



PLANNING & ZONING BOARD - CITY OF WILDWOOD
Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
March 4, 2025 2:15 PM
City Hall Commission Chamber
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: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Regular Meeting February 04, 2025, at 2.15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2405-001 7202 Marsh Bend Trail**
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND

PROVIDING FOR AN EFFECTIVE DATE.

Parcel K09A010

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to C-3 (City) for parcel K09A010 on 7.121 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2405-001 (O2025-5). **Staff recommends approval.**

2. SP 2408-002 Dollar Tree at Twisted Oaks

Parcel D31A218

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 9,977 SF Dollar Tree building, 42 parking spaces, and associated infrastructure on 1.06 acres MOL. **The Project Review Committee recommends approval.**

3. PLAT 2409-001 Oxford Crossing Comm Road Improvement Plan

Parcel(s) D20-120 & D20-121

The applicant is seeking a favorable recommendation from the Special Magistrate for the addition of a roadway to connect US 301 and CR 472. **The Project Review Committee recommends approval contingent on the execution of the performance bond.**

4. PLAT 2409-007 Triumph South Ph 2 Final Plat

Parcel D32-041

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Final Plat of the Triumph South Subdivision consisting of 79 lots and 6 tracts on 19.32 acres MOL. **The Project Review Committee recommends approval.**

V. ADJOURNMENT

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

March 4, 2025 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 4, 2025 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:05 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting January 07, 2025, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the January 7, 2025, meeting.

RESULT:	Approved
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2412-001 HEU Wildwood

Special Magistrate Holt read aloud the title of RZ 2412-001 HEU Wildwood. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcels

G16A002, G16A008, G16A011, and G16DA003 on 0.59 acres MOL. There was a letter of support for the application included in the package from Kinsmen Properties LLC. The owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. PD 2406-001 Densan Park Planned Development Amendment

Special Magistrate Holt read aloud the title of PD 2406-001 Densan Park Planned Development Amendment. The item was presented by Planner Page. Densan Partners, LLC sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment. The submission was an amendment to the original Planned Development (O2019-54) approved on November 25, 2019. The owner requested to amend the phasing to add another phase to the development. Previously consisting of 239 units, the project's total number of proposed residential units would come to 276 on 85.13± acres MOL. There was a letter of non-support included in the package which was submitted by Timothy and Rhonda Williams. The reasons behind them not being in support of the amendment were due to the condition of the road and that the subject property was home to several gopher tortoises. There was one condition included in the Traffic Impact Analysis accepted by Sumter County Public Works, which was that a northbound left turn lane at the southern entrance along CR 101 was required as part of the development. David Springstead, with Springstead Engineering, was present for the hearing on behalf of the applicant. He stated the applicant had included the turn lane in the phase that was under construction as of the hearing date, per a previous traffic impact assessment, and as part of the additional acreage in the PD, the traffic would be kept internal within the existing development. There would be no access to CR 104 from the new section being added, only an emergency egress. No further comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. SP 2310-002 Hydrologic Wildwood

Special Magistrate Holt read aloud the title of SP 2310-002 Hydrologic Wildwood. The item was presented by Assistant Development Services Director Then. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one-story 32,200-square-foot commercial building providing for 30,200 SF of warehouse space and 2,000 SF of retail spaces, featuring 10 bays separated by truckwells, 25 standard parking spaces, two (2) Florida ADA accessible parking spaces, and nine (9) loading areas, together with associated infrastructure on parcel G15-012, consisting of 5.06 acres MOL. There were two outstanding utility comments for the project. Christopher Chen, with Gannett Fleming TranSystems, the engineer of record, was present for the hearing on behalf of the applicant. No comments were offered or received. Special Magistrate Holt recommended approval contingent on the resolution of the outstanding utility comments.

RESULT:	Recommends Approval with Contingencies
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MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. SP 2412-002 VOSO PH XXXI JKL Master Plan

Special Magistrate Holt read aloud the title of SP 2412-002 VOSO PH XXXI JKL Master Plan. The item was presented by Planner Page. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on parcels K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027, and K33-001, consisting of 968.479 acres MOL. Assistant Development Services Director Then stated she received communication from the applicant that he was unable to attend the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:19 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

SEAL

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

Date

Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2405-001 7202 Marsh Bend Trail

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2405-001 7202 Marsh Bend Trail
Ordinance Number	O2025-6
Owner(s)	WGS Properties, LLC
Applicant(s)	WGS Properties, LLC - J.R. Wright, Jr.
Property Location	The subject property is generally located approximately 0.14 miles north of E C 470 with portions west along Marsh Bend Trail.
Parcel(s)	K09A010
Date	February 20, 2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to C-3 (City) for the parcel listed above on 7.121 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2405-001 (O2025-5).

ANALYSIS: The applicant is proposing to include this parcel (K09A010) with the adjacent southern parcel (K10-006) for containing water retention areas, utilities, and parking for the overall combined development.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-3 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is commercial and residential. The proposed C-3 zoning designation will serve as a transition in this area to serve city residents.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: The commercial development will not generate any school-aged children.

Potable Water & Sewer: There is a 16" water main on the east side of Marsh Bend Trail and north side of CR 500. There is no sewer currently available to this parcel. The closest force main line is approximately 8,300 feet from the parcel. The City's wastewater treatment plant has a current permitted capacity of 3.55 million gallons per day (MGD). Through a variety of analysis and forecasts of included new developments, the City has determined it will be close to reaching its system wastewater capacity in or around 2026. The City has initiated the wastewater treatment plant expansion. The City anticipates construction to begin at or around the beginning of 2025. While certain milestones have been set to work towards a completion date of 2027, the actual completion date of the wastewater treatment plant expansion has not been established. Therefore, capacity cannot be guaranteed until substantial completion and occupancy of the wastewater treatment plant at its expanded, city-wide capacity of 5.5 MGD has been achieved. The force main will need to be extended to serve the overall combined commercial development. At the time of extension, the developer would enter into a developer's agreement with the City of Wildwood in which the City would ensure only the previously vested wastewater ERUs from the adjacent southern parcel, K10-006, would be used for the overall combined commercial development unless wastewater capacity can be verified within the wastewater treatment plant at time of the developer's agreement.

Streets: The property would have access off of Marsh Bend Trail. There is a Marsh Bend Trail realignment currently under construction and a new TIA will be performed for the entire project with specific uses, trip generation counts and traffic analysis for the proposed uses at the time of the site plan application.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Justification has been presented to the city to support the proposed use, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to construct water retention areas, utilities, and parking to support the southern commercial development, and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The applicant submitted a transportation impact analysis (TIA) conducted in January of 2025. The TIA was accepted by Sumter County's Public Works Department with the understanding that the parcel is planned to be combined with the adjacent southern parcel to create a combined site for commercial development. This additional parcel will likely contain water retention areas, utilities, and parking for the overall combined development. A new TIA will be performed for the entire project with specific uses, trip generation counts and traffic analysis for the proposed uses at the time of the site plan application.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR5C (County)
SOUTH	C-3 (City)
EAST	ARD (City)
WEST	RR5C (City)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed. Other items likely to be required during the site plan process in accordance with the environmental record may include a 100% gopher tortoise survey, tree clearing activities outside the red-tailed hawk nesting season from March to July, and/or conducting a migratory bird evaluation and breeding survey of the site prior to land clearing.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-6

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

K09A010
WGS Properties, LLC
7.121 +/-

LEGAL DESCRIPTION:

LOT 10, INDIAN OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

This property is to be reclassified from RR5C (Sumter County) to C-3 (City of Wildwood).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. 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 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

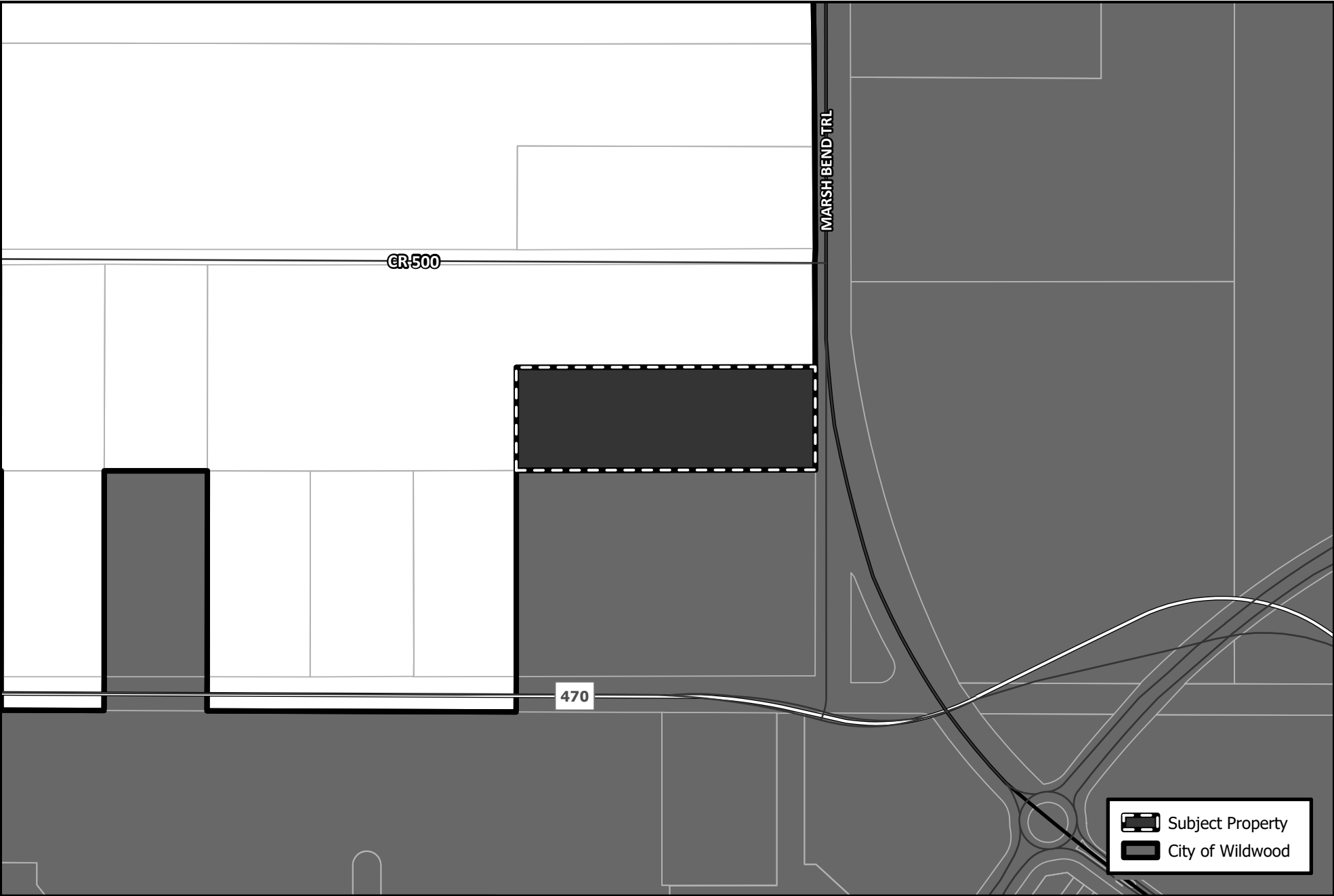
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

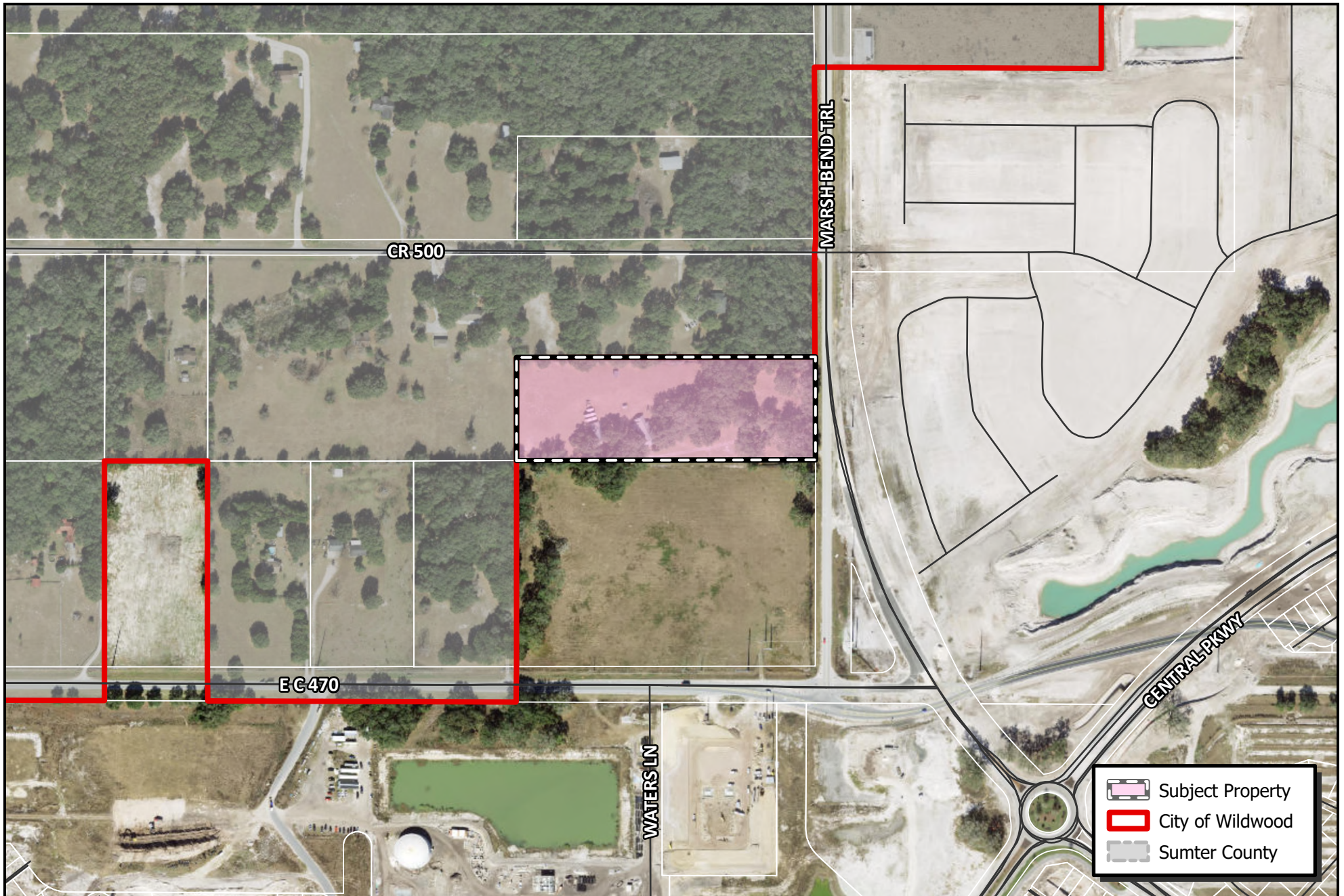
Approved as to form:

