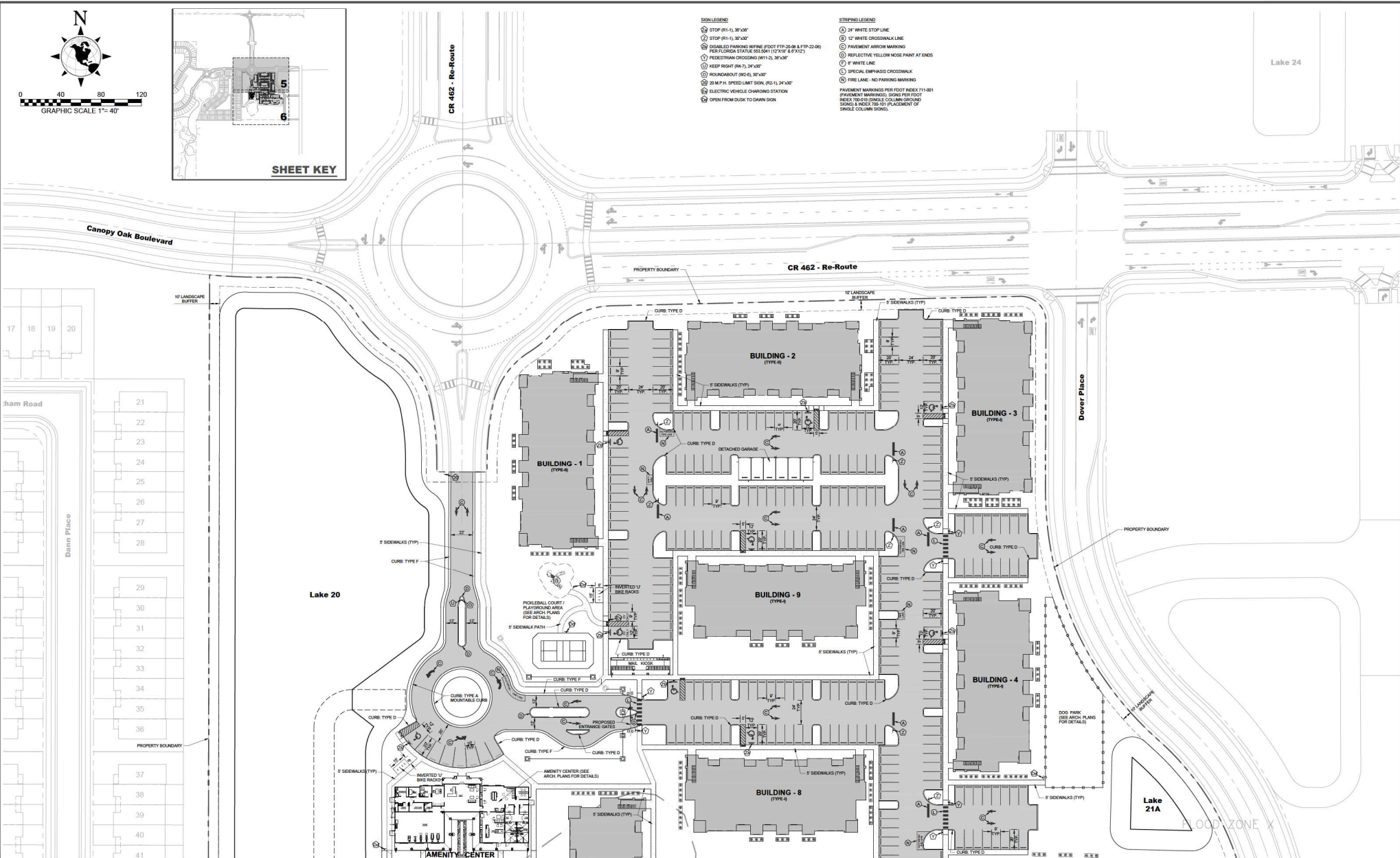
NO.	DATE	REVISION DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDG

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 | C.A.34780 941-444-6644 | www.morrisengineering.com

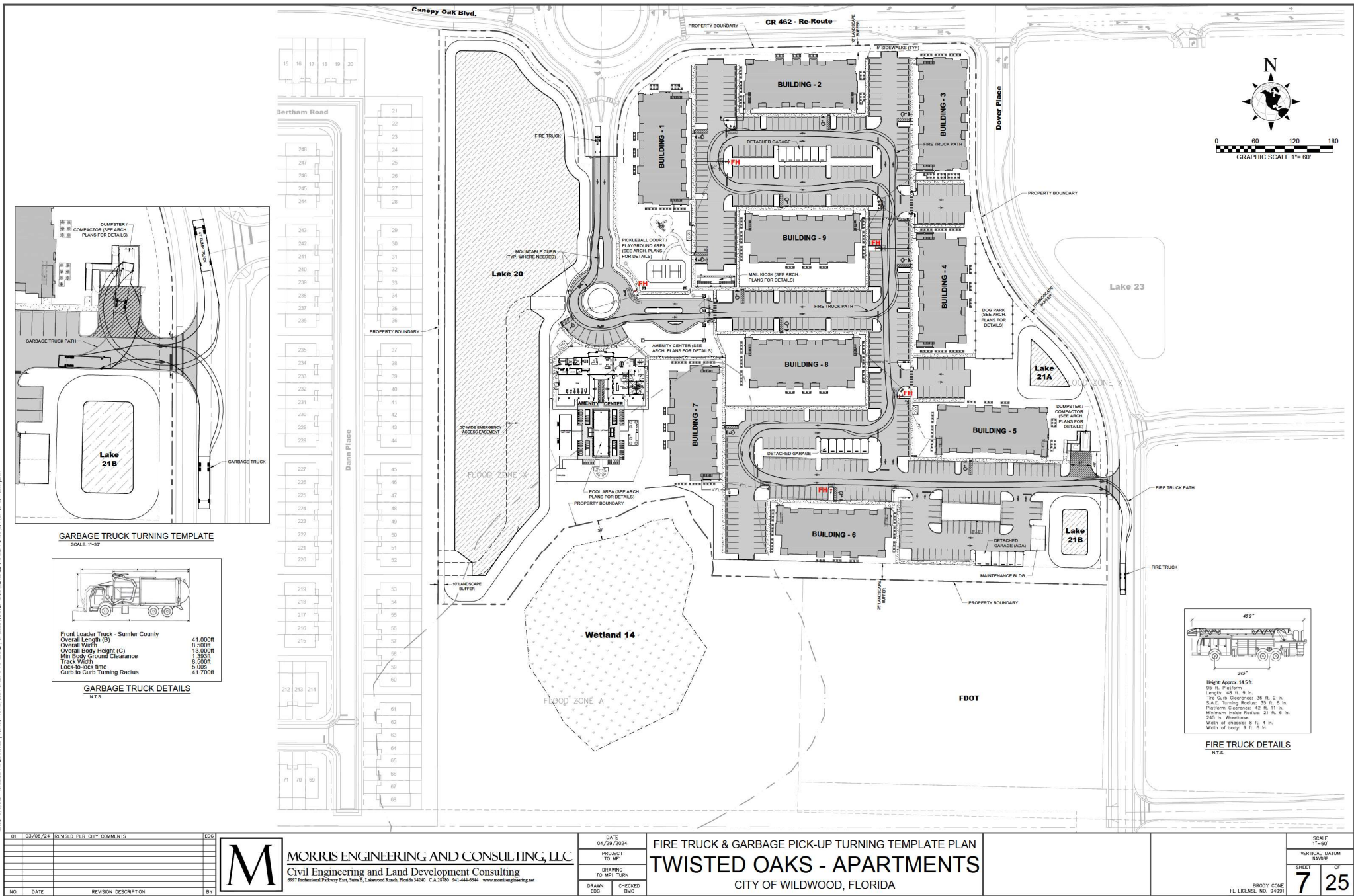
DATE 04/23/2024
PROJECT TO MF1
DRAWING TO MF1 MSP
DRAWN EDG
CHECKED BMC