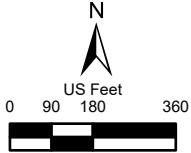
City Attorney

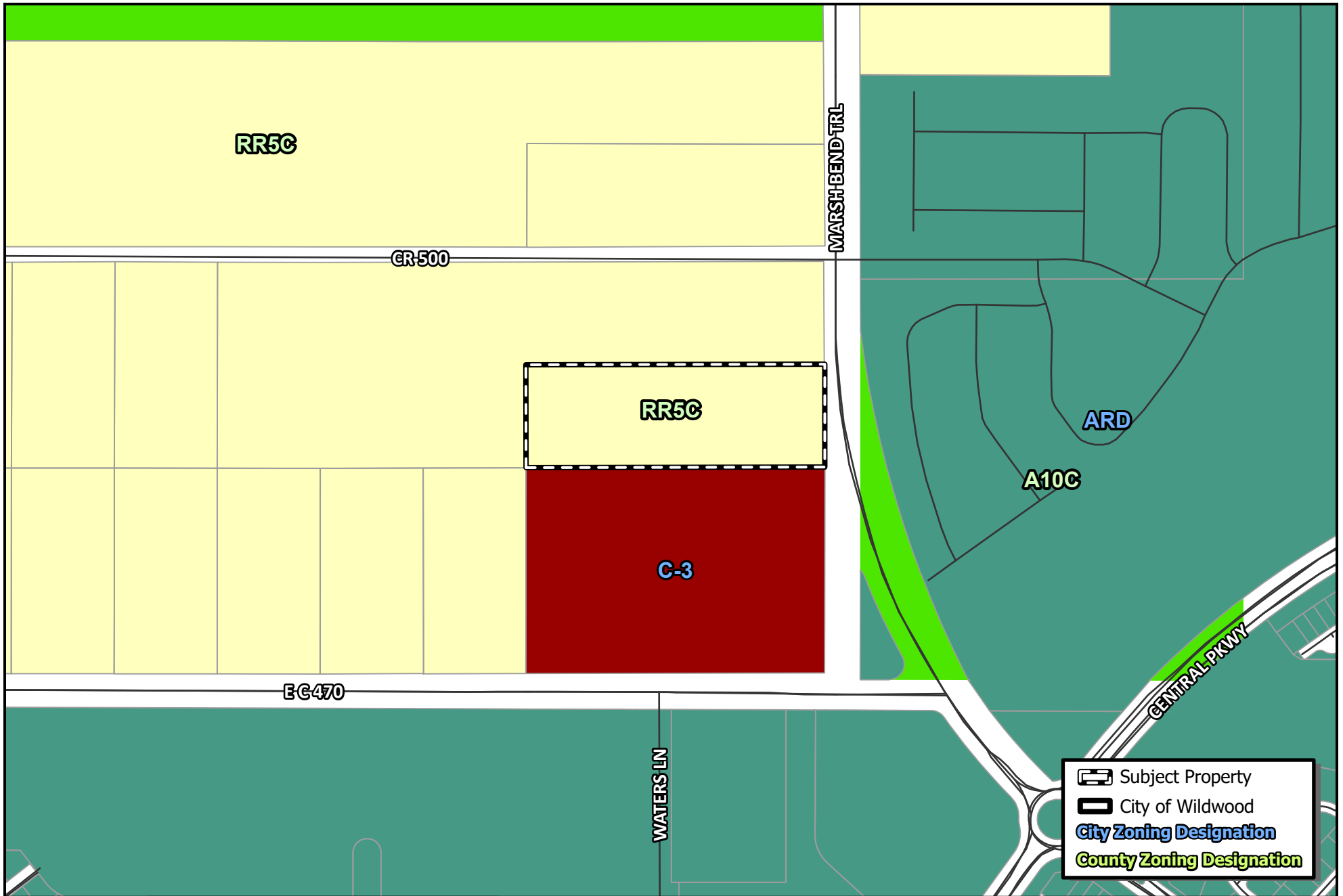


 Subject Property

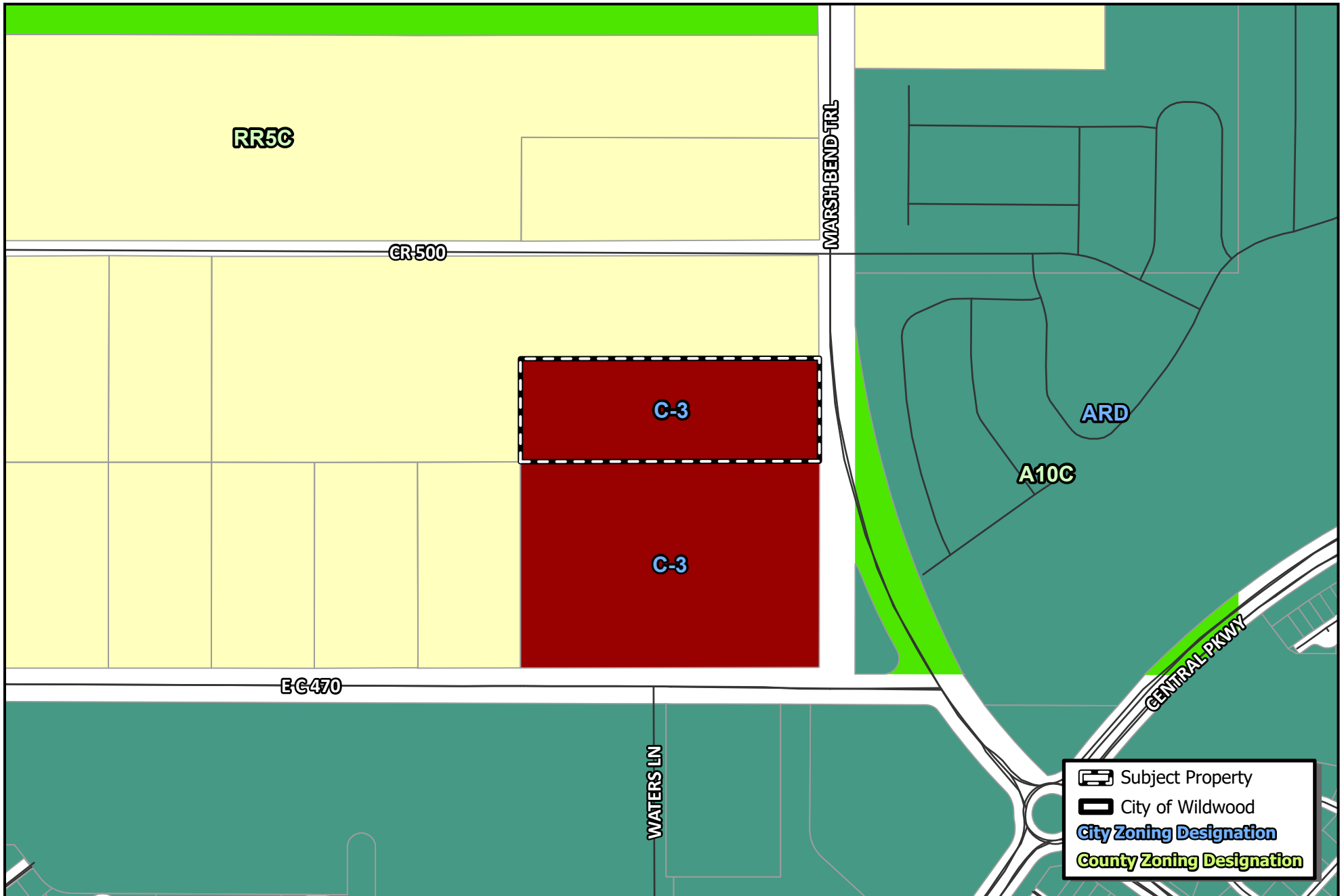
 City of Wildwood

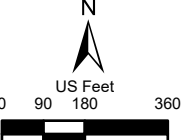


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010	MAP 1B LOCATION MAP FEB 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360 	RZ 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010	MAP 3A EXISTING ZONING FEB 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	RZ 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010		MAP 3B PROPOSED ZONING FEB 2025
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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: O2025-6

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.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2408-002 Dollar Tree at Twisted Oaks

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

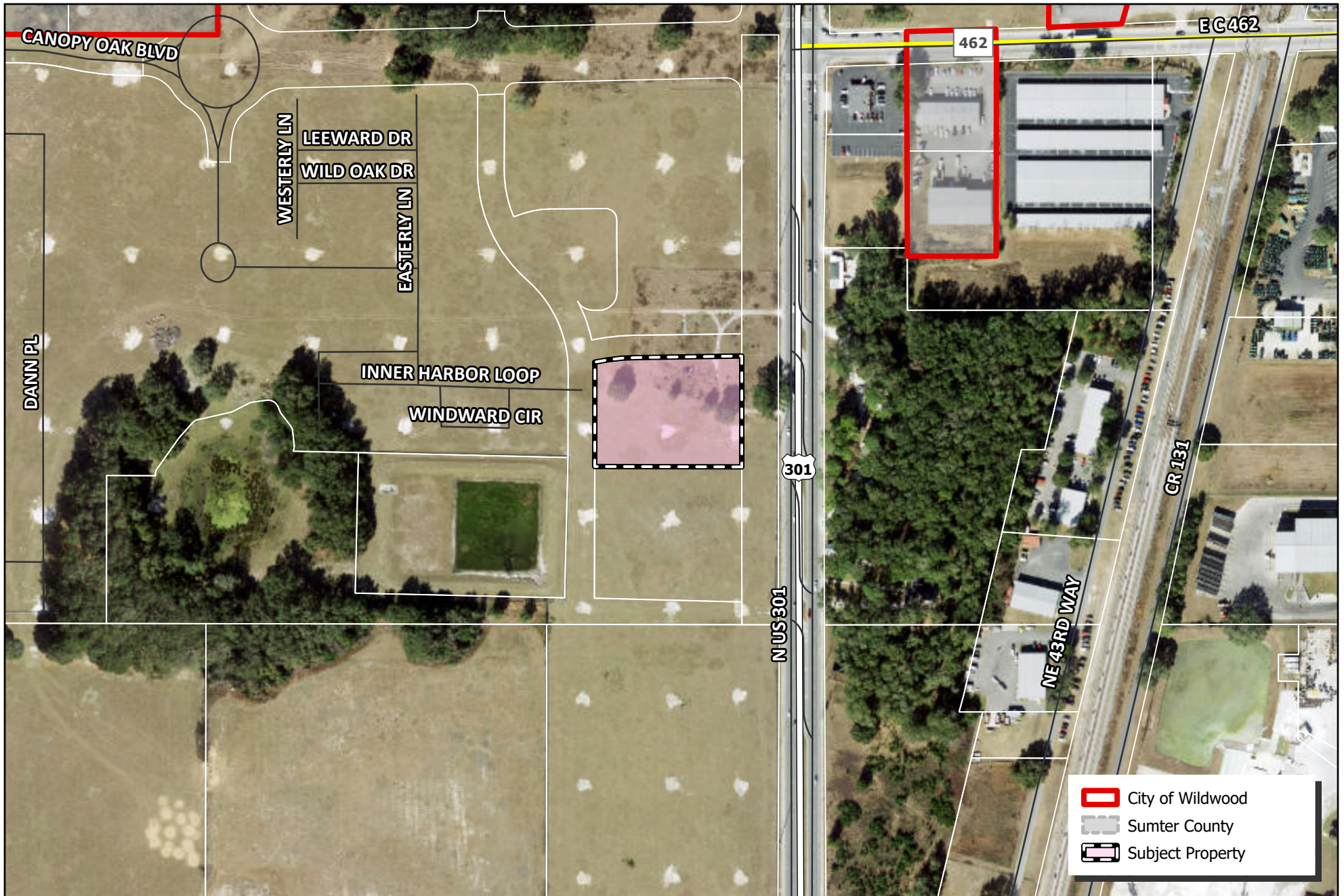
Case Number	SP 2408-002 Dollar Tree at Twisted Oaks
Owner(s)	KL Twisted Oaks, LLC / James P. Harvey, President
Applicant(s)	Dollar Tree Stores, Inc. / Todd B. Littler, Senior Vice President
Acreage	1.06 +/-
Property Location	The subject property is generally located approximately 670 feet south of the southern intersection of E C 462 and US 301.
Parcel(s)	Portion of D31A218
Date	February 24, 2025

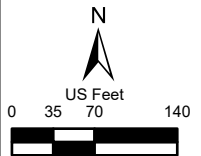
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 9,977 SF Dollar Tree building, 42 parking spaces, and associated infrastructure on 1.06 acres MOL.

SP 2408-002 meets the criteria set forth in the Land Development Regulations, Design District Standards, and Twisted Oaks Planned Development and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



McKenna Page
Planner I, Development Services



	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2408-002		MAP 1B
			DOLLAR TREE AT TWISTED OAKS		LOCATION MAP
			PORTION OF PARCEL D31A218		AUG 2024

- GENERAL CONSTRUCTION NOTES
1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. (NAVD88=NOVG09-0.97 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 EXTREME CAUTION IN AREAS OF BURIED UTILITIES, & SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO VARIOUS UTILITY COMPANIES, IN ORDER TO PREPARE MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION. BY CALLING "MISSING CALLS" PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
 4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY BE CAUSED AS A RESULT OF CONSTRUCTION.
 5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE & TESTED OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION.
 6. IF TO THE CONTRACTOR'S KNOWLEDGE, THE CITY OF WILDWOOD HAS ANY RECORDS OF THE VARIOUS REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, & SCHEDULE ACCORDING TO THE AGENCIES REQUIREMENTS.
 7. ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
 8. ALL WORK BY CONTRACTOR/CONTRACTOR SHALL BE IN ACCORDANCE WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
 9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL & REPLACEMENT AT SUBMITTAL TO THE OWNER'S ENGINEER.
 10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ENGINEER, SHOP DRAWINGS AND 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 APPROVAL, 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 LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP & BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASTM T-99.
 12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
 13. CONCRETE REINFORCING SHALL CONFORM TO ASTM A630 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 & OWNER.
 15. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES 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 APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO 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 IS TO REVIEW THE DESIGN SOIL REPORTS & BORINGS PRIOR TO BEGINNING 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 SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS & METHODS FOR CONSTRUCTION SITE SAFETY.
 21. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL, MINIMUM DRAWING & SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER, & RECLAIMED WATER PROJECTS. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
 22. WATER, WASTEWATER, & IRRIGATION/RE-USE SYSTEMS WILL BE OWNED & MAINTAINED BY DHI Communities, City of Wildwood Utility STANDARDS ARE THE MINIMUM ALLOWABLE WATER, WASTEWATER, & IRRIGATION/RE-USE CONSTRUCTION STANDARDS. WHERE ANY NOTES OR DETAIL ON THESE PLANS CONFLICT WITH THE CITY OF WILDWOOD UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE CITY INFRASTRUCTURE INSPECTION, SHALL BE APPLIED.
 23. ALL LAND CONTAINED WITHIN STORM WATER TREATMENT LAKE TRACTS, FLOODPLAIN IMPACT COMPENSATION TRACTS, DRAINAGE EASEMENTS, & WETLAND PRESERVATION TRACTS SHALL ALSO BE A PUBLIC FLOWAGE EASEMENT.
 24. ALL EXCAVATED EROSION CONTROL PLANT SPECIES SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPMENT SHALL PROVIDE FOR CONTINUAL PHASES OF REMOVAL OF INVASIVE, EXOTIC AND SPECIES THAT BECOME RE-ESTABLISHED WITHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE LIFE OF THE PROJECT.
 25. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD 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 OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL & SAFETY OF THE TRAVELING PUBLIC & THE SAFETY OF HIS PERSONNEL.
 2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL & PRACTICES FOR STREET & HIGHWAY, MAINTENANCE & UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, & REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, & BARRIERS NECESSARY TO PROTECT WORKERS FROM HAZARDS WITHIN THE PROJECT LIMITS.
 3. ALL TRAFFIC CONTROL MARKINGS & DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
 4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
 5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY & ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY & DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT &/OR ENFORCE SAFETY REGULATIONS.

- DEMOLITION & EROSION CONTROL NOTES
1. DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZs) OF EXISTING TREES.
 2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE GIVEN FOR THE CONTRACTOR. THE ENGINEER ASSURES THE CONTRACTOR FOR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES & TO MAKE THE NECESSARY ARRANGEMENTS FOR THE REMOVAL OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING RELOCATION. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE SATISFACTION OF THE CONTRACT & NO EXTRA COMPENSATION WILL BE ALLOWED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE & WILL BE RESPONSIBLE FOR THE DEMOLITION & REMOVAL OF ALL UNDERGROUND & ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER & REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
 4. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED & MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
 5. ALL EROSION & SILTATION CONTROL DEVICES (INCLUDING TREE PROTECTIVE BARRIERS AND IMPLEMENTATION) PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 6. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, & EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE SOD TRACKING PREVENTION DEVICE WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER & EXIT THE SITE. IF IN THE OPINION OF THE ENGINEER &/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR OTHER MEANS, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER &/OR LOCAL AUTHORITIES.
 7. IF EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
 8. THERE IS TO BE NO DISCHARGE (E.G. PUMPING, SHEET PILE, SMALL DITCH ETC) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. A SETTLING POND PLAN MUST BE SUBMITTED & APPROVED BY THE ENGINEER OF RECORD & LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.
 9. ALL DISTURBED AREAS WHICH ARE NOT TO BE SOODED ARE TO BE SEEDED & MULCHED TO FOOT STANDARDS & MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY & ENGINEER OF RECORD. ANY MASHOUTS, RESEEDING, RESEEDING, SOODING, & OTHER EROSION WORK REQUIRED WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED BY THE OWNER, REGULATORY AGENCY, & ENGINEER OF RECORD.
 10. ALL SOODING, SEEDING & MULCHING SHALL INCLUDE WATERING & FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED & ACCEPTED BY THE OWNER.