MASTER SITE PLAN
TWISTED OAKS - APARTMENTS
CITY OF WILDMOOD, FLORIDA

SCALE 1"=60'
SHEET 4
OF 25
BRD'Y CODE FL LICENSE NO. 94991

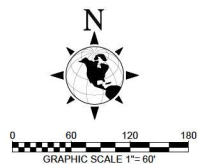


z:\Jobs\Twisted Oaks\engineering\dev plans\MF1\07 TO MF1 TURN.dwg, 10/18/2024 2:06:36 PM, AutoCAD PDF (General Documentation).pc3



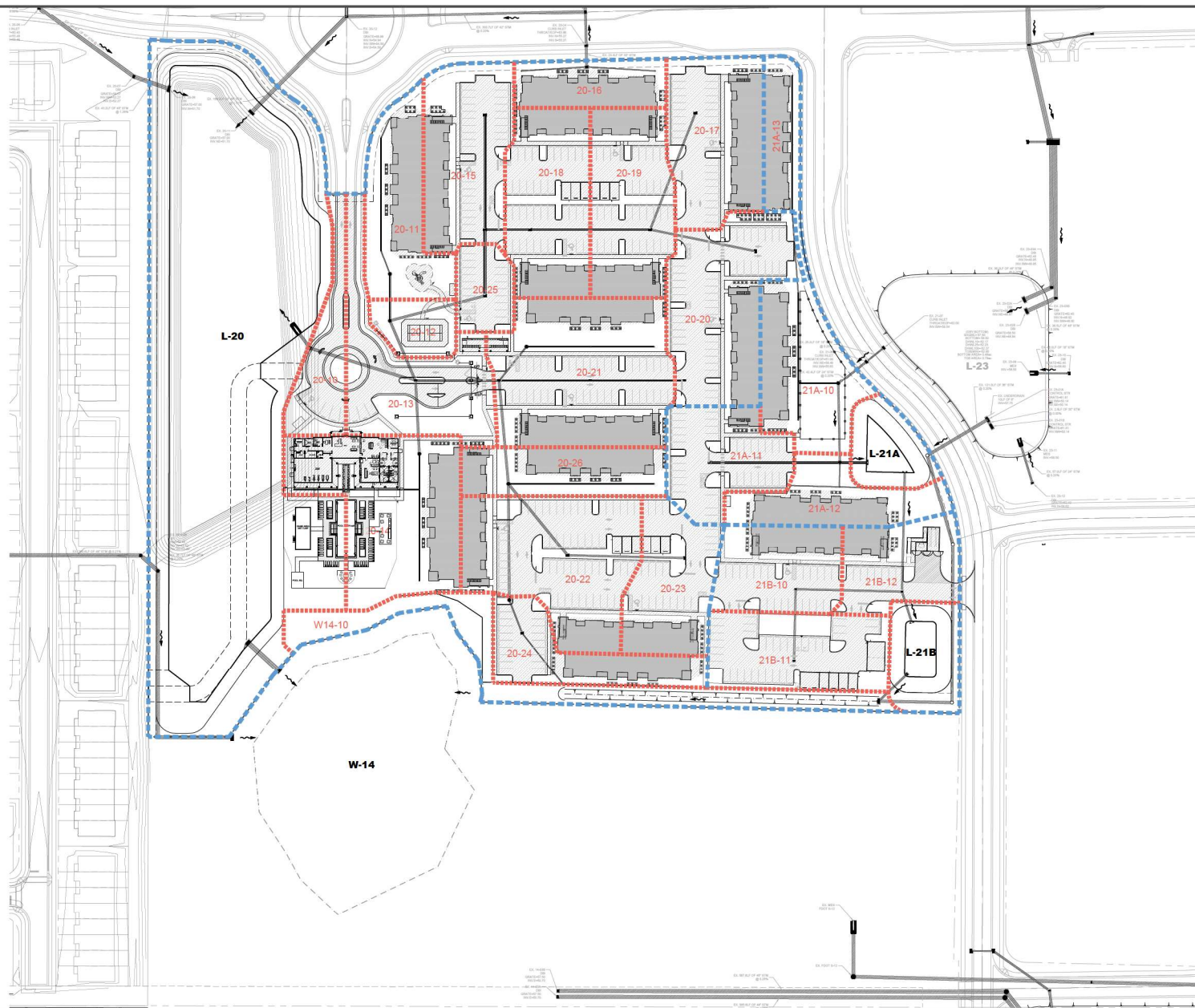
z:\Jobs\Twisted Oaks\engineering\dev\plans\MF1\08 TO MF1 MDR.dwg, 10/18/2024 2:07:06 PM, AutoCAD PDF (General Documentation).pc3

- EARTHWORK PROCEDURE**
1. SANDS WITH LESS THAN OR EQUAL TO 35 PERCENT FINES WILL BE THE ONLY ACCEPTABLE SOURCE OF ON-SITE SOILS USED FOR STRUCTURAL FILL. THESE SOILS ARE CLASSIFIED BY THE UNIFIED CLASSIFICATION SYSTEM AS SP, SP-SC, SP-SM, SC & SM.
 2. CLAY SOILS (GREATER THAN 50 PERCENT FINES) IF EXCAVATED WILL BE CONSIDERED UNSUITABLE FOR USE AS STRUCTURAL FILL & WILL BE PLACED BACK INTO THE BOTTOM OF THE STORMWATER POND/LAKES OR USED TO BUILD POND/LAKE BERMS PROVIDED A MINIMUM OF 2 FEET OF COVER USING COHESIONLESS SOILS IS PLACED OVER THE CLAYS.
 3. SOILS WITH GREATER THAN 35 PERCENT FINES BUT LESS THAN 50 PERCENT FINES CAN BE BLENDED WITH SP, SP-SC & SP-SM SOILS TO REDUCE THE FINES CONTENT TO LESS THAN OR EQUAL TO 35 PERCENT & REUSED AS STRUCTURAL FILL.
 4. MONITORING OF THE EPR SHOULD BE PROVIDED BY REPRESENTATIVES OF A GEOTECHNICAL ENGINEERING FIRM.
 5. HOWEVER, ULTIMATELY THE SITE CONTRACTOR MUST BEAR RESPONSIBILITY TO ENSURE PROPER SOIL USE & PLACEMENT.
 6. SITE DEVELOPER SHALL CONSTRUCT THE RESIDENTIAL LOT BUILDING PADS TO 4" BELOW FINISH FLOOR ELEVATION. REFER TO FDOT STANDARD PLAN INDICES 120-001 AND 120-002 IN CASE UNSUITABLE MATERIAL IS DISCOVERED DURING CONSTRUCTION.
 7. THE PROPERTY LIES IN THE FLOOD ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 12119C0060D (FIRM INDEX DATED 09/27/13), SUBJECT TO VERIFICATION. ZONE A 100 YR ELEVATION WITHIN DEVELOPMENT = 57.16 (ESTABLISHED FROM LAKE 16).
 8. DEVELOPMENT ACREAGE WITHIN FEMA ZONE A ABOVE 100 YEAR FLOOD ELEVATION = 128,296 SF / 2.95 AC.