- PAVING, GRADING & DRAINAGE NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE & APPURTENANCES ARE BEING PLACED. DRAINAGING 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 SEALER, AT ADJUNCTION OF CONCRETE & ANY STRUCTURE.
 4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN 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. ALL STORM DRAINAGE PIPES (DESIGNATED AS "SD" ON PLANS) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-793) CORRUGATED HOPE (AAS TYPE N-12), OR APPROVED EQUAL.
 6. PVC STORM PIPES 12" & SMALLER SHALL CONFORM TO ASTM C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
 7. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
 8. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATIO FOR A CAPABLE OF WITHSTANDING 10-25 LOADINGS.
 9. 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.
 10. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER WITH SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
 11. RECORD DRAWING PIPES SHALL BE (PVC/DRAIN HOPE) OR CORRUGATED HOPE (AAS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
 12. EXCAVATION OF RETENTION PIPES SHALL BE AT THE OPTIMUM MOISTURE CLAY (CL) OR SILT (ML) LAYER OF MATERIAL IS ENCOUNTERED.
 13. PAVING, GRADING & DRAINAGE TESTING & INSPECTION REQUIREMENTS:
 - a. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
 - b. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
 - c. PIPE QUALITY REPORT.
 - d. DETECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y AXIS.
 - e. FLAT ANALYSIS REPORT.
 - f. REPRESENTATIVE DIAMETER OF THE PIPE.
 - g. PIPE DEFORMATION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
 - h. SEPARATION IN PIPE LINE AND GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

PROJECT CONTACTS UTILITIES

ENGINEER:
MATTHEW J. KRZYNSKI, P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6997 PROFESSIONAL PARKWAY EAST, SUITE B
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941-444-6644
www.morrisengineering.net

SURVEYOR:
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1403 EAST 5TH AVENUE
TAMPA, FLORIDA 33605
(813) 332-1330
www.geoprofsurvey.com

WATER:
CITY OF WILDWOOD UTILITIES
100 N. MAIN ST.
WILDWOOD, FL 34785
(352) 330-1330

SEWER:
CITY OF WILDWOOD UTILITIES
100 N. MAIN ST.
WILDWOOD, FL 34785
(352) 330-1330

ELECTRIC:
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ROCK MARINO
PROJECT ENGINEER
(813) 422-4028

SOLID WASTE:
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SCOTT BOLTZMANN
COMMUNITY ROUTE MANAGER
8708 NE 44th DRIVE
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(941) 266-6901 (sboltz@wm.com)

OWNER:
AL TWISTED OAKS, LLC
105 NE 1ST STREET
DELAWARE BEACH, FL 33444
813-615-1244

GAS:
TECO PEOPLE GAS
702 N. FRANKLIN ST.
TAMPA, FL 33602
(877) 622-6747

INTERNET:
BLUE STREAM
4208 NW 120 AVE
CORAL SPRINGS, FLORIDA
(954) 733-0100



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

CONSTRUCTION PLANS for \$1,000,000 DOLLAR TREE AT TWISTED OAKS A COMMERCIAL DEVELOPMENT

PROPERTY ADDRESS: 105 NE 1st STREET, WILDWOOD, FLORIDA 34785,
SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION
NUMBERS: D31A218

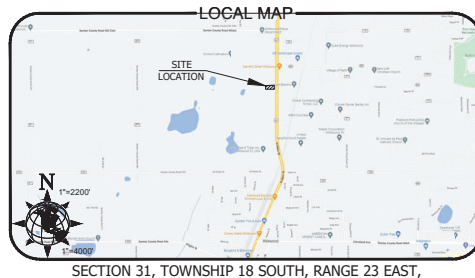
A DEVELOPMENT BY

DYNAMIC COMMERCIAL REAL ESTATE ADVISORS

500 N. BIRDNECK ROAD, SUITE 200
VIRGINIA BEACH, VA 23641



CITY OF WILDWOOD, FLORIDA



SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA

INDEX OF SHEETS

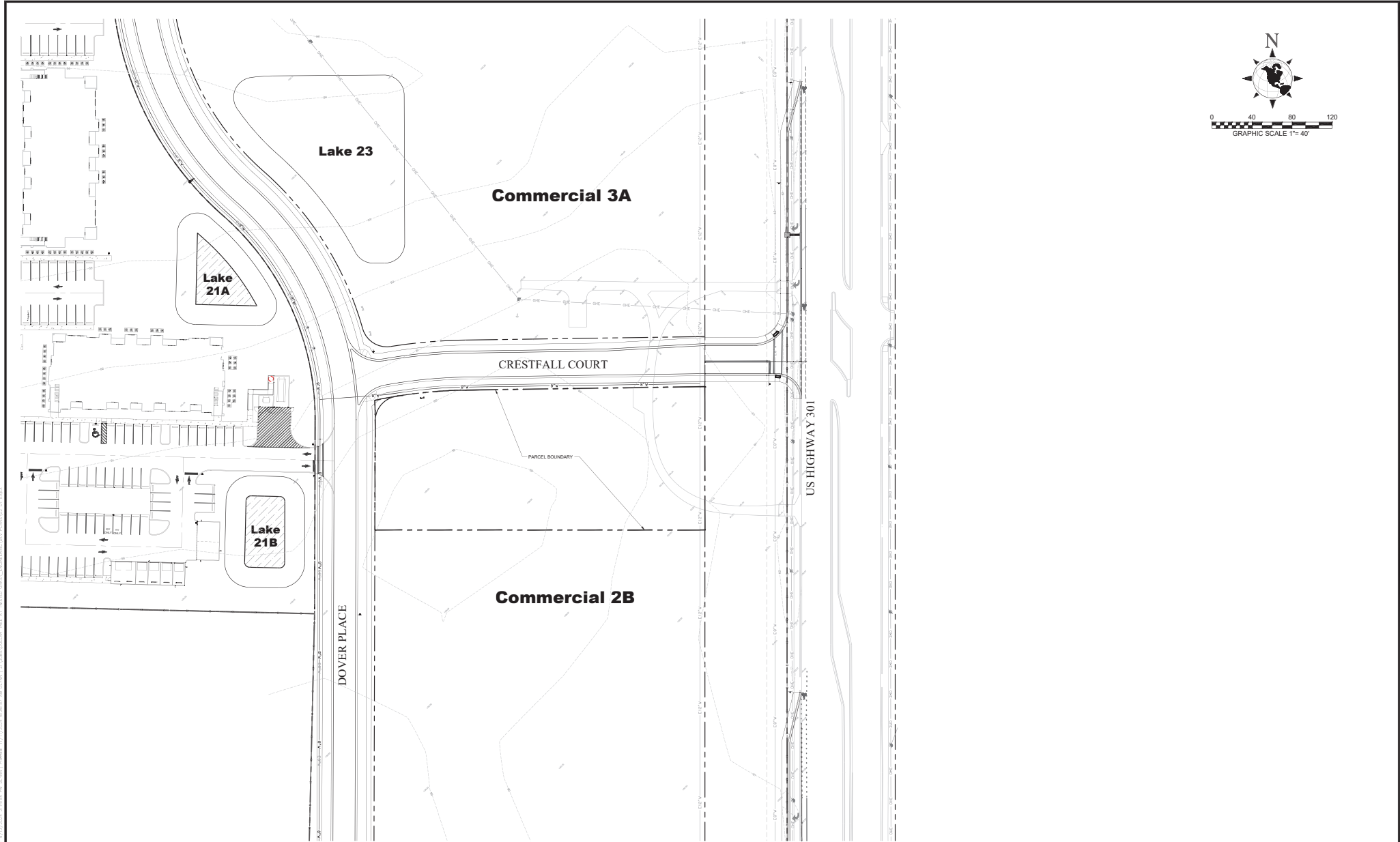
SHEET	TITLE
1	COVER
2	EXISTING CONDITIONS
3	AERIAL SITE MAP
4	SITE PLAN
5	TRUCK TURNING TEMPLATE PLAN
6	PAVING, GRADING & DRAINAGE PLAN
7	UTILITY PLAN
8-9	PAVING, GRADING, & DRAINAGE DETAILS
10	WASTEWATER COLLECTION SYSTEM DETAILS
11	POTABLE WATER & RE-USE WATER SYSTEM DETAILS
12	BEST MANAGEMENT PRACTICES PLAN
LA-1-LA-3	LANDSCAPE PLANS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/13/24	REVISE PER CITY COMMENTS	DL
2	10/18/24	REVISE PER CITY COMMENTS	DL

This item has been digitally signed and sealed by
Stephen J. Krzynski, PE., on the date adjacent to the
seal.
Printed copies of this document are not considered
signed and sealed and the signature must be verified

STEPHEN J. KRZYNSKI, P.E.
No. 00020
Date: 2024.11.12
10:38:16 -05'00'
STEPHEN J. KRZYNSKI, P.E.
No. 00020

SHEET
1
of
12



NO.	DATE	REVISION DESCRIPTION	BY
1	09/13/2024	REVISE PER CITY COMMENTS	DL



MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 CA.26700 941-444-6644 www.morrisengineering.net

DATE	08/05/2024
PROJECT	OTO
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CHECKED	SLR

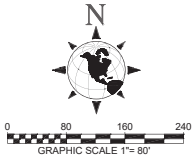
EXISTING CONDITIONS
DOLLAR TREE AT TWISTED OAKS
 CITY OF WILDWOOD, FLORIDA

SHEET		OF
2		12

SCALE
1"=40'

VERTICAL DATUM
NAVD83

STEPHEN J. KRZYWON
 FL LICENSE NO. 90820



NO.	DATE	REVISION DESCRIPTION	BY
1	9/13/2024	REVISED PER CITY COMMENTS	DL
2	11/17/2024	REVISED PER CITY COMMENTS	DL

M

MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and Land Development Consulting

6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 CA 28 700 941-444-4644 www.morrisengineering.net

DATE	09/10/2024
PROJECT	OTD
DRAWING	DT AER
DRAWN	DL
CHECKED	SJK

AERIAL SITE PLAN

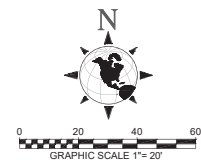
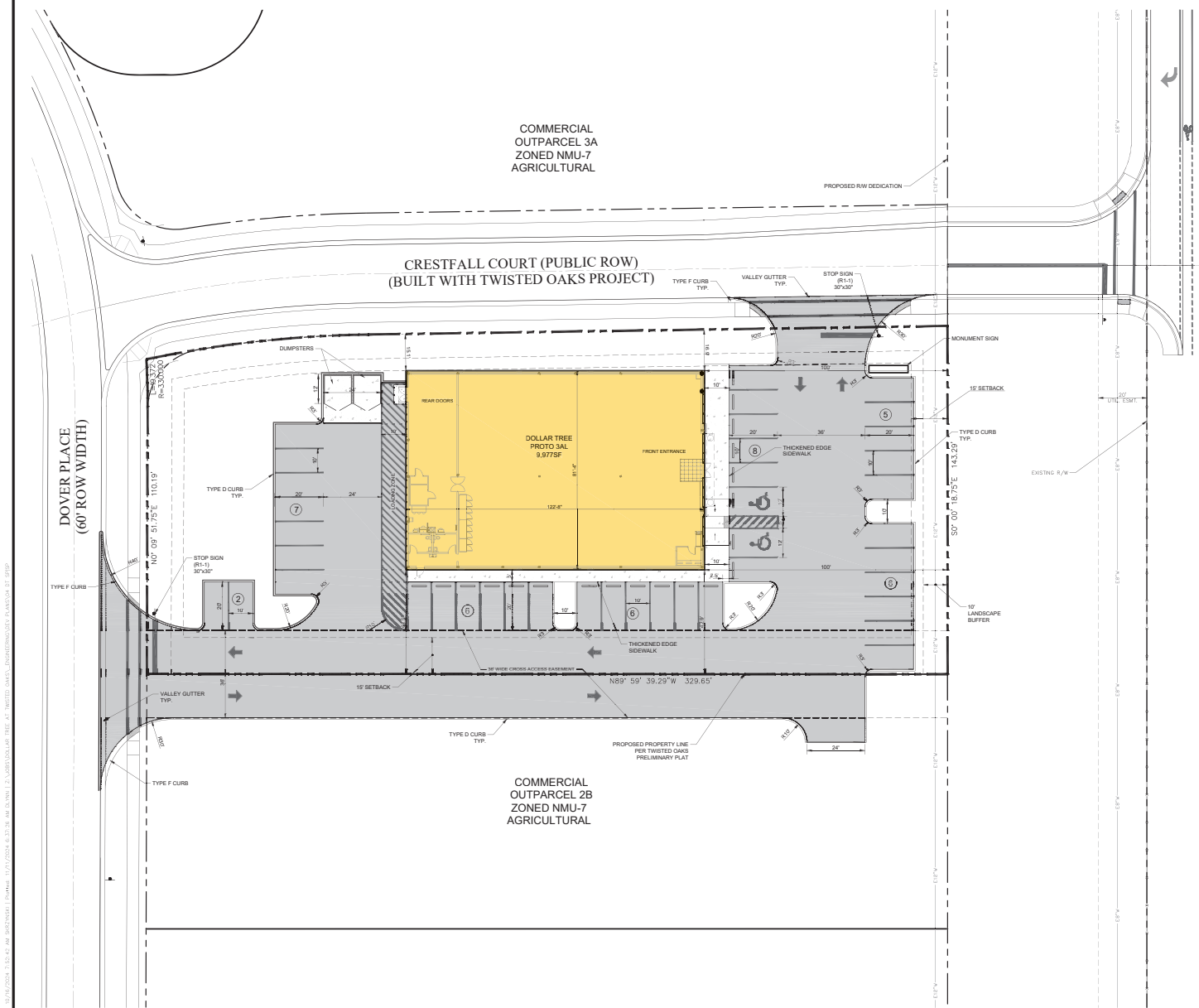
DOLLAR TREE AT TWISTED OAKS

CITY OF WILDWOOD, FLORIDA

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SCALE	1"=40'
VERTICAL DATUM	NAVD83
SHEET	3
OF	12

STEPHEN J. KRZYWON
FL LICENSE NO. 90820



- SITE DATA:**
1. JURISDICTION: CITY OF WILLOWOOD
 2. ADDRESS: 105 NE 1st STREET, WILLOWOOD, FL 34785
 3. P.I.D.: D31A218
 4. AREA: 46,146± SF (1.06± AC)
 5. DOLLAR TREE BUILDING AREA: 9,977SF
 6. SITE: 31-185-23E
 7. CURRENT LAND USE: AGRICULTURAL
 8. CURRENT ZONING: NMU-7
 9. INTENDED USE: RETAIL
 10. FLOOD ZONE: X (1218C0068D, 9/27/2013)
 11. BUILDING HEIGHT: 23.33' (1-STORY)
 12. SETBACKS: 15' FRONT, 15' SIDE, 15' REAR
 13. PARKING REQUIRED: 1 PER 250 SF = 40 STALLS
 14. PARKING PROVIDED: 40 STALLS
 15. FRONT BUFFER YARD: 10'
 16. SIDE BUFFER YARD: 10'
 17. IMPERVIOUS AREA: 31,928 S.F.
 18. PERVIOUS AREA: 14,218 S.F. (30.8%)
 19. REQUIRED OPEN SPACE: 20%
 20. US 301 "H&T" = 25,000 VPD - POSTED SPEED LIMIT IS 45MPH
 21. SOILS: SAND WITH SILT (SP, SP-SM)
 22. BUILDING TYPE: TYPE IIB (000)

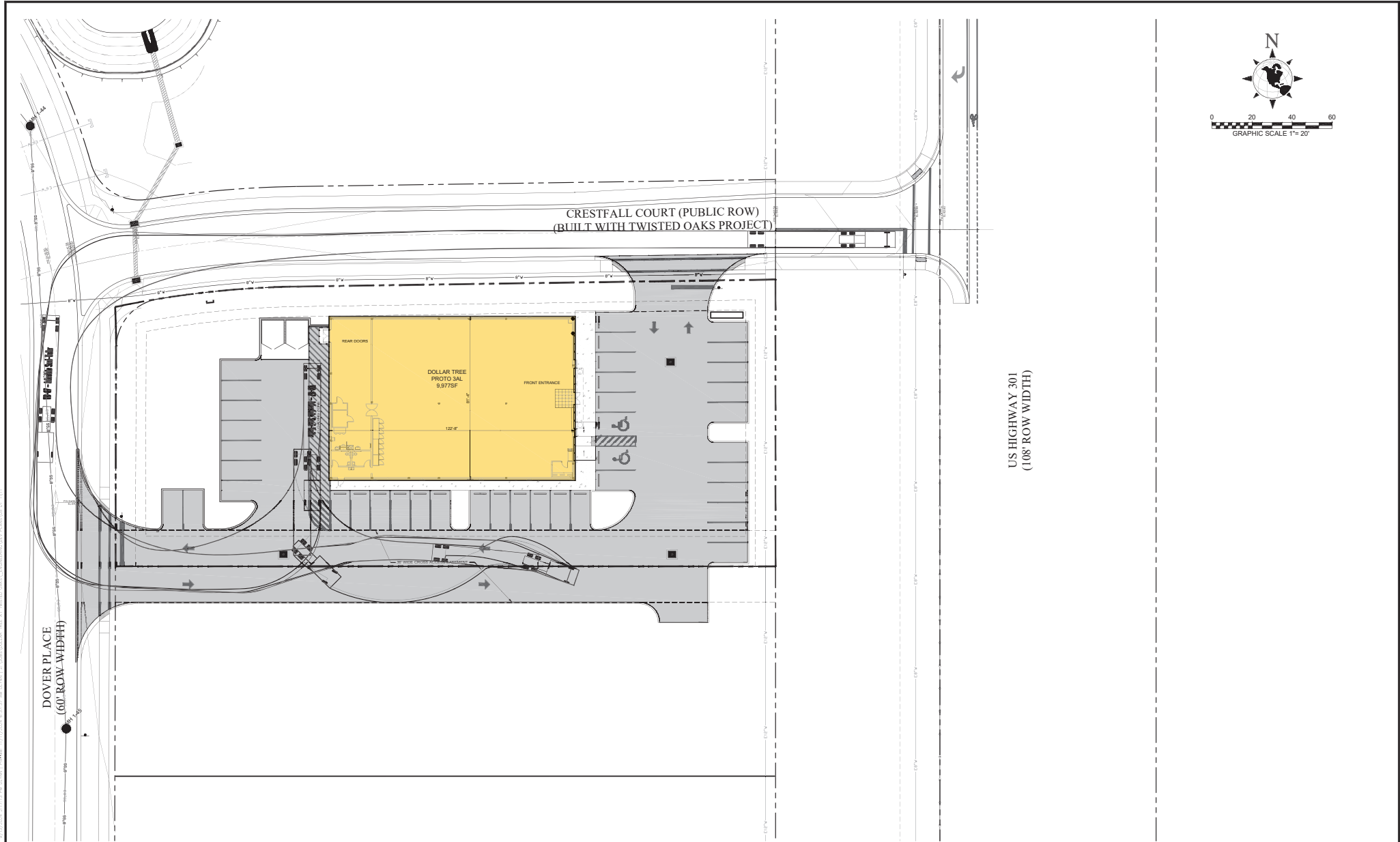
LEGAL DESCRIPTION:

Tract C-2A, Twisted Oaks, as recorded in Plat Book 21, Pages 18 through 18T, of the public records of Brevard County, Florida and being more particularly described as follows:

COMMENCE at the East 1/4 corner of Section 31, Township 18 South, Range 23, East, not thence along the East boundary of the Northeast 1/4 of said Section 31, N 0° 07' 22" E, 352.97 feet, thence departing said East boundary, N 89° 52' 58" W, a distance of 127.35 feet to the Northeast Corner of Tract C-2B of said Twisted Oaks Plat and the **POINT OF BEGINNING**, thence along the North boundary of said Tract C-2B, N 89° 50' 05" W, a distance of 320.37 feet to a point on the East Right of Way of Tract R-18 of said Twisted Oaks Plat, thence along said Right of Way the following two (2) courses: 1) N 0° 05' 02" E, a distance of 214.84 feet; 2) Northerly, 19.37 feet along the arc of a tangent curve to the left having a radius of 335.00 feet and a central angle of 0° 27' 45" (closed bearing N 01° 31' 03" W, 19.37 feet) to the South boundary of Tract R-18 of said Twisted Oaks Plat, thence along said South boundary the following two (2) courses: 1) Easterly, 92.02 feet along the arc of a non-tangent curve to the right having a radius of 475.00 feet and a central angle of 1° 13' 55" (closed bearing N 87° 38' 42" E, 92.02 feet); thence N 87° 00' 42" E, a distance of 236.58 feet to the West boundary of Tract PD-3 of said Twisted Oaks Plat, thence along said West boundary, S 87° 00' 42" E, a distance of 248.80 feet to the **POINT OF BEGINNING**.

Containing 1.855 acres, more or less.

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NO.	DATE	REVISION DESCRIPTION	BY

M

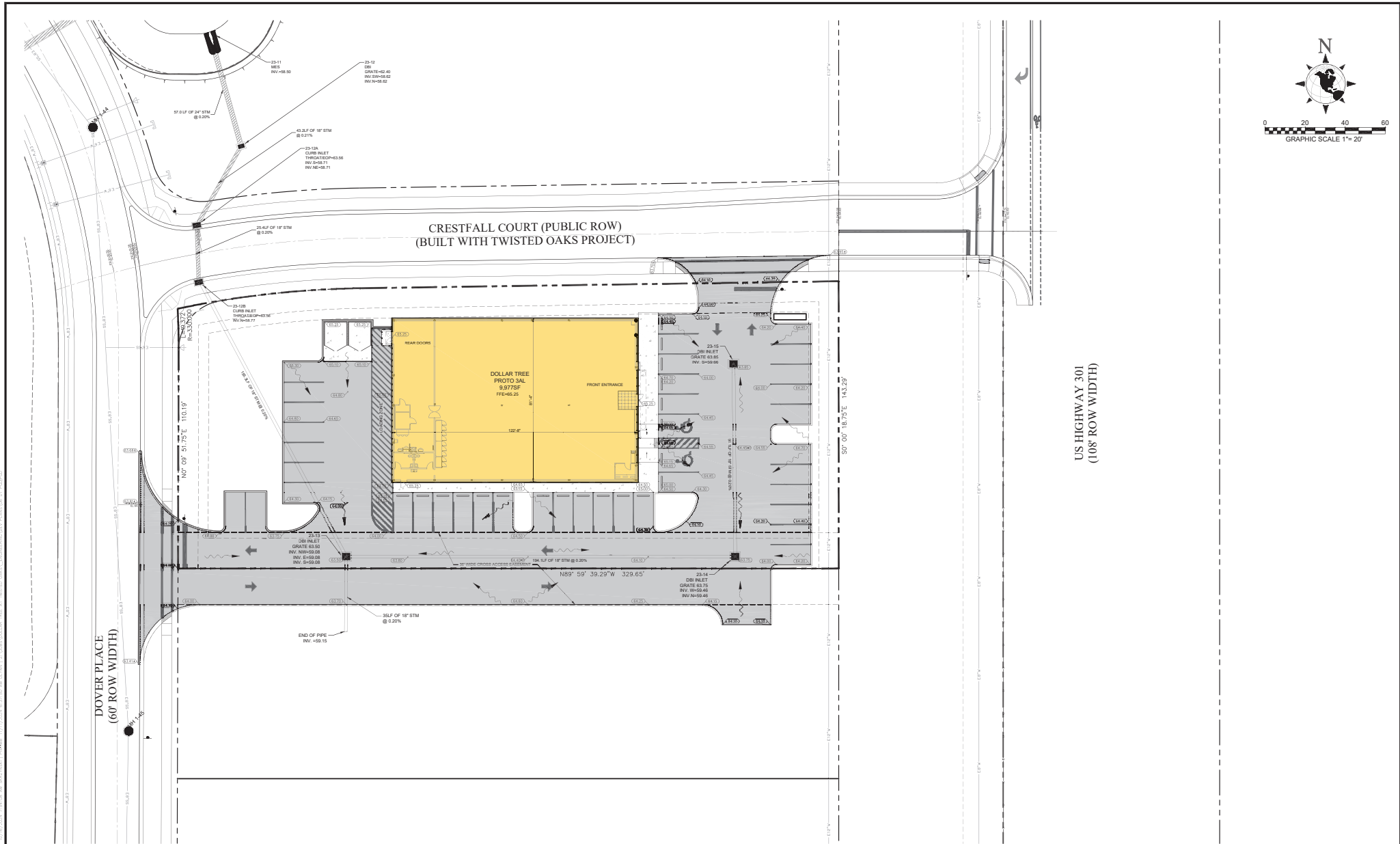
MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 CA.25.700 941-444-6644 www.morrisengineering.net

DATE 08/05/2024	
PROJECT OTO	
DRAWING DT TT	
DRAWN SJK	CHECKED SJK

TRUCK TURNING TEMPLATE PLAN
DOLLAR TREE AT TWISTED OAKS
 CITY OF WILDWOOD, FLORIDA

SCALE	1"=20'
VERTICAL DATUM	NAVD83
SHEET	5
OF	12

STEPHEN J. KRZYWON
FL LICENSE NO. 90820



NO.	DATE	REVISION DESCRIPTION	BY
1	9/13/2024	REVISE PER CITY COMMENTS	DL
2	10/18/2024	REVISE PER CITY COMMENTS	DL



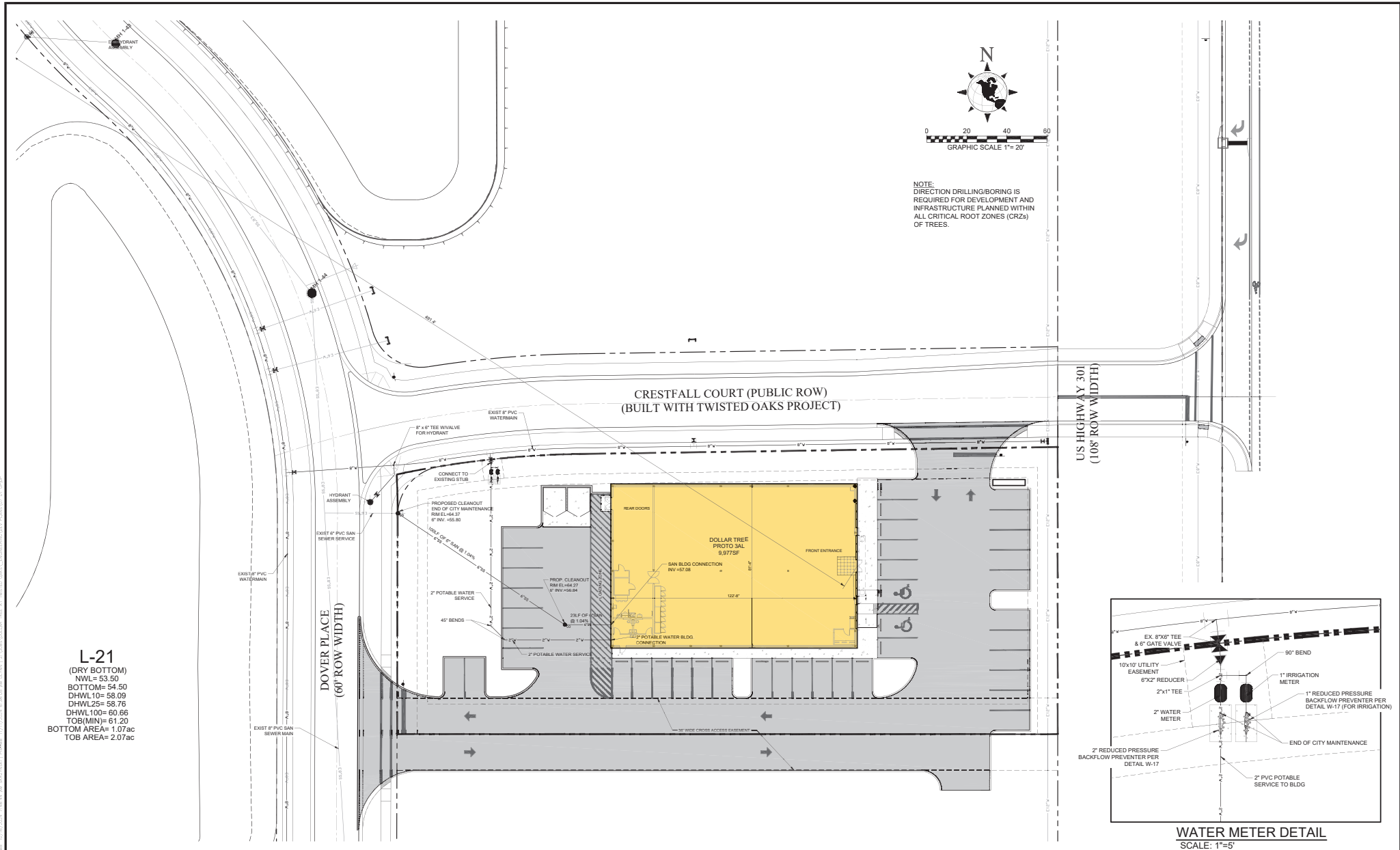
MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 | CA 28700 941-444-6644 | www.morrisengineering.net

DATE	09/10/2024
PROJECT	DTD
DRAWING	DT PGD
DRAWN	DL
CHECKED	SLK

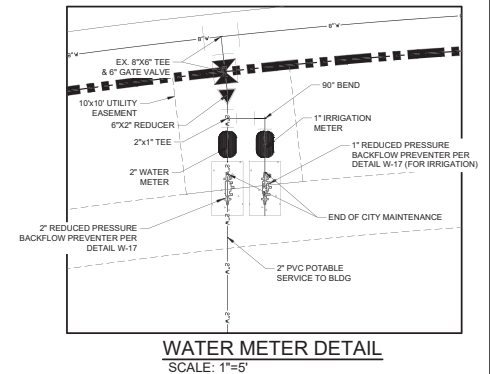
PAVING, GRADING & DRAINAGE PLAN
DOLLAR TREE AT TWISTED OAKS
 CITY OF WILDWOOD, FLORIDA

SCALE	1"=20'
VERTICAL DATUM	NAVD83
SHEET	6
OF	12

STEPHEN J. KRZYWON
 FL LICENSE NO. 90820



L-21
(DRY BOTTOM)
NWL= 53.50
BOTTOM= 54.50
DHWL10= 58.09
DHWL25= 58.76
DHWL100= 60.66
TOB(MIN)= 61.20
BOTTOM AREA= 1.07ac
TOB AREA= 2.07ac



NO.	DATE	REVISION DESCRIPTION	BY
1	9/23/2024	REVISE PER CITY COMMENTS	DL
2	10/18/2024	REVISE PER CITY COMMENTS	DL

M

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Civil Engineering and Land Development Consulting
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DATE	
PROJECT	OTO
DRAWING	DT UP
DRAWN	DL
CHECKED	SLR

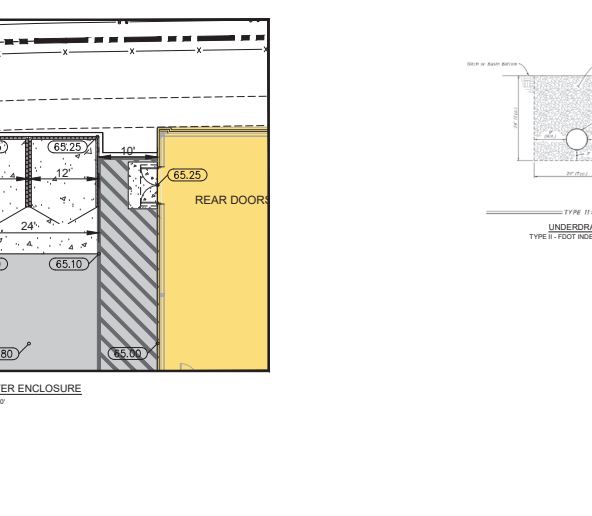
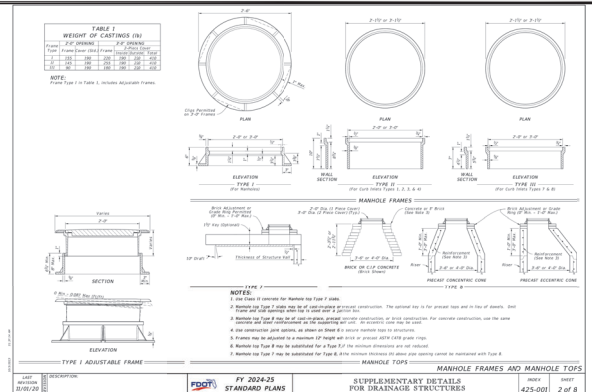
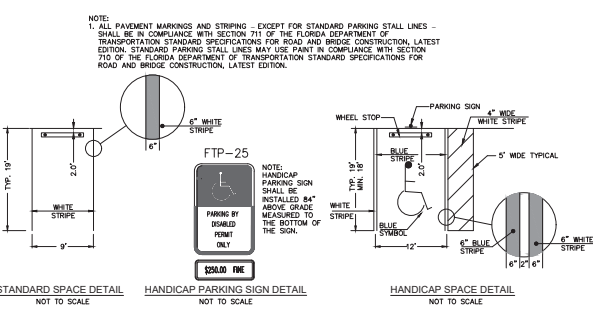
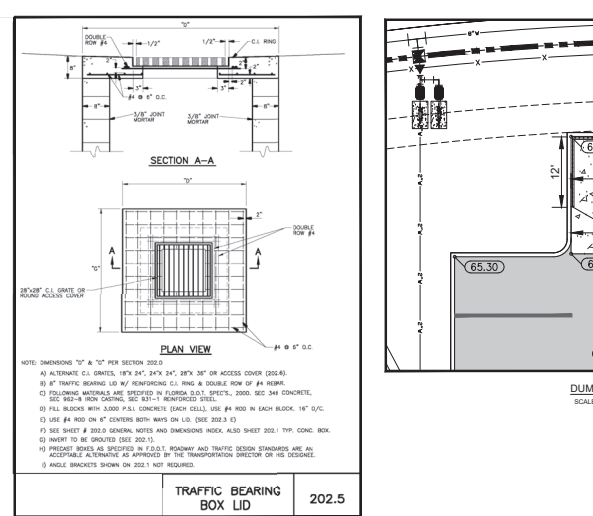
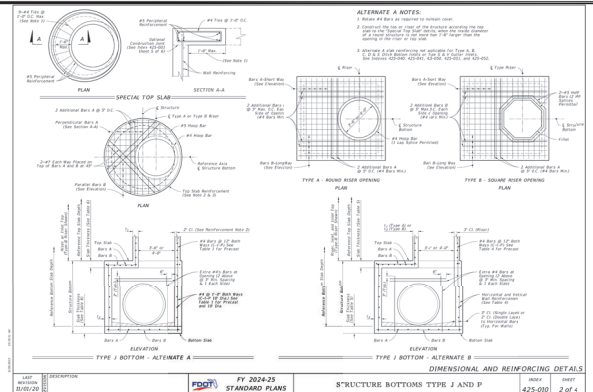
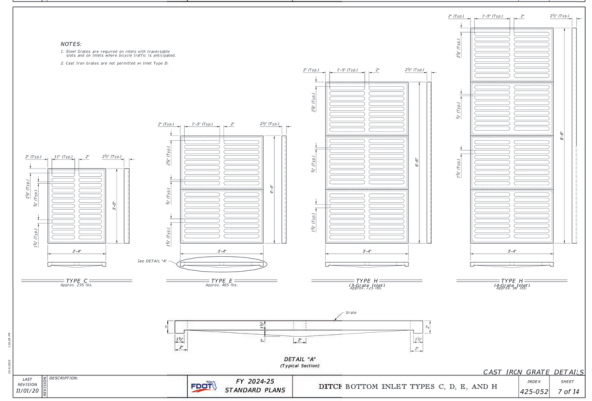
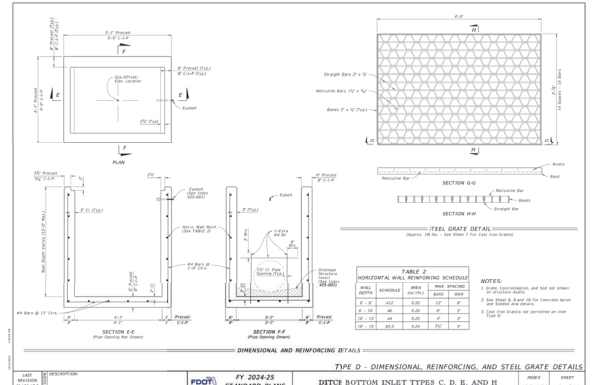
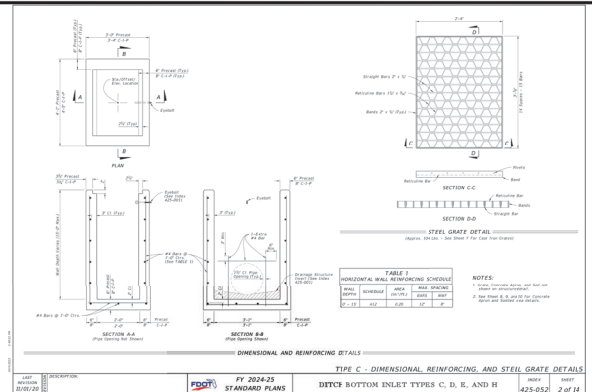
UTILITY PLAN