LEGEND:

- MAJOR DRAINAGE BASIN LIMITS
MINOR DRAINAGE BASIN LIMITS



NO.	DATE	REVISION DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDG

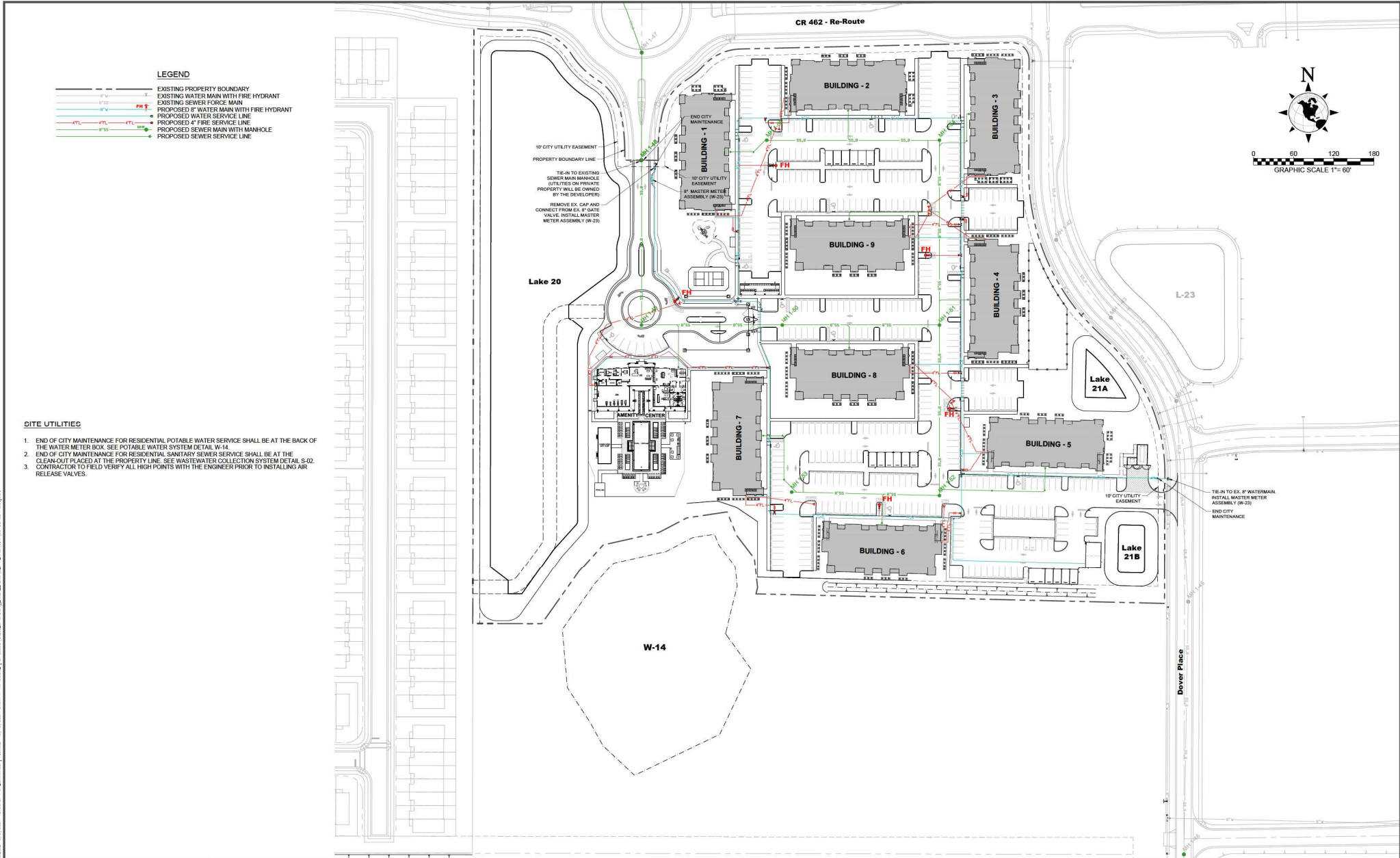


MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34202 CA 38780 941-444-6644 www.morrisengineering.net

DATE	04/29/2024
PROJECT	TO MF1
DRAWING	TO MF1 MDR
DRAWN	EDG
CHECKED	BMC

MASTER DRAINAGE PLAN
TWISTED OAKS - APARTMENTS
CITY OF WILDWOOD, FLORIDA

SCALE	1"=60'
VERTICAL	1"=10'
NAVIG88	
SHEET	8
OF	25
BRODY CODE	FL LICENSE NO. 94991



01	03/06/24	REVISED PER CITY COMMENTS	EDG
NO.	DATE	REVISION DESCRIPTION	BY

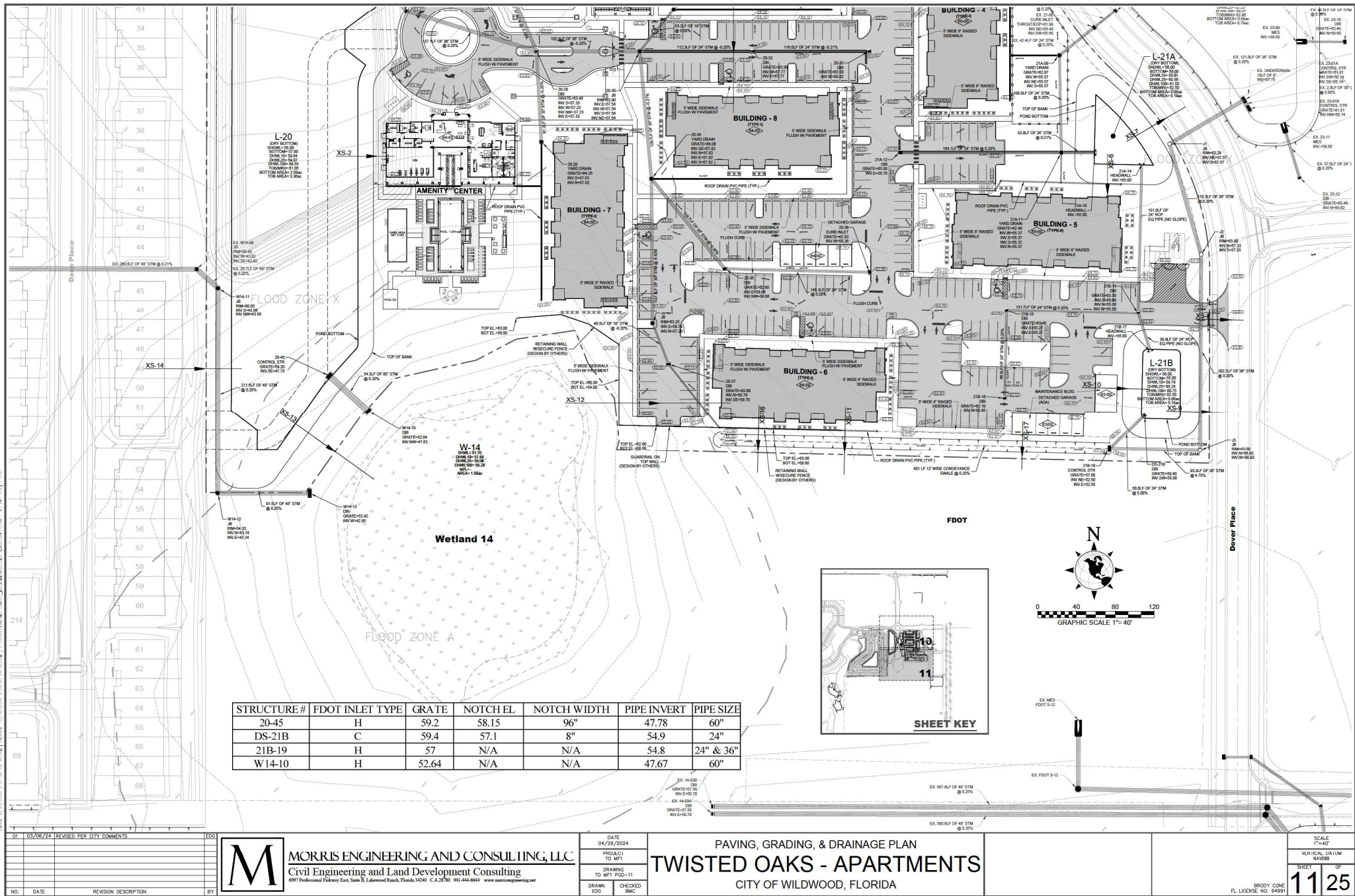


MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

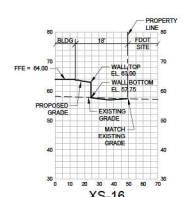
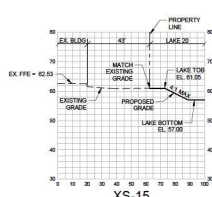
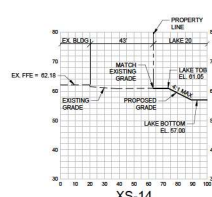
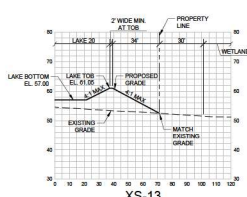
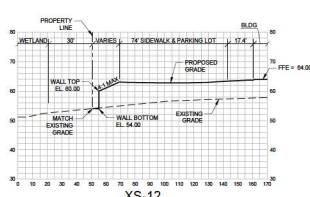
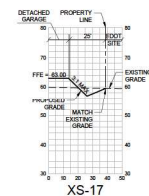
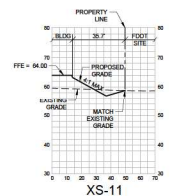
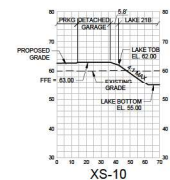
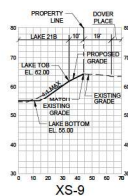
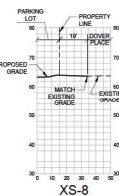
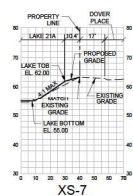
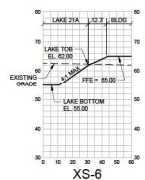
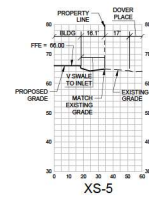
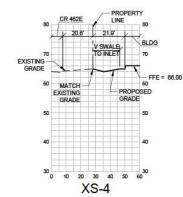
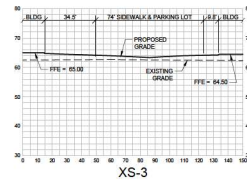
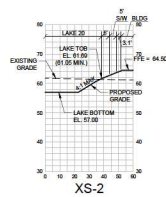
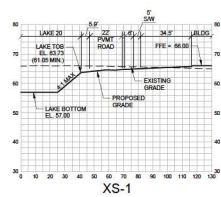
DATE 04/29/2024	
PROJECT TO MF1	
DRAWING TO MF1 MUT	
DRAWN EDG	CHECKED BMC

MASTER UTILITY PLAN
TWISTED OAKS - APARTMENTS
CITY OF WILDWOOD, FLORIDA

SCALE 1"=60'	
VERTICAL DATUM NAVD88	
SHEET 9	OF 25



z:\Jobs\Twisted Oaks\engineering\dev plans\MF1\12 TO MF1 SEC.dwg, 10/18/2024 2:09:20 PM, AutoCAD PDF (General Documentation).pc3



NO.	DATE	REVISION DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDG

M

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.38780 941-444-6644 www.morrisengineering.net