DOLLAR TREE AT TWISTED OAKS

CITY OF WILDWOOD, FLORIDA

SCALE: 1"=20' VERTICAL DATUM: NAVD83		SHEET 7 OF 12
STEPHEN J. KRZYWON FL LICENSE NO. 90820		

Sheet: 9/13/2024 2:21:37 PM D:\NRI\Projects\11/17/2024 6:38:15 AM D:\NRI\11\NORIS\DOLLAR TREE AT TWISTED OAKS\ENGINEERING\DET\PLANSET OF PGD-STANDARD-010



1		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
2		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
3		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
4		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
5		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
6		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
7		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
8		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
9		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION
10		9/13/2024	REVISE PER CITY COMMENTS	BY	DATE	REVISION DESCRIPTION

DATE		09/05/2024
PROJECT		D10
DRAWING		PGD-D10
DRAWN		DL
CHECKED		SA

PAVING, GRADING, & DRAINAGE DETAILS	
DOLLAR TREE AT TWISTED OAKS	
CITY OF WILDWOOD, FLORIDA	

SCALE		1"=1'-0"
SEC-TYP-RNG		8 OF 12
SHEET		8
OF		12

STEPHEN J. KUTYNSKI	
FL LICENSE NO. 90820	



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Page 26 of 57

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WASTEW
DOLLAR

WATER COLLECTION SYSTEM DETAILS
TREE AT TWISTED OAKS
 CITY OF WILDWOOD, FLORIDA

STEPHEN J. KRZYNSKI
FL. LICENSE NO. 90820

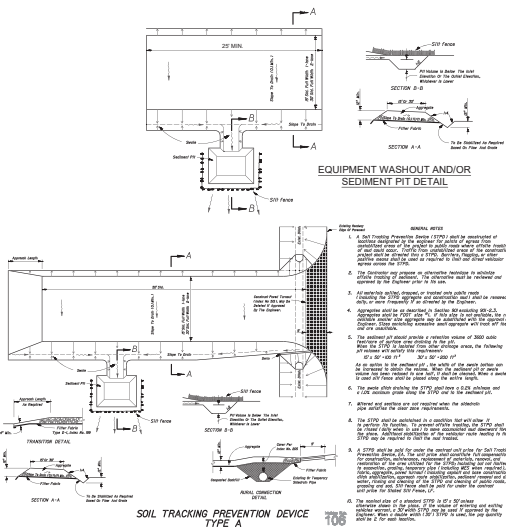
SCALE N.T.S	
SEC-TWP-RNG --	
SHEET 10	OF 12

- EROSION SEDIMENT CONTROL PLAN NOTES:**
- EXISTING SITE CONDITIONS CONSIST OF VACANT AGRICULTURAL (CATTLE GRAZING) LAND AND WETLANDS, WHICH ARE TO REMAIN UNDISTURBED. LAND CLEARING/DISTURBING ACTIVITIES SHALL CONSIST OF CLEARING EXISTING VEGETATION, EXCAVATION OF PROPOSED STORMWATER MANAGEMENT PONDS AND PLACEMENT/EMBANKMENT OF EXCAVATED MATERIAL.
 - ALL EXCAVATED MATERIAL WILL BE UTILIZED ON-SITE TO PROVIDE MATERIAL TO ACHIEVE FINISHED GRADES PER PLAN. ANY REMAINING MATERIAL SHALL BE STOCKPILED ON THE FUTURE AMENITY SITE AREA FOR USE IN GRADING THE PROPOSED RECREATION AMENITY SITE.
 - CONSTRUCTION IS EXPECTED TO COMMENCE IN JANUARY 2025, WITH STABILIZATION TO OCCUR IN JANUARY OF 2026, UPON COMPLETION OF MASSBROOK GRADING EFFORTS.
 - ANY DISTURBED AREAS WHERE CONSTRUCTION WILL BE ON-GOING AND FINAL GRADE WILL NOT BE ACHIEVED WITHIN COURTESY (14 DAYS) SHALL BE SOCKED OR HYDROSEED TO PROVIDE STABILIZATION.
 - ALL EROSION AND SEDIMENT CONTROLS DEPICTED ON THIS PLAN SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
 - EROSION AND SEDIMENT CONTROL DEVICES SHALL BE VISUALLY INSPECTED WEEKLY, OR AFTER SIGNIFICANT (0.5" OR GREATER) RAINFALL EVENTS. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT SHALL BE CORRECTED AS SOON AS POSSIBLE, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
 - CONSTRUCTION TRAFFIC SHALL ENTER VIA THE PROPOSED NORTH ENTRANCE, AND SHALL BE MARKED ACCORDINGLY. SOIL TRACKING PREVENTION DEVICES SHALL BE INSTALLED PRIOR TO DISTURBANCE OF ANY LAND WITHIN THE PROJECT. HAIL ROUTES SHALL BE DETERMINED BY CONTRACTOR, AS NEEDED ACROSS UPLAND PORTIONS OF THE SITE WHICH ARE PROPOSED TO BE CLEARED. NO CONSTRUCTION TRAFFIC IS PERMITTED WITHIN ANY PRESERVE AREAS ON-SITE, AS DELINEATED BY SILT FENCE AND TREE BARRICADES.
 - FUGITIVE PARTICULATE ABATEMENT METHODS SHALL CONSIST OF THE FOLLOWING:
 - USE OF WATER TRUCKS TO CONTROL DUST ON-SITE DUE TO HIGH WINDS AND TRUCK TRAFFIC.
 - ENSURE THAT ALL OPEN BODIED TRUCKS TRANSPORTING MATERIAL THAT MAY EMIT PARTICLES INTO THE AIR ARE COVERED AT ALL TIMES.
 - ENSURING THAT ALL CONSTRUCTION TRAFFIC ENTERS AND EXITS THE SITE AT THE DESIGNATED CONSTRUCTION ENTRANCE ONLY AND ARE WASHED DOWN AS NECESSARY TO REDUCE PARTICULATE MATTER.
 - CONTRACTOR SHALL PROVIDE ENGINEER AND CITY OF WILDWOOD STAFF WITH A 24-HOUR, 7-DAY EMERGENCY CONTACT NUMBER FOR ANY EROSION AND SEDIMENTATION CONCERNS.
 - DEWATERING ACTIVITIES SHALL INCLUDE THOSE NECESSARY TO CONSTRUCT THE PROPOSED STORMWATER PONDS. DEWATERING PUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS FOUND ON THIS PLAN AND SHALL BE LOCATED SUCH THAT DISCHARGE IS DIRECTED OVER VEGETATED AREAS INTO EXISTING WETLANDS TO ASSIST IN MAINTAINING WETLAND HYDROLOGY DURING CONSTRUCTION.
 - THERE ARE NO WATER QUALITY MONITORING REQUIREMENTS FOR THIS PROJECT DURING CONSTRUCTION.
 - SILT FENCE SHALL BE FIELD ADJUSTED AS NECESSARY IN ORDER TO ADEQUATELY PROTECT & PRESERVE ANY EXISTING TREES & VEGETATION WITHIN THE LANDSCAPE OR NATURAL VEGETATION BARRIERS.
 - NOTE TO SILT FENCE INSTALLER: TO FACILITATE "EFFECTIVE" PRESERVATION OF TREES (THOSE WITH DRIP LINES DEPICTED ON LANDSCAPE PLANS) SILT FENCE SHALL NOT BE TRENCHED WITHIN DRIP LINES OF TREES THROUGHOUT THE PROJECT. IF UNAVOIDABLE THEN INSTALL SILT FENCE AT GRADE (NO TRENCING). SEE LANDSCAPE PLANS FOR DEPICTION OF TREE PRESERVATION.
 - EXCEPT FOR WETLAND RESTORATION AND ENHANCEMENT AND NATURALLY OCCURRING FLUCTUATIONS, NO HYDROPERIOD ALTERATION SHALL BE PERMITTED IN PRESERVATION AREAS. NATURAL ANNUAL HYDROPERIODS, NORMAL POOL ELEVATIONS, AND SEASONAL HIGH-WATER ELEVATIONS SHALL BE SUBSTANTIALLY MAINTAINED OR IMPROVED.

NOTES FOR SILT FENCES

- Use of Silt Fence is to be used where slope material needs an additional stabilization. Silt Fence can be used on slopes up to 1:1. Silt Fence should be installed in a line with the slope and should be installed in a line with the slope and should be installed in a line with the slope.
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TEMPORARY EROSION AND SEDIMENT CONTROL



STORM DRAIN INLET FLEX FILTER

DATE: 08/05/2024

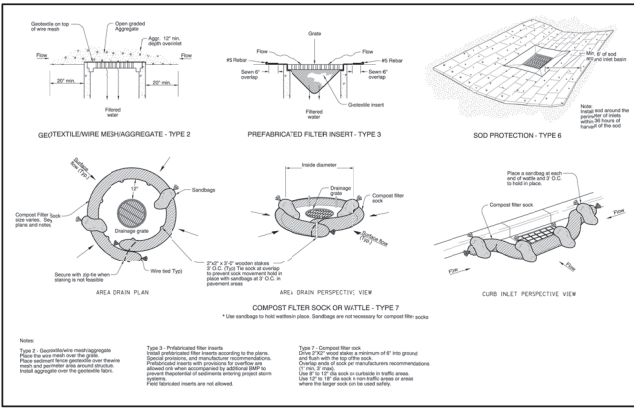
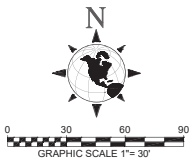
PROJECT: 010

DRAWING: DT BMP

DRAWN: DL

CHECKED: SJR

BEST MANAGEMENT PRACTICES PLAN
DOLLAR TREE AT TWISTED OAKS
 CITY OF WILDWOOD, FLORIDA



NO.	DATE	REVISION	DESCRIPTION	BY
1	9/13/2024	REVISED PER CITY COMMENTS		DL

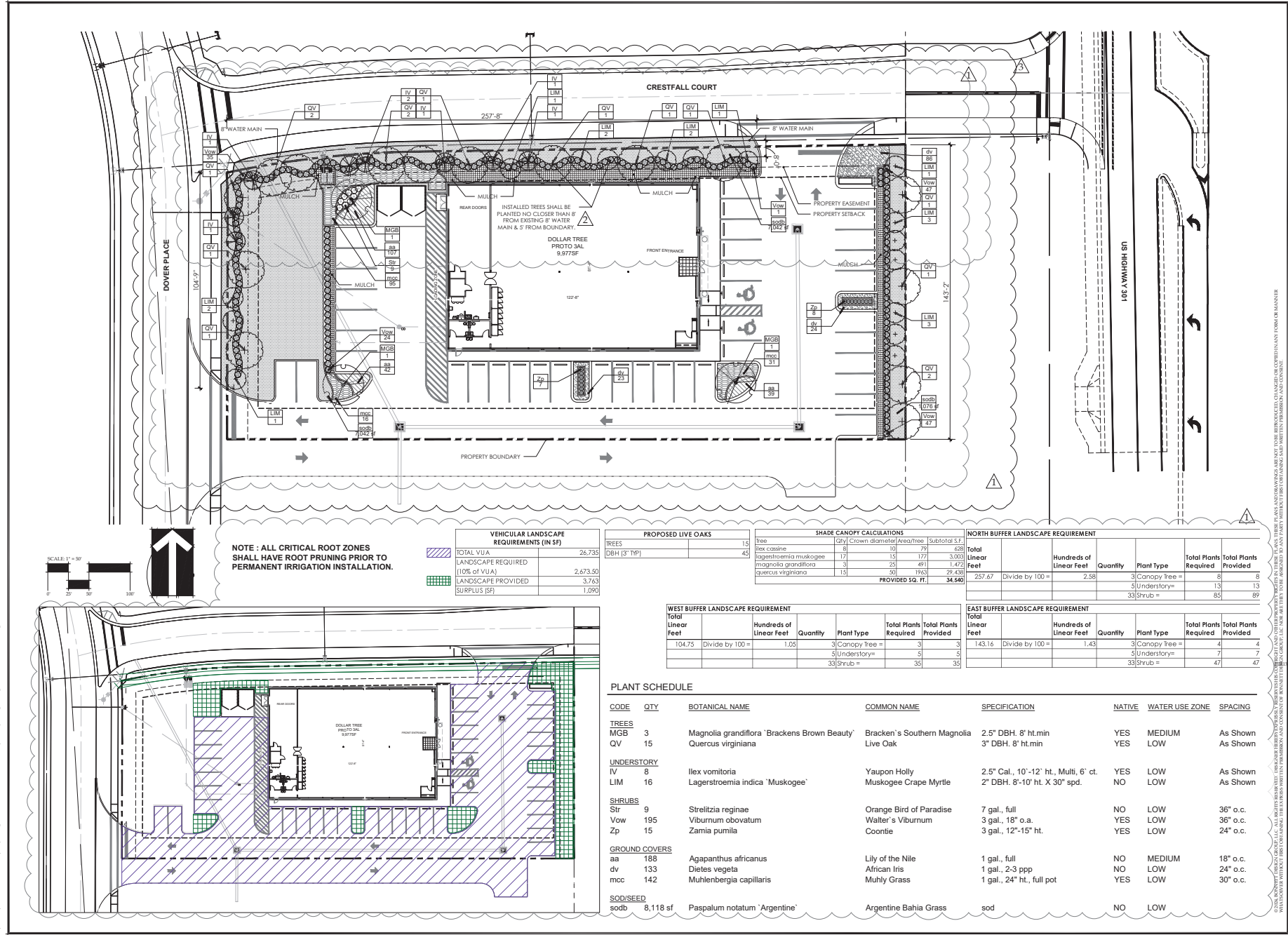


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 6977 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 | C.A. 28780 | 941-444-4644 | www.morrisengineering.net

STEPHEN J. KRZYNSKI
 FL LICENSE NO. 90820

SCALE: 1"=30'
VERTICAL DATUM: NAVD83
SHEET: 12 OF 12

DESIGNED BY: J. L. JONES, INC. 1111 PINE BLVD. SUITE 200, TAMPA, FL 33604
DRAWN BY: J. L. JONES, INC. 1111 PINE BLVD. SUITE 200, TAMPA, FL 33604
CHECKED BY: J. L. JONES, INC. 1111 PINE BLVD. SUITE 200, TAMPA, FL 33604
DATE: 08/11/2024