DATE	03/12/2024
PROJECT	TO MF1
DRAWING	TO MF1 SEC
DRAWN	EDG
CHECKED	BMC

SECTIONS

TWISTED OAKS - APARTMENTS

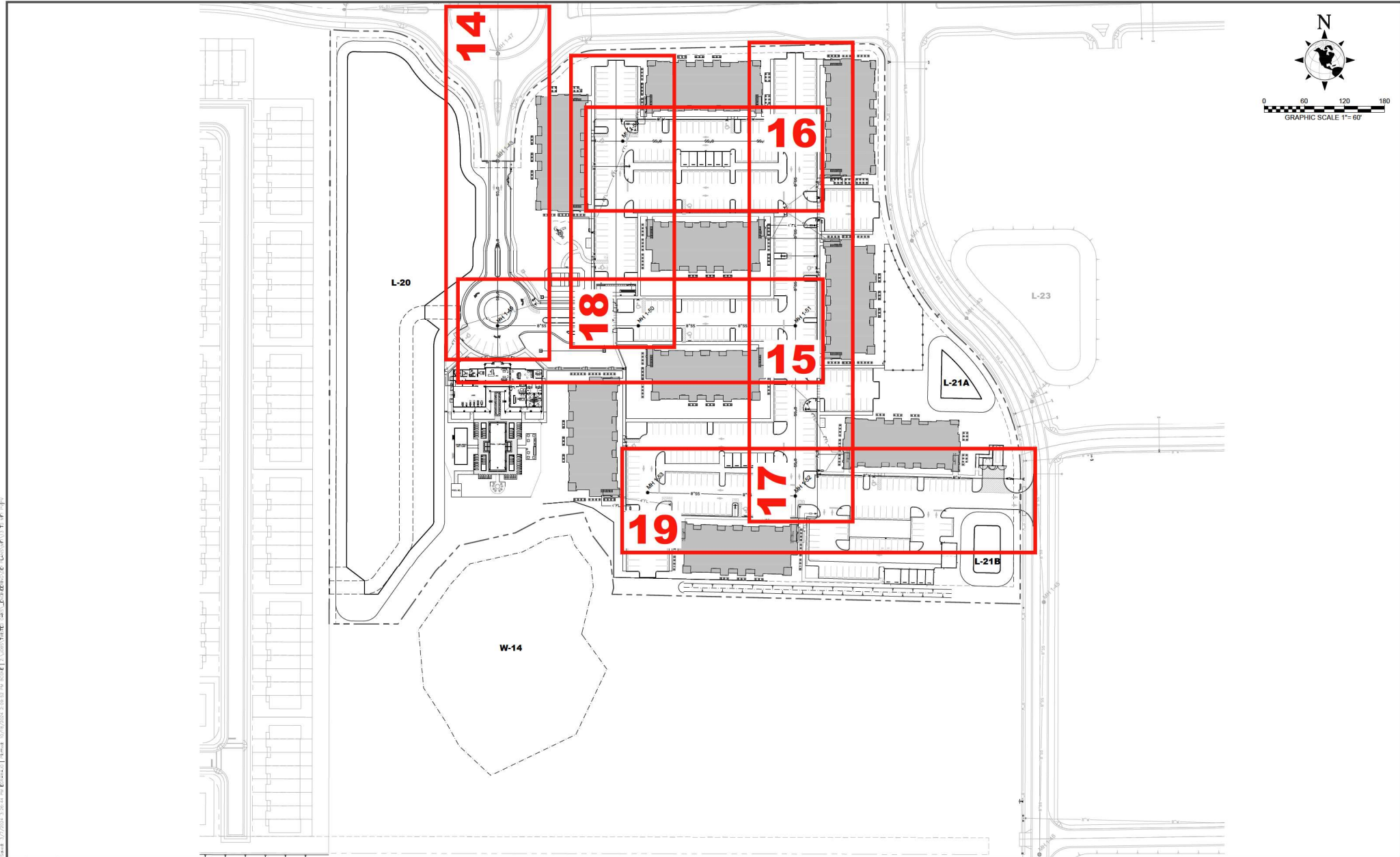
CITY OF WILDWOOD, FLORIDA

SCALE
H1"=40' V1"=4'
VERTICAL DATUM
NAVD83

12**25**

BRADY CONE
FL LICENSE NO. 94991

z:\Jobs\Twisted Oaks\engineering\dev plans\MF1\13 TO MF1 PV.dwg, 10/18/2024 2:09:44 PM, _AutoCAD PDF (General Documentation).pc3



NO.	DATE	REVISION DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDD

M

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 CA 38780 941-444-6644 www.morrisengineering.net

DATE	03/06/2024
PROJECT	TO MF1
DRAWING	TO MF1 PV
DRAWN	EDD
CHECKED	BMC

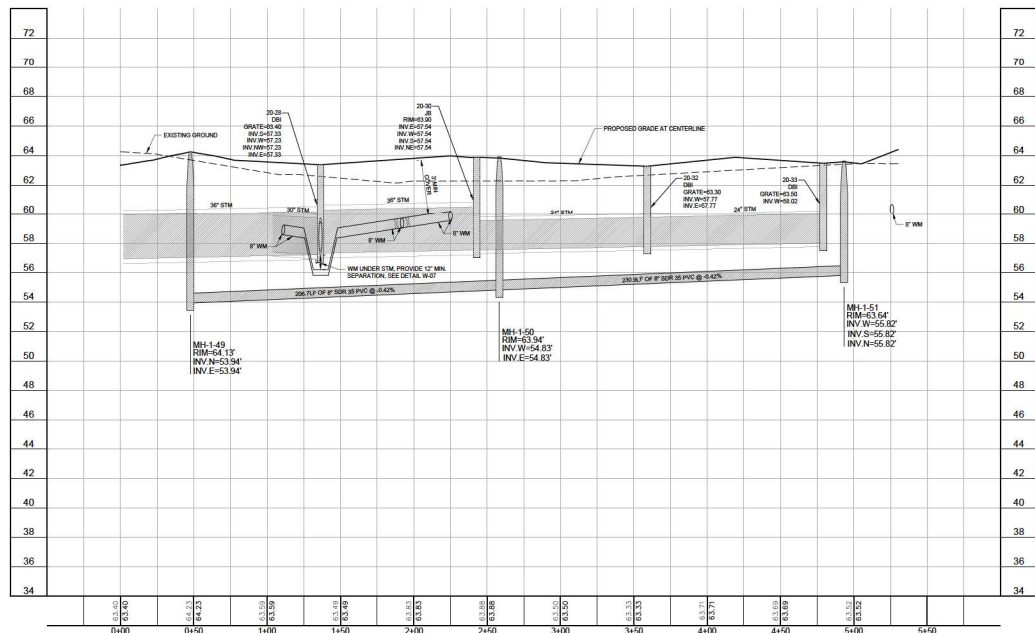
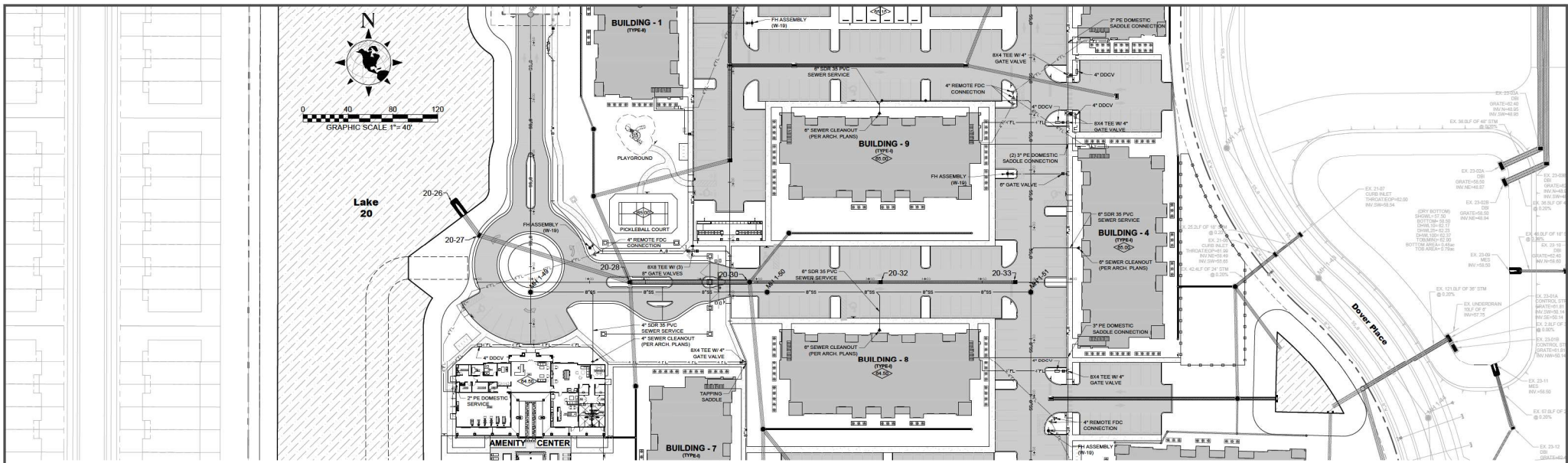
PLAN AND PROFILE KEY

TWISTED OAKS - APARTMENTS

CITY OF WILDWOOD, FLORIDA

BRADY CONE	FL LICENSE NO. 94991

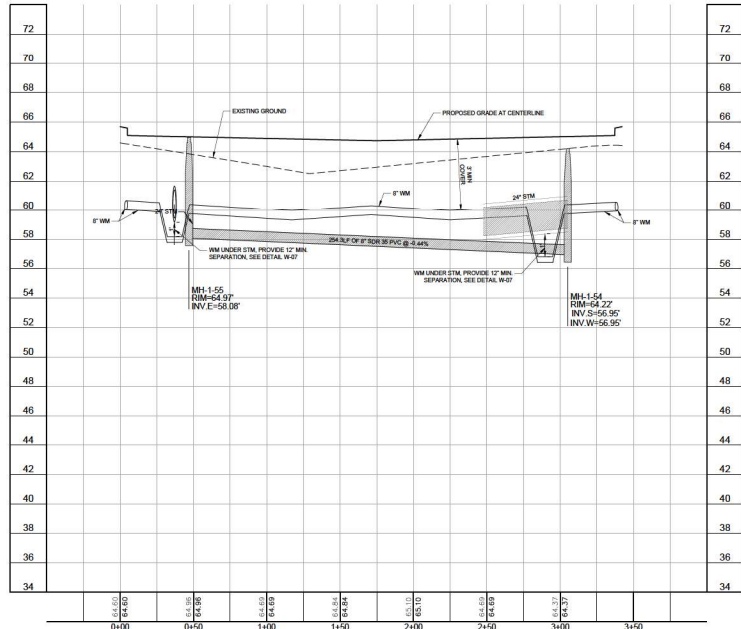
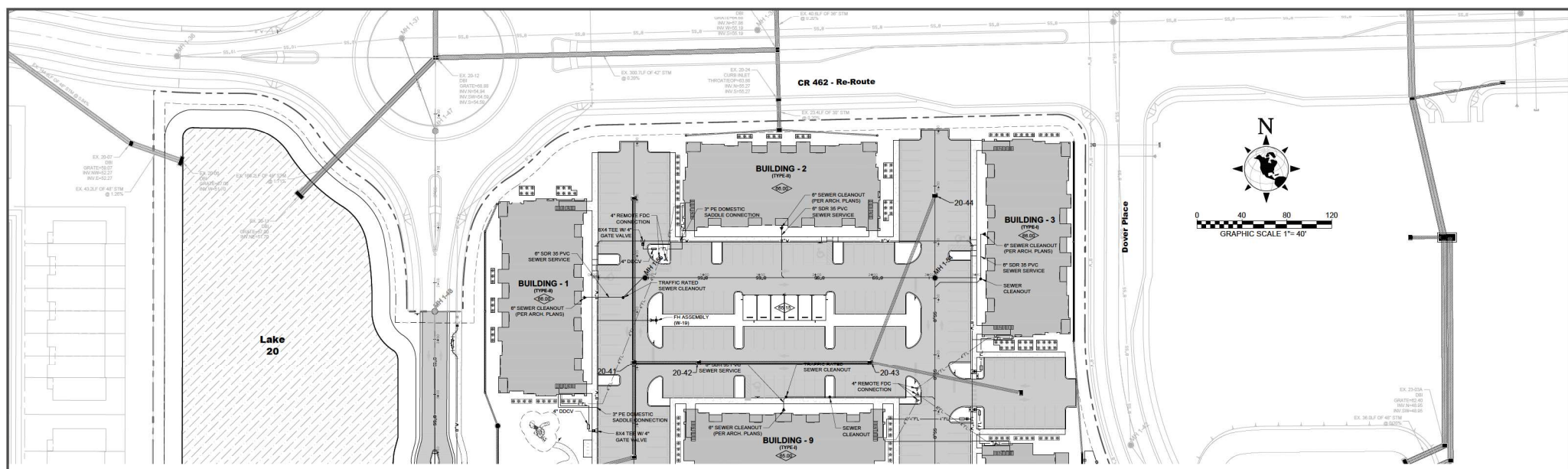
SCALE	1"=60'
VERTICAL	1"=10'
NAVIG88	
SHEET	13
OF	25



NOTE:
IN ALL AREAS WHERE UTILITIES ARE OVER 7' IN DEPTH, THE LINES
WILL NEED TO BE RESTRAINED WITH EYE BOLTS AND ALL-THREAD
PER CITY OF WILDWOOD STANDARDS.

01 03/06/24 REVISED PER CITY COMMENTS			EDG	M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite 30, Lakewood Ranch, Florida 34202 CA 33780 941-444-6644 www.morrisengineering.com	DATE 04/08/2024		PLAN & PROFILE - P				SCALE H1"=40' V1"=4'			
					PROJECT TO MF1		TWISTED OAKS - APARTMENTS				VERTICAL DATUM NAVD83			
					DRAWING TO MF1 PP-P						SHEET 15			
					DRAWN EDG		CHECKED BMC						OF 25	
									CITY OF WILDWOOD, FLORIDA				BRADY CONE FL LICENSE NO. 94991	
NO.	DATE	REVISION DESCRIPTION	BY											