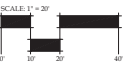
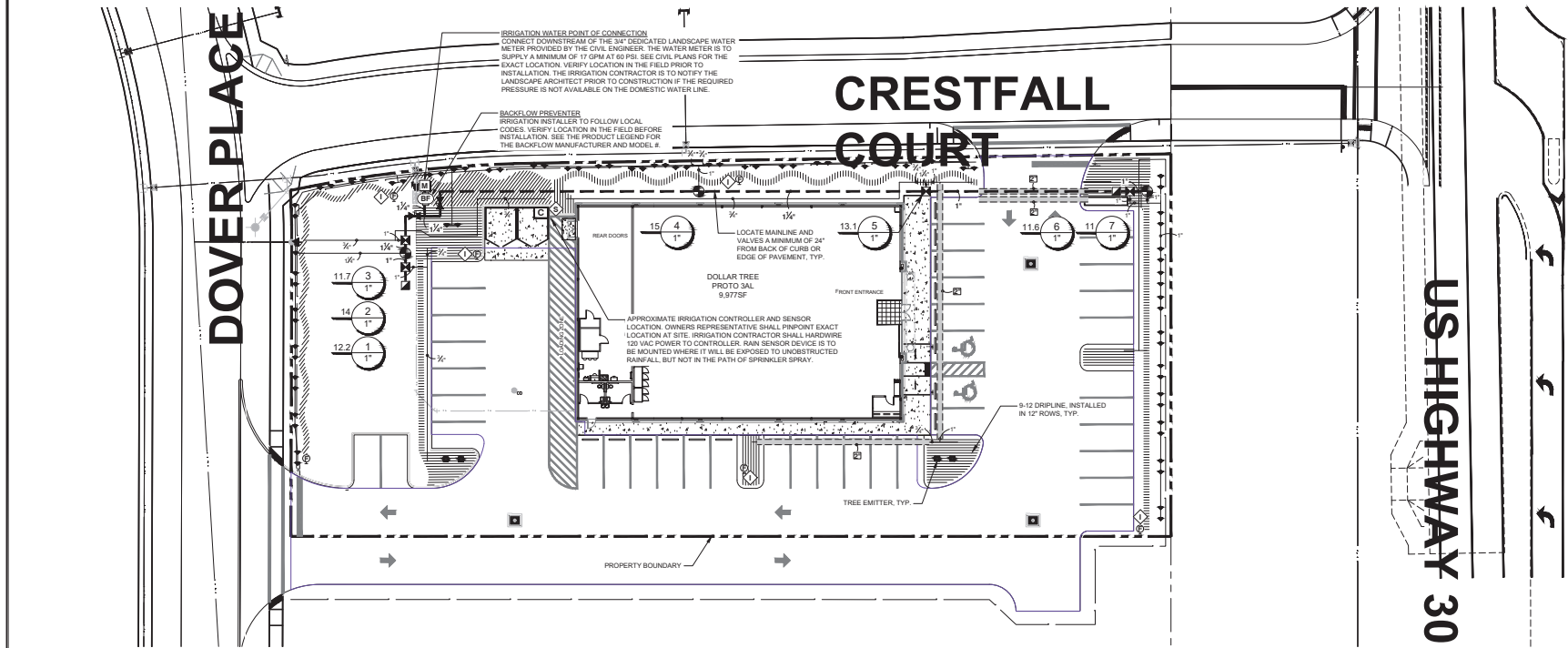
B^dg

RONNETT design group, llc
landscape architecture
community planning
FL LA #0001718
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.422.1588

Twisted Oaks Dollar Tree
Landscape Architecture
Morris Engineering & Consulting, LLC
Wildwood, Florida
OVERALL LANDSCAPE PLAN

DATE: August 12, 2024
DRAWN BY: RLM
CHECKED BY: TWB
JOB NUMBER: 2024.136
FILE NAME: MORRIS_TWISTED OAKS DOLLAR TREE_L38ASE
REVISIONS:
A city comments 09-19-2024
B city comments 10-18-2024
C city comments 11-11-2024
Digital signed by Todd H. Bonnett
Date: 2024.11.11 10:58:07 AM
L400

Page 31 of 57



THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURER'S RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANY LIABILITY FOR PROBLEMS WHICH MAY BE CAUSED BY FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT. THEY CONVEY OR PROBLEMS WHICH MAY BE CAUSED BY FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

WATERING SCHEDULE

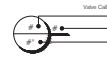
NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Hunter ICZ-101-40	Area for Drip	1.44 in.		14 min	14 min		14 min	14 min	1	42	512	171	
2	Rain Bird PEB	Bubbler	1.89 in.		11 min	11 min		11 min	11 min	1	32	448	149	
3	Hunter ICZ-101-40	Area for Drip	1.44 in.		14 min	14 min		14 min	14 min	1	42	480	160	
4	Rain Bird PEB	Bubbler	1.82 in.		11 min	11 min		11 min	11 min	1	32	480	160	
5	Hunter ICZ-101-40	Area for Drip	1.45 in.		14 min	14 min		14 min	14 min	1	42	549	183	
6	Hunter ICZ-101-40	Area for Drip	1.44 in.		14 min	14 min		14 min	14 min	1	42	488	163	
7	Rain Bird PEB	Bubbler	1.91 in.		11 min	11 min		11 min	11 min	1	32	352	117	
TOTALS:					89		89		89		264	3,319	1,106	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	WIRE	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Hunter ICZ-101-40	1"	Area for Drip	12.2	813.0 f.t.	80.0	8.2		150.8	9.32	40.6	56.3	1.44 in.
2	Rain Bird PEB	1"	Bubbler	14	28	197.9		41.2	145.6	2.24	23.8	40.2	1.89 in.
3	Hunter ICZ-101-40	1"	Area for Drip	11.67	778.2 f.t.	108.1	3.9		140.7	9	40.6	55.9	1.44 in.
4	Rain Bird PEB	1"	Bubbler	15	30	205.5	9.8		109.4	2.35	24.0	41.8	1.92 in.
5	Hunter ICZ-101-40	1"	Area for Drip	13.08	834.2 f.t.	230.1	102.5	3.4	194.5	9.85	40.9	58.0	1.45 in.
6	Hunter ICZ-101-40	1"	Area for Drip	11.61	774.2 f.t.	80.0	7.7		270.9	8.97	40.6	58.2	1.44 in.
7	Rain Bird PEB	1"	Bubbler	11	22	111.0	26.8		277.4	1.91	23.6	40.8	1.91 in.
Common Wire										32.6			

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1" x 1/2" 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	3
	Rain Bird 44-LRC 1/2" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	2
	Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2
	Fibco 880 1" Backflow reduced pressure zone - Installation by a licensed Florida Plumbing Contractor in accordance with Manufacturer's recommendations and all federal, state and local codes.	1
	Hunter P2C-400 with (2) PCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Outdoor/Indoor model.	1
	Hunter Solar-Sync-Sens Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gaffer mount bracket. Wired. Module not included.	1
	Water Meter 3/4" Water meter requires 17 GPM @ 60 PSI. Irrigation contractor shall be responsible to verify the sources ability to service the systems requirements at site before starting construction.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21-HP Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. Fittings shall be SCH 40 and molded. Install 12" below final grade.	1,216 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21-HP Pipe sizes 3" inch or smaller shall have bell and socket joints. Fittings shall be SCH 40 and molded. Install 18" below grade.	324.6 l.f.
	Pipe Sleeve: PVC Schedule 40 The depth of the sleeves shall be a minimum 30" cover from finished grade under roadway crossings and 24" under all sidewalks and hardscapes. Extend sleeves 18" beyond edges of paving or construction, mark both ends with a 3" x 1/2" in pavement.	240.9 l.f.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	80	20
	Hunter ICZ-101-40 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	4	
	Rain Bird MDCFCAP Dripline Flush-Valve cap in compression fitting coupler.	6	
	Rain Bird OPERND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16' of 1/4" distribution tubing with connection fitting pre-installed.	5	
	Rain Bird PC-DIFF Single Outlet, Pressure Compensating Drip Emitters with Self-Purging Barb Inlet and Diffuser Cap. Flow rate: 5 GPH-High brown; 7 GPH-Violet; 10 GPH-green; 12 GPH-dark brown; 18 GPH-white; 24 GPH-orange.	4	
	Area to Receive Drip Rain Bird XFDe-09-12 XFDe On-Surface Pressure Compensating Landscape Drip. 0.9 GPH emitters at 12in. O.C. Drip line laterals spaced at RR apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	3,200 s.f.	



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OVERALL IRRIGATION PLAN

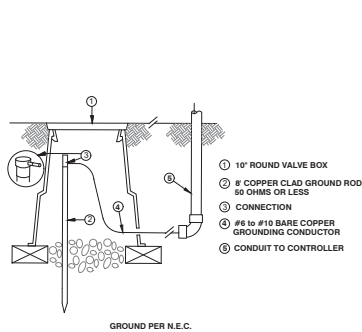
DATE: August 12, 2024
DRAWN BY: RLM
CHECKED BY: TWB
JOB NUMBER: 2024.136
FILE NAME: 08L TWISTED OAKS DOLLAR TREE_BASE
REVISIONS:
1 City comments 09-19-2024



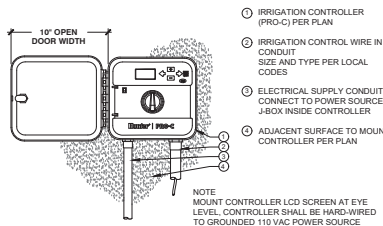
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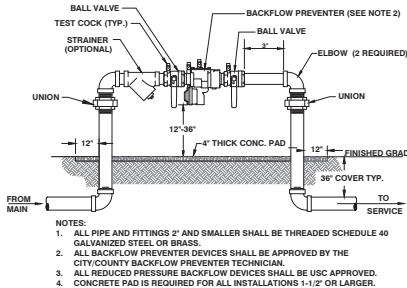
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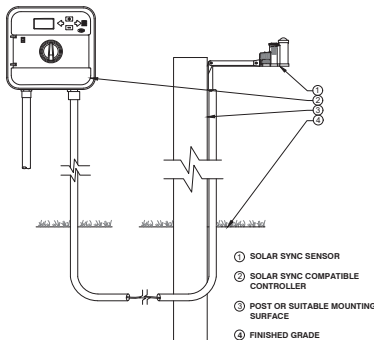
CONTROLLER GROUNDING



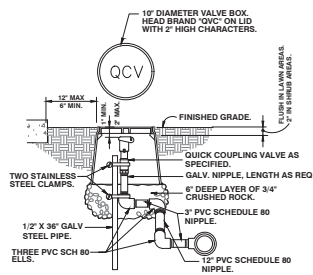
PRO-C WALL MOUNT



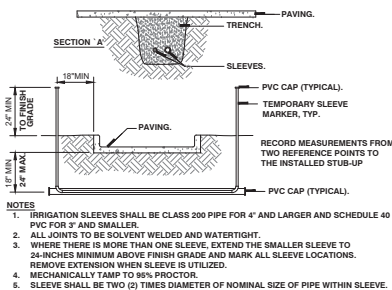
REDUCED PRESSURE BACKFLOW PREVENTER



SOLAR SYNC WITH WALL MOUNT CONTROLLER



QUICK COUPLER TYPICAL DETAIL



IRRIGATION SLEEVE DETAIL

IRRIGATION SYSTEM PERFORMANCE NOTES

1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 17 GPM AND A MINIMUM PRESSURE OF 60 PSI.
CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THAN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.
MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION
A. 30 PSI AT THE BASE OF THE LOW VOLUME EMITTER
2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ON PAVED AREAS AND BUILDINGS.
3. 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING

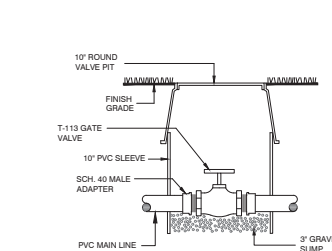
DRIP TUBING NOTES

1. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLY AT ALL TUBING 'DEAD ENDS'. INSTALL AIR/VACUUM RELIEF VALVES AT 'HIGH POINTS' OF EVERY SECTION.
2. GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
3. WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE. THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN:
12" EMITTERS @ 6.5 GPH
a) @ 15 PSI = 155 FEET
b) @ 20 PSI = 169 FEET
c) @ 30 PSI = 230 FEET
d) @ 40 PSI = 255 FEET
LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL).
5. MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
6. AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
7. STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES 'X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
8. SUPPLY, EXHAUST HEADERS AND DRIP LINES SHALL BE PLACED 2'-4" FROM PLANTS AND PAVEMENT EDGES.
9. BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
10. PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
11. DRIP LINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

TREE IRRIGATION AFTER PLANTING DURING ESTABLISHMENT

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR VITALITY
LESS THAN 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED.
2"-4" CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED.
GREATER THAN 4" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED.

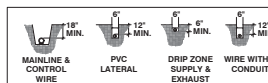
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER AT THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF THE ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
2. DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER. ESTABLISHMENT TAKES THREE (HARDINESS ZONE 10-11) TO FOUR (HARDINESS ZONE 8-9) MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.



ISOLATION GATE VALVE

GENERAL IRRIGATION NOTES

1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
2. ALL LATERAL AND SUB-MAN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDER, OR OTHER EXTRANEUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
8. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
9. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
10. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
11. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEEDING WITH THE WORK.
12. ALL 24 VOLT WIRE SHALL BE #12 UFJUL FOR COMMON WIRE, AND #14 UFJUL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
13. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.e. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
14. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING. I.e. VERIFY ROOT BALL SIZE FOR PLANTING.
15. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN A VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
16. SPRINKLERS IN LOW LYING AREAS SHALL HAVE CHECK VALVES.
17. ALL SPRINKLERS TO BE MOUNTED ON FLEX PIPE - REFER TO DETAILS.
18. INSTALL DRIP LINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS ADJACENT TO SELECTED PLANT MATERIALS AS SHOWN IN DETAILS.
19. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
20. 24 VOLT WIRE SHALL BE COLOR CODE, COMMON WHITE, CONTROL-RED.
21. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
22. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
23. CONTROLLER GROUNDING MUST BE PER ASIC REQUIREMENTS.
24. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER.
A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
25. SYSTEM IS DIAGRAMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPED AREAS AND REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
27. CONTRACTOR TO ADD EXTENSION RISERS TO POP-UP HEADS WHEN NEEDED TO PROVIDE PROPER COVERAGE.
28. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 18" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
29. PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS OR SPECIFICATIONS.
30. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN A PDF FILE FORMAT BEFORE FINAL ACCEPTANCE. PROVIDE CROSS-MEASURED LOCATIONS OF ALL VALVE LOCATIONS, CONTROLLER, WATER SOURCE, WIRE SPICES, SLEEVE LOCATIONS, ETC.
31. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
32. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
33. UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE (BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF THE TEST).
A. 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE.
B. 2-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE.
34. IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE THE OWNER WITH A COLOR-CODED ZONE DIAGRAM PLAN, 8-1/2X11" LAMINATED SHEET(S) WITH AN ELECTRONIC FILE COPY TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. THE LAMINATED CHART IS TO BE LOCATED IN AN ADHESIVE POUCH ATTACHED TO THE INSIDE OF CONTROLLER(S).
35. THE CONTROLLER(S) SHALL SCHEDULE PROGRAM 'A' TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM 'B' SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.
36. THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BEGINNING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
37. THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.



TRENCHING DETAIL

1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE BUNDLED AND TAPED AT 20' INTERVALS.
3. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
4. PROVIDE PIPE AND WIRE SLEEVES UNDER ALL PAVED SURFACES. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.
5. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES IN REFERENCE TO THE INSTALLATION OF PVC PIPING.
6. TIE A LOOSE 20' LOOP IN WIRING AT ALL CHANGES OF DIRECTION GREATER THAN 30° UNTIL ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN COMPLETED.
7. INSTALL #14-1 TRACKING WIRE NEXT TO MAINLINE



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Morris Engineering & Consulting, LLC
Wildwood, Florida
IRRIGATION DETAILS & NOTES

DATE: August 12, 2024

DRAWN BY: RLM

CHECKED BY: TWB

JOB NUMBER: 2024.136

FILE NAME: IRL-TWISTED OAKS DOLLAR TREE_BASR

REVISIONS: city comments (9-19-2024)

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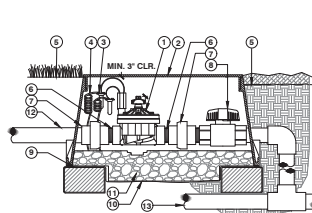
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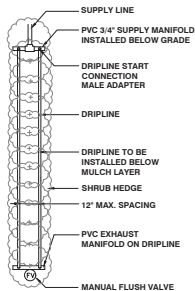


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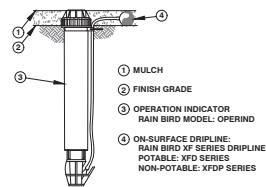


ELECTRIC REMOTE CONTROL VALVE

1. REMOTE CONTROL VALVE WITH FLOW CONTROL - PER PLAN
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH RCV IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLP (OR FPT) X FPT UNION
8. ISOLATION VALVE, LINE SIZE
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE AND FITTINGS



SHRUB DRIP LAYOUT

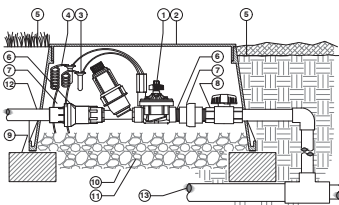


NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN.