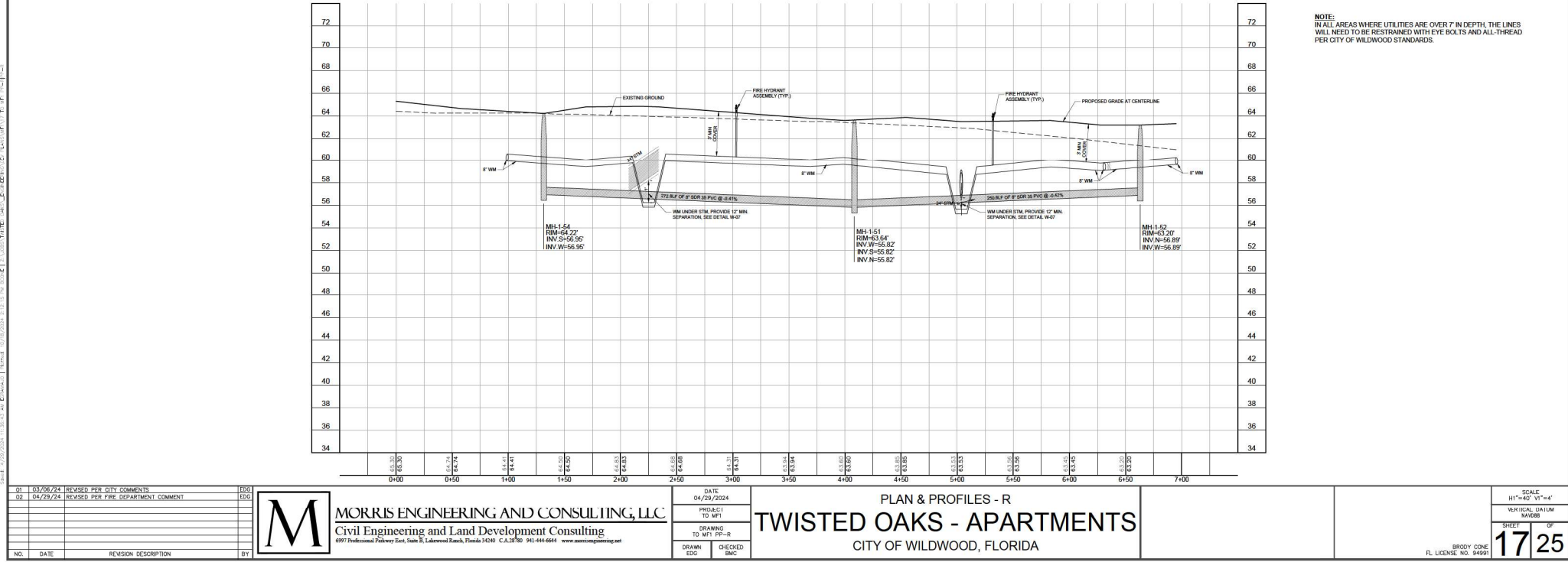
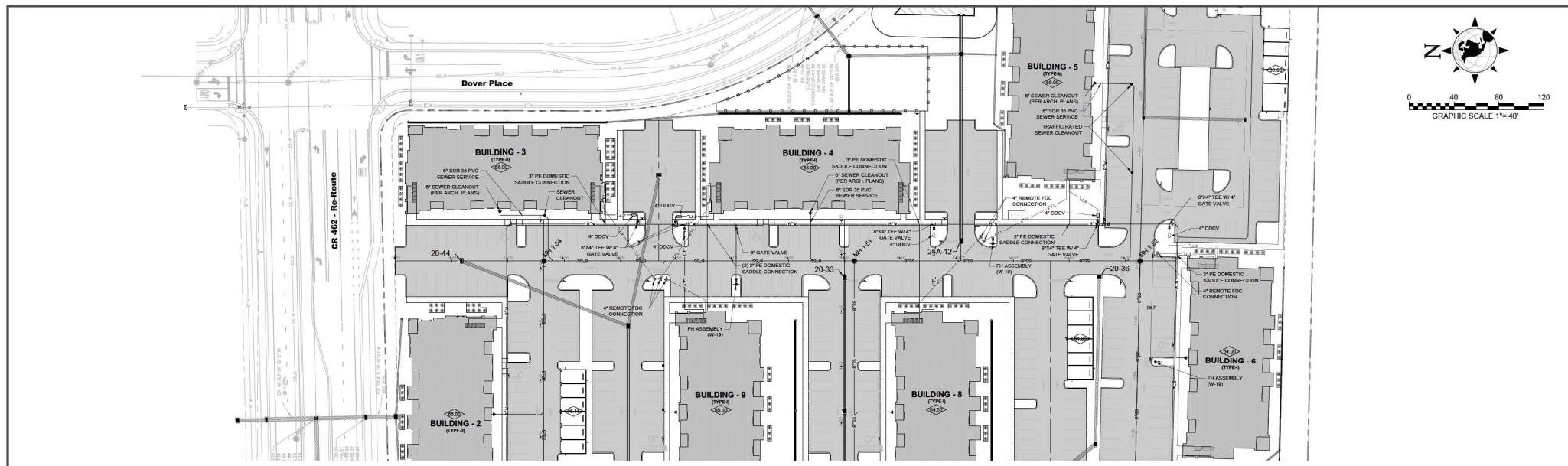
z:\Jobs\Twisted Oaks\engineering\dev\plans\MF\16 TO MF1 PP-Q.dwg, 10/18/2024 2:11:28 PM, _AutoCAD PDF (General Documentation).pc3



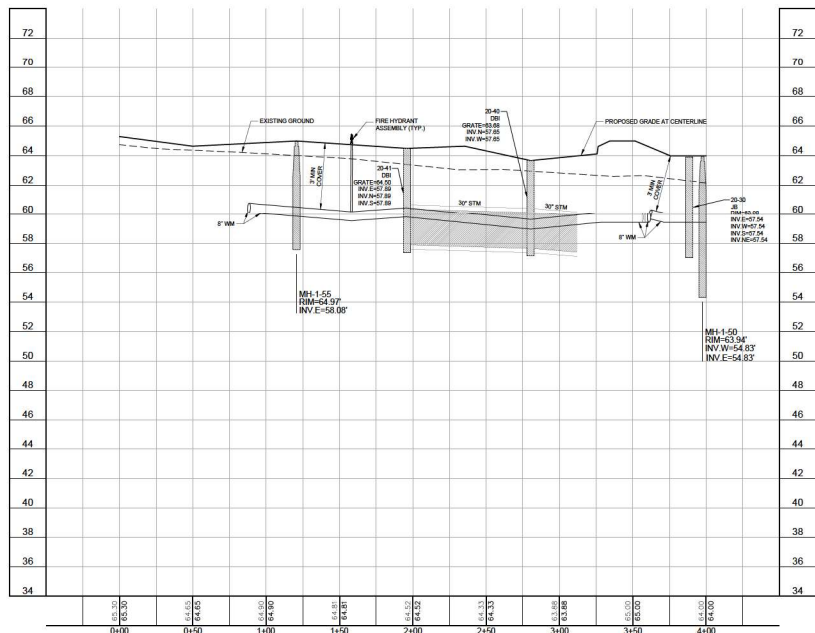
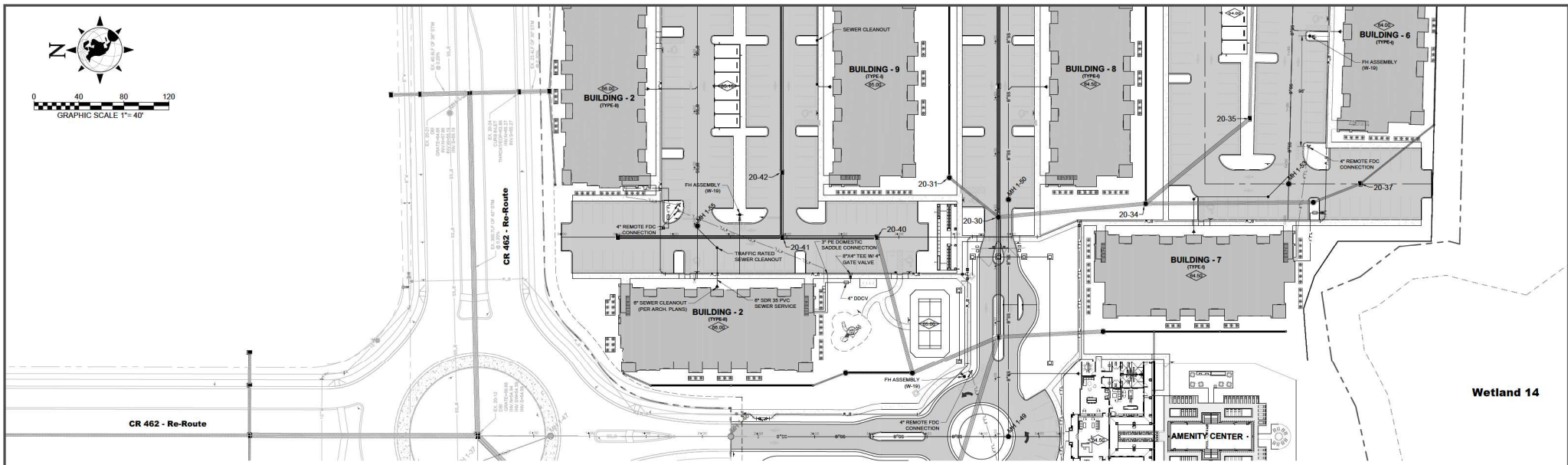
NOTE:
IN ALL AREAS WHERE UTILITIES ARE OVER 7' IN DEPTH, THE LINES
WILL NEED TO BE RESTRAINED WITH EYE BOLTS AND ALL-THREAD
PER CITY OF WILDWOOD STANDARDS.