ON-SURFACE DRIPLINE OPERATIONAL INDICATOR

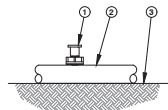
NOTES

- CONTRACTOR SHALL LOCATE ALL PROPERTY AND RIGHT OF WAY LINES BEFORE CONSTRUCTION BEGINS.
- THESE IRRIGATION PLANS ARE SCHEMATIC AND MAY BE EXAGGERATED. CONTRACTOR SHALL KEEP WITHIN ALL PROPERTY AND RIGHT OF WAY LINES DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST ALL SPRAY HEADS SO AS NOT TO SPRAY ONTO IMPERVIOUS SURFACES.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY DEPTHS AND COORDINATE IRRIGATION CONSTRUCTION WITH ALL EXISTING AND PROPOSED UTILITIES.
- ALL UNDERGROUND SLEEVES SHALL BE SCHEDULE 40 PVC AND SHALL BE TWICE THE DIAMETER OF ANY LINE IT HOUSES.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION.
- ALL WIRE WILL BE COLOR-CODED DIRECT BURIAL UL/UF WIRE: COMMON (WHITE) #12-1, CONTROL WIRE (RED) #14-1.
- IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 1/2" ROUND VALVE BOX.



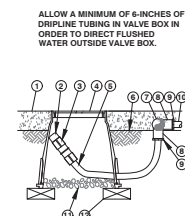
DRIP CONTROL KIT (ICZ-101-LF) WITH UNIONS AND ISOLATION VALVE

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH RCV IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLP X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE LATERAL AND FITTINGS



- NOTE:
1. USE RAIN BIRD XERIMAN TOOL XM-T00L TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
 2. RAIN BIRD PC BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
PC-05 5 GPH PC-07 7 GPH PC-10 10 GPH PC-12 12 GPH
PC-18 18 GPH PC-24 24 GPH
 3. PC DIFFUSER CAPS ARE AVAILABLE IN BOTH BLACK AND PURPLE.

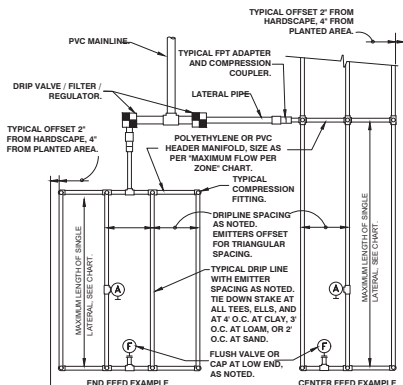
PRESSURE-COMPENSATING MODULE WITH PC DIFFUSER CAP INTO 1/2-INCH TUBING



XFD ON-SURFACE DRIPLINE FLUSH POINT

1. TOP OF MULCH LAYER
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCAP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SUB 788
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.



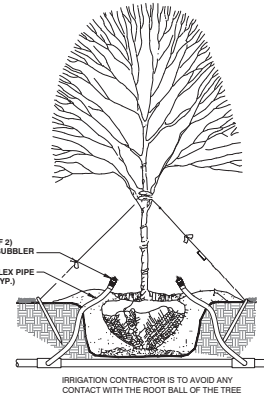
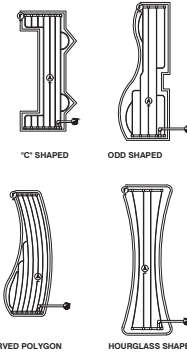
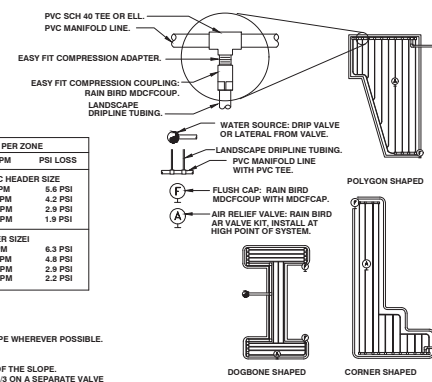
MAXIMUM LATERAL LENGTH (FEET)				
EMITTER FLOW RATE GPH				
PSI	12" SPACING 0.6 0.9	18" SPACING 0.6 0.9	24" SPACING 0.6 0.9	
10	125 96	175 135	218 171	
20	249 191	350 171	442 340	
30	397 236	434 353	550 422	
40	350 268	495 380	627 171	
60	125 96	175 135	218 171	
80	125 96	175 135	218 171	

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHEREVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
 3. NORMAL SPACING WITHIN 2.0 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE

TYPICAL DRIPLINE REQUIREMENTS



TREE BUBBLER DETAIL



RONNETT design group, llc
landscape architecture
community planning
FLA #0001718
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.422.1588

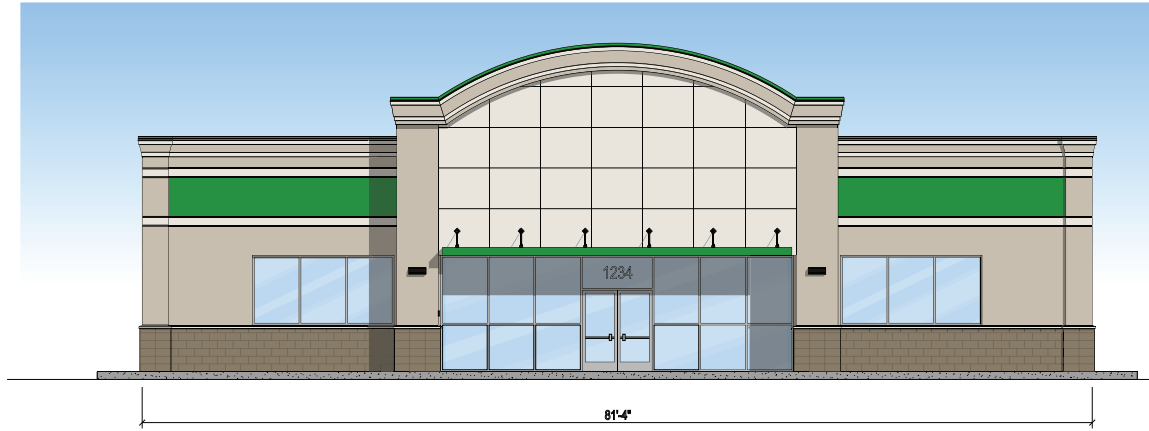
Twisted Oaks Dollar Tree
Landscape Architecture
Morris Engineering & Consulting, LLC
Wildwood, Florida
IRRIGATION DETAILS & NOTES

DATE: August 12, 2024
DRAWN BY: RLM
CHECKED BY: TWB
JOB NUMBER: 2024.176
FILE NAME: 001 - TWISTED OAKS DOLLAR TREE - BASE
REVISIONS:
1. city comments 09-19-2024

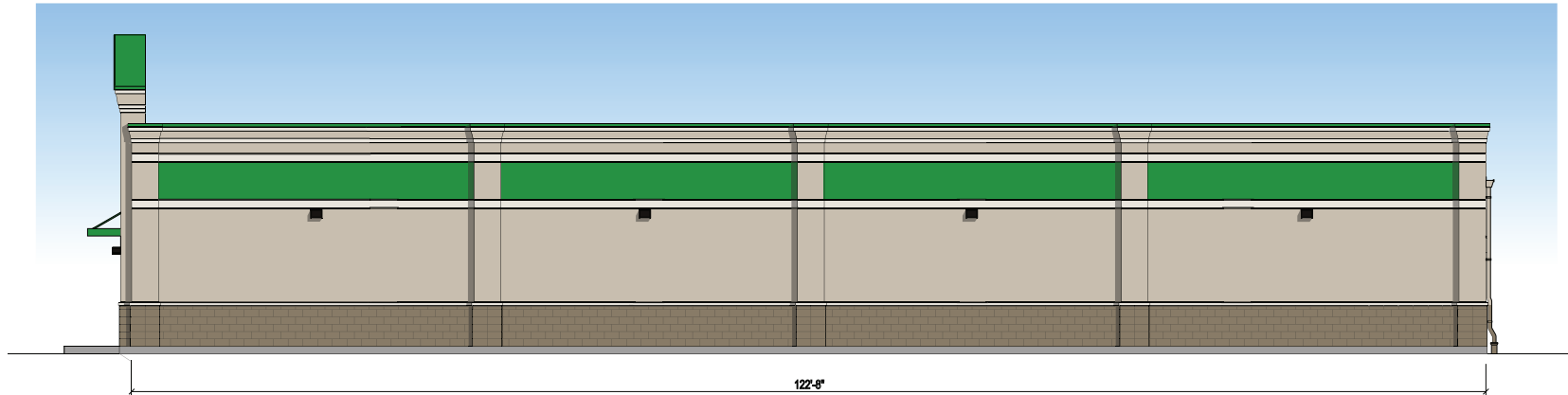


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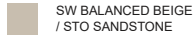
FRONT ELEVATION



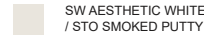
SIDE ELEVATION



SW ENVY



SW BALANCED BEIGE
/ STO SANDSTONE



SW AESTHETIC WHITE
/ STO SMOKED PUTTY



SW VIRTUAL TAUPE



Dollar Tree - Block and EIFS (EIFS SIDES)



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2409-001 Oxford Crossing Comm Road Improvement Plan

REQUESTED ACTION: The Project Review Committee recommends approval contingent on the execution of the performance bond.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

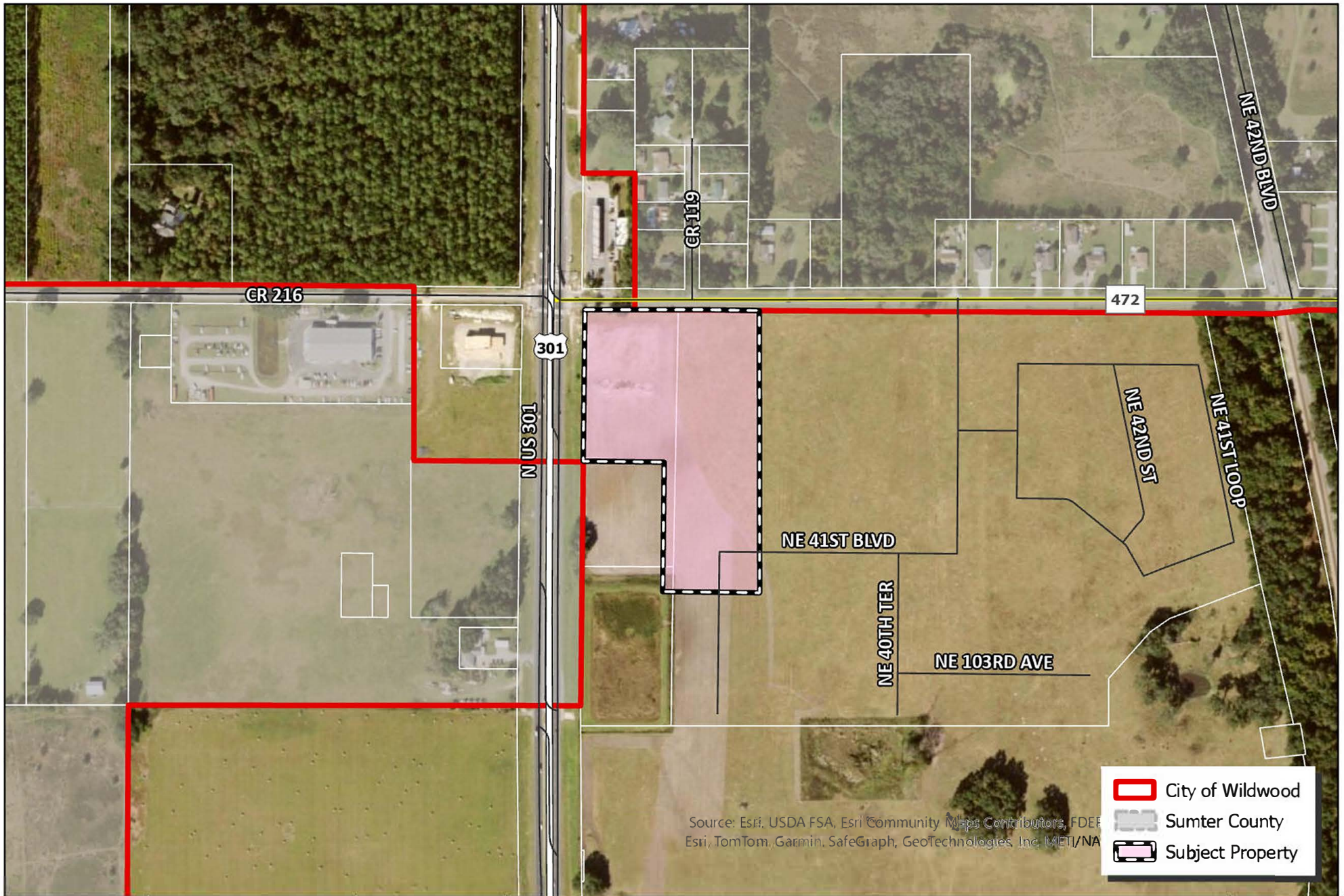
Case Number	PLAT 2409-001 Oxford Crossing Comm Road Improvement Plan
Owner(s)	Oxford Crossings, LLC
Acreage	9.24 +/-
Property Location	The subject property is generally located at the southeast corner of the intersection of US 301 and CR 472.
Parcel(s)	Portions of Parcels D20-120 & D20-121
Date	February 24, 2025

The applicant is seeking a favorable recommendation from the Special Magistrate for the addition of a roadway to connect US 301 and CR 472.

PLAT 2409-001 meets the criteria set forth in the Land Development Regulations and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan.



Alex Lammers
Planner I, Development Services

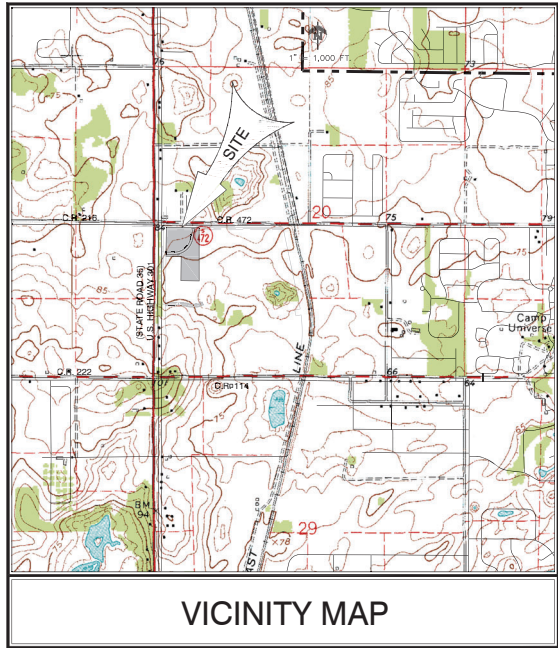


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N 0.01 0.03 0.04 0.06 Miles	PLAT 2409-001 OXFORD CROSSINGS COMMERCIAL ROAD PORTIONS OF PARCELS D20-120 & D20-121	MAP 1B LOCATION MAP SEP 2024

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD		9/04/2024	
SWFWMD		9/04/2024	

DATE	REVISIONS	BY

IMPROVEMENT PLAN FOR OXFORD CROSSINGS COMMERCIAL ROADWAY



SECTION 20 ; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
DESIGN SPEED = 30 MPH
POSTED SPEED = 20 MPH
VERTICAL DATUM = NAVD 1988

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL
04	POST DEVELOPMENT BASIN MAP
05	PRELIMINARY PLAT PLAN
06	DEMOLITION PLAN
07	HORIZONTAL PLAN AND GEOMETRY PLAN
08	STORM AND SANITARY SEWER PLAN
09	GRADING AND DRAINAGE PLAN
10	ROADWAY PLAN AND PROFILE
11	ROADWAY PLAN AND PROFILE
12	CONSTRUCTION SITE DETAILS
13	EROISION CONTROL PLAN

- GENERAL NOTES:**
1. THE ROADWAYS AND ROAD RIGHT OF WAY WILL BE DEDICATED TO THE CITY OF WILDWOOD. THE CITY WILL MAINTAIN ALL IMPROVEMENTS WITHIN THE RIGHTS OF WAY WHICH INCLUDE, BUT ARE NOT LIMITED TO: PAVEMENT, UNDERGROUND STORM DRAINS, CURBING, STREET LIGHTS, SIDEWALKS, AND STREET SIGN.
 2. THE STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY DEVELOPER, EXCEPT FOR THE STORMWATER MANAGEMENT SYSTEMS WITHIN THE DEDICATED RIGHT OF WAY, WHICH WILL BE OWNED AND MAINTAINED BY CITY OF WILDWOOD.