01 03/06/24 REVISED PER CITY COMMENTS		EDG	 MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 CA 38780 941-444-6644 www.morrisengineering.net	DATE 04/08/2024	PLAN & PROFILE - Q		TWISTED OAKS - APARTMENTS CITY OF WILDWOOD, FLORIDA	SCALE H11"=60' V1"=4' VERTICAL DATUM NAVD83	SHEET 16 OF 25
				PROJECT TO MF1					
				DRAWING TO MF1 PP-Q					
				DRAWN EDG	CHECKED BMC				
NO.	DATE	REVISION DESCRIPTION	BY						

z:\Jobs\Twisted Oaks\engineering\dev plans\MF1\17 TO MF1 PP-R.dwg, 10/18/2024 2:12:06 PM, Autocad PDF (General Documentation).pc3



z:\Jobs\Twisted Oaks\engineering\dev plans\MF1\18 TO MF1 PP-S.dwg, 10/18/2024 2:12:41 PM, AutoCAD PDF (General Documentation).pc3



NOTE:
IN ALL AREAS WHERE UTILITIES ARE OVER 7' IN DEPTH, THE LINES
WILL NEED TO BE RESTRAINED WITH EYE BOLTS AND ALL-THREAD
PER CITY OF WILDWOOD STANDARDS.

NO.	DATE	REVISION DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDG
02	05/29/24	REVISED PER FIRE DEPARTMENT COMMENT	UDG

M

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 | CA 38780 941-444-6644 www.morrisengineering.com

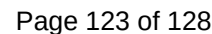
DATE	04/29/2024
PROJECT	TO MF1
DRAWING	TO MF1 PP-S
DRAWN	EDG
CHECKED	BMC

PLAN & PROFILES - S

TWISTED OAKS - APARTMENTS

CITY OF WILDWOOD, FLORIDA

SCALE	H1"=40' V1"=4'
VERTICAL DATUM	NAVD83
SHEET	18
OF	25
BRODY CODE	FL LICENSE NO. 94991



M

PAVING, GRADING, & DRAINAGE DETAILS
TWISTED OAKS - APARTMENTS
 CITY OF WILDWOOD, FLORIDA

		BRODY CONE FL LICENSE NO. 94991	SCALE —	
			S&C=18P~KING —	
			SHEET 21	OF 25

[illegible]

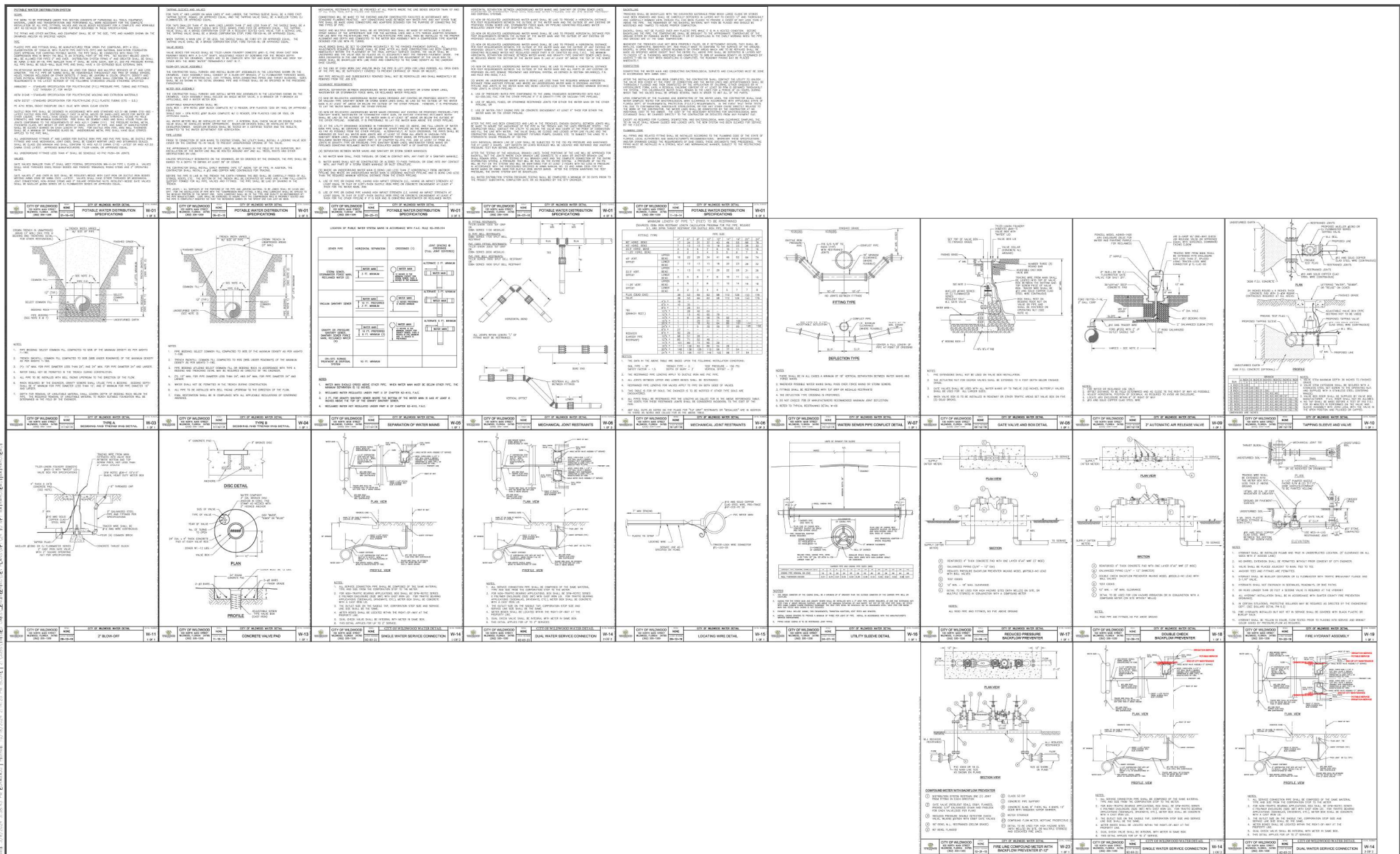
01	03/06/24	REVISED PER CITY COMMENTS	EDG
NO.	DATE	REVISION DESCRIPTION	BY

DATE 03/08/2024	
PROJECT TO MF1	
DRAWING TO MF1 SSMR-DT	
DRAWN EDG	CHECKED BMC

--

	SCALE N.T.S.	
	SEC-TWP-RNG -	
	SHEET 23	OF 25

BRODY CONE
FL LICENSE NO. 94991



NO.	DATE	REVISION DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDS

M

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 C.A. 36780 941-444-6644 www.morrisengineering.com

DATE	03/06/2024
PROJECT	TO MF1
DRAWING	TO MF1 WATER-USE-DT
DRAWN	EDS
CHECKED	SMC

POTABLE WATER & RE-USE WATER SYSTEM DETAILS

TWISTED OAKS - APARTMENTS

CITY OF WILDWOOD, FLORIDA

SCALE
N.T.S.

SEC-TWP-RING

SHEET
24

OF
25

BROCK CODE
FL LICENSE NO. 94991