PROJECT TEAM

OWNER/DEVELOPER:
OXFORD CROSSINGS, LLC AND WILDWOOD
301 LLC
734 RUBY STREET
ORLANDO, FLORIDA 32804
JOE NISBETT, REPRESENTATIVE
(407) 421-2015

SURVEYOR:
CLYMER FARNER BARLEY SURVEYING, LLC
4450 NE 83RD ROAD
WILDWOOD, FL 34785
KAYE JAMESON, PSM
FL REG. NO. 5912
(352) 748-3128

ENGINEER:
CLYMER FARNER BARLEY, INC.
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
TYLER D. COUNTS, P.E., FL LIC. NO. 96025
(352) 748-3128

UTILITY CONTACTS

WATER:
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1348

SEWER:
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1348

POWER:
DUKE ENERGY
4306 E CR 482
WILDWOOD, FL 34785
PHONE: (352) 317-1339

TELEPHONE / CABLE:
CENTURYLINK - OCALA
3202 SE BROADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 288-2295

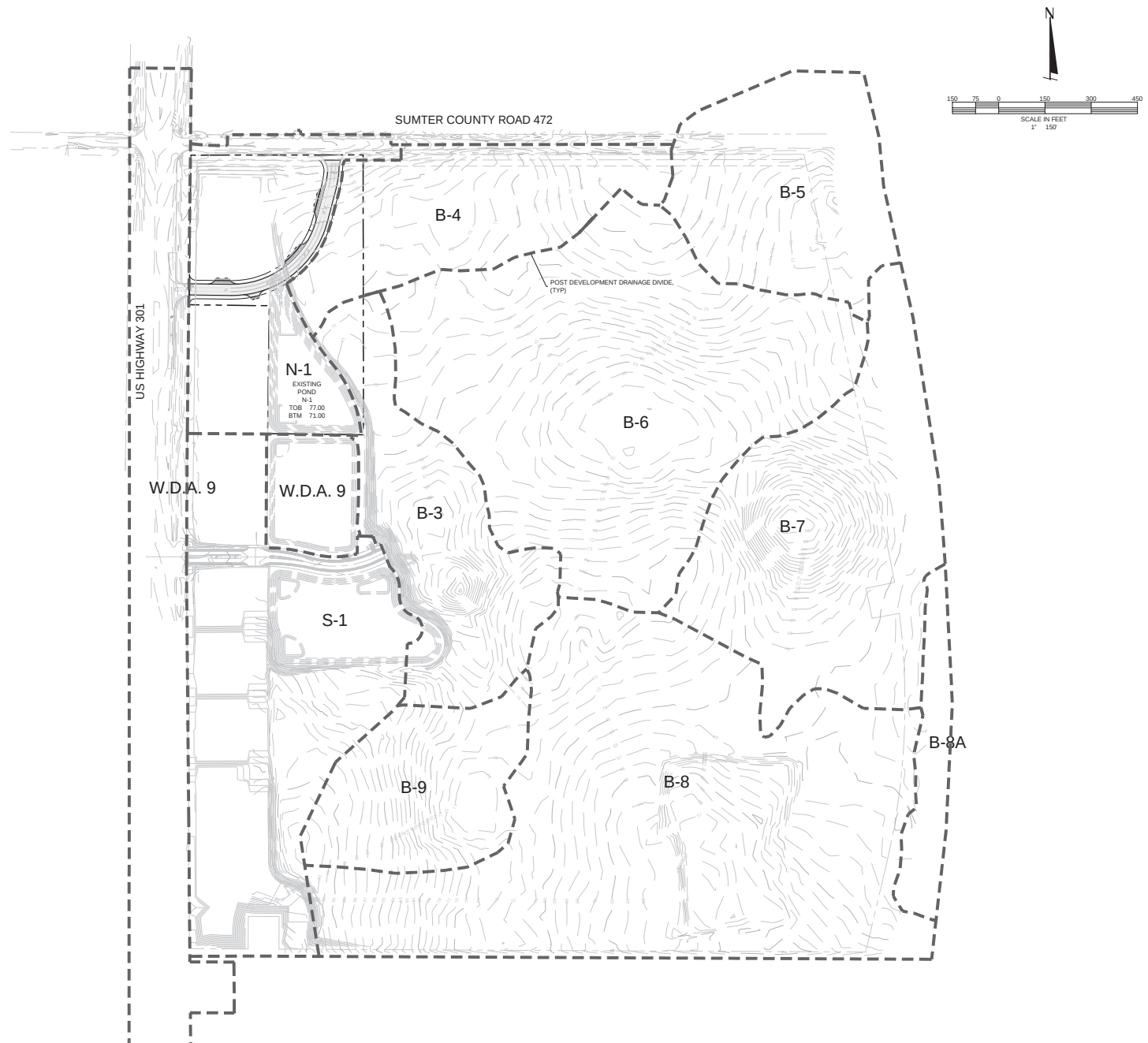
GAS:
TECO PEOPLES GAS - OCALA
702 N FRANKLIN ST
PO BOX 3562
TAMPA, FLORIDA 33601-2562
PHONE: (352) 622-0111 / (877) 832-6747

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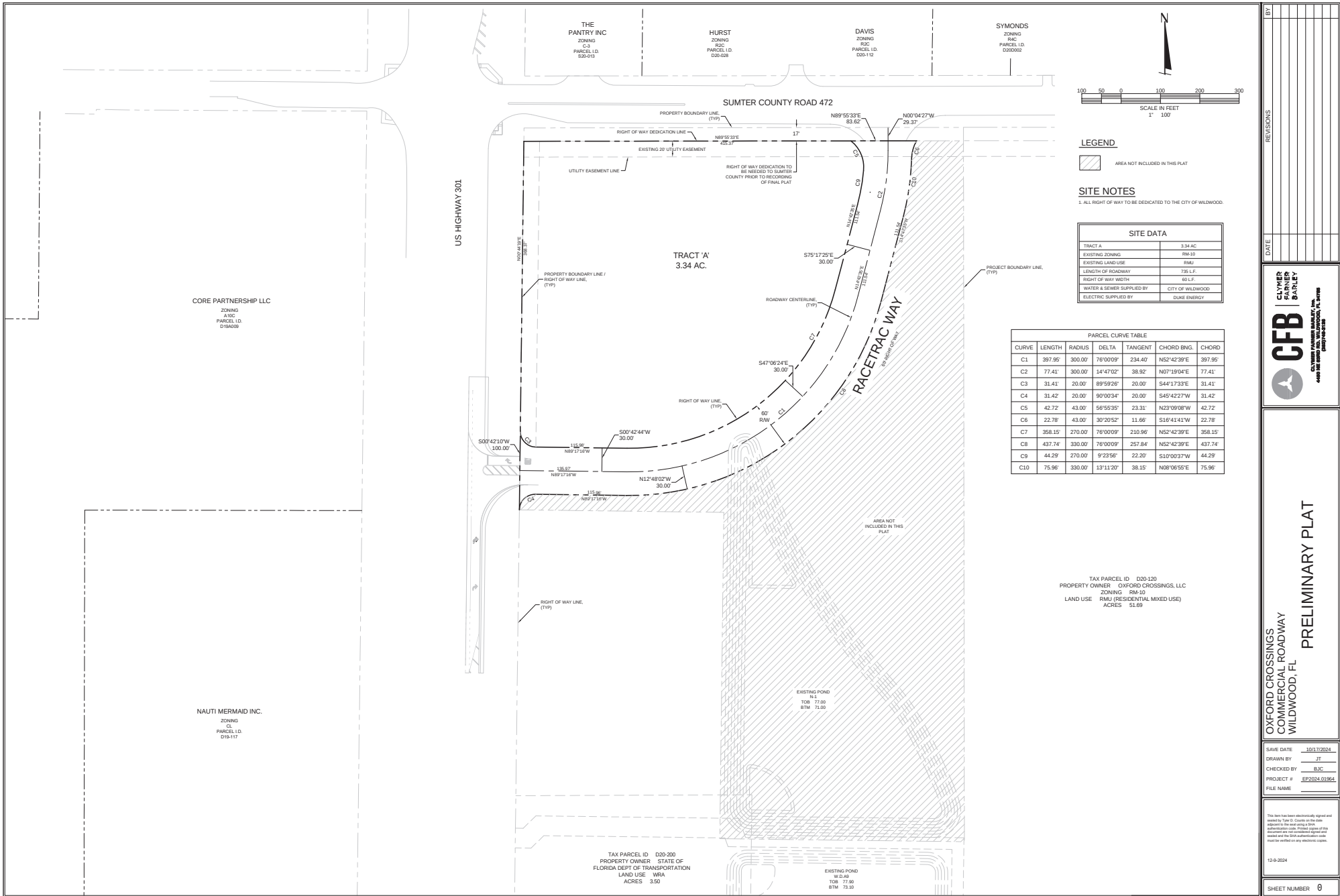


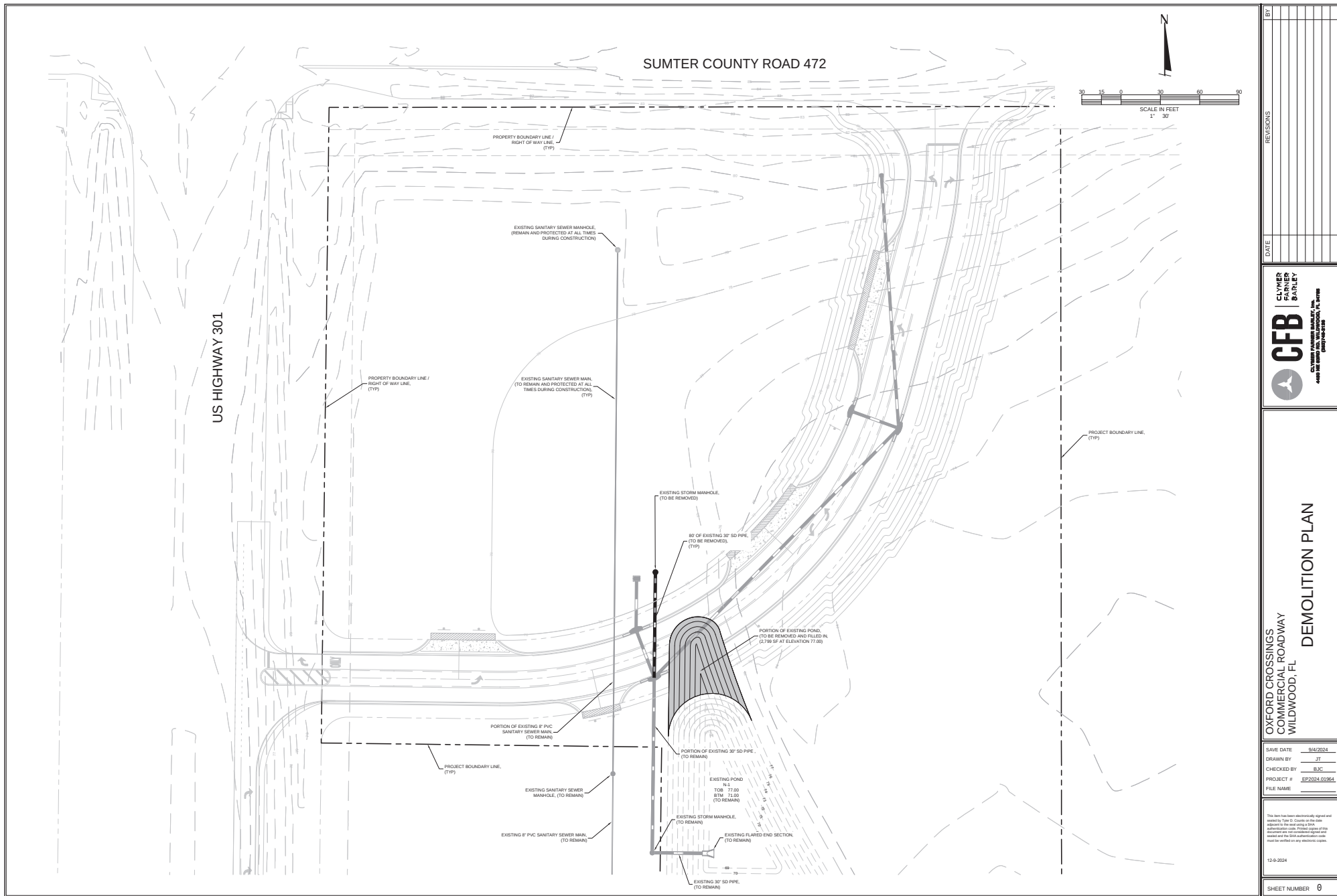
12-09-2024

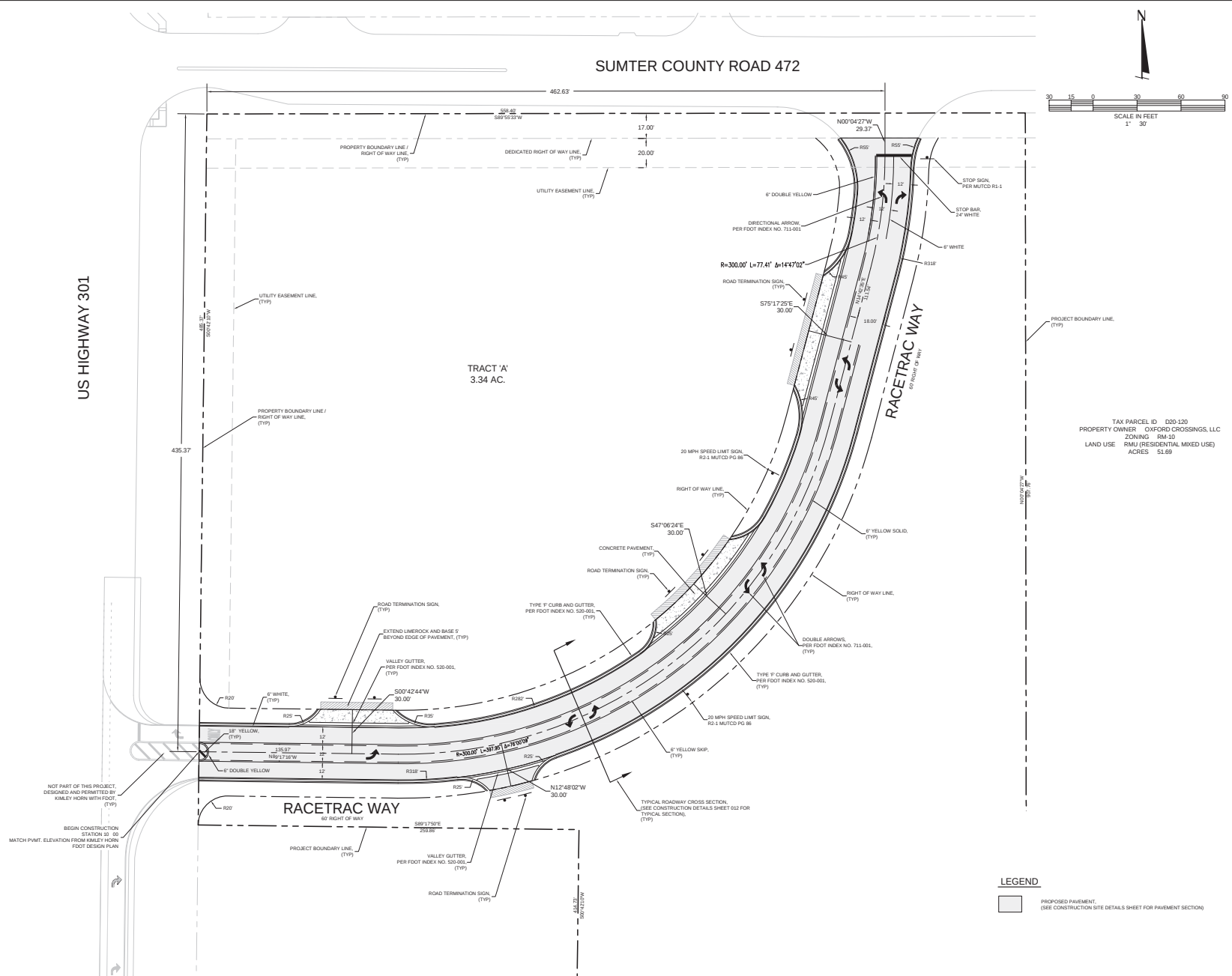
OXFORD CROSSINGS COMMERCIAL ROADWAY



BY	
REVISIONS	
DATE	
CLYMER FARMER SATELY CLYMER FARMER SATELY, INC. 4400 W. US HIGHWAY 301, SUITE 100 WILLOW RIDGE, FL 33494	
OXFORD CROSSINGS COMMERCIAL ROADWAY WILLOWOOD, FL POST DEVELOPMENT BASIN MAP	
SAVE DATE	9/4/2024
DRAWN BY	JT
CHECKED BY	RLC
PROJECT #	170304.01004
FILE NAME	
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12-9-2024	
SHEET NUMBER 8	





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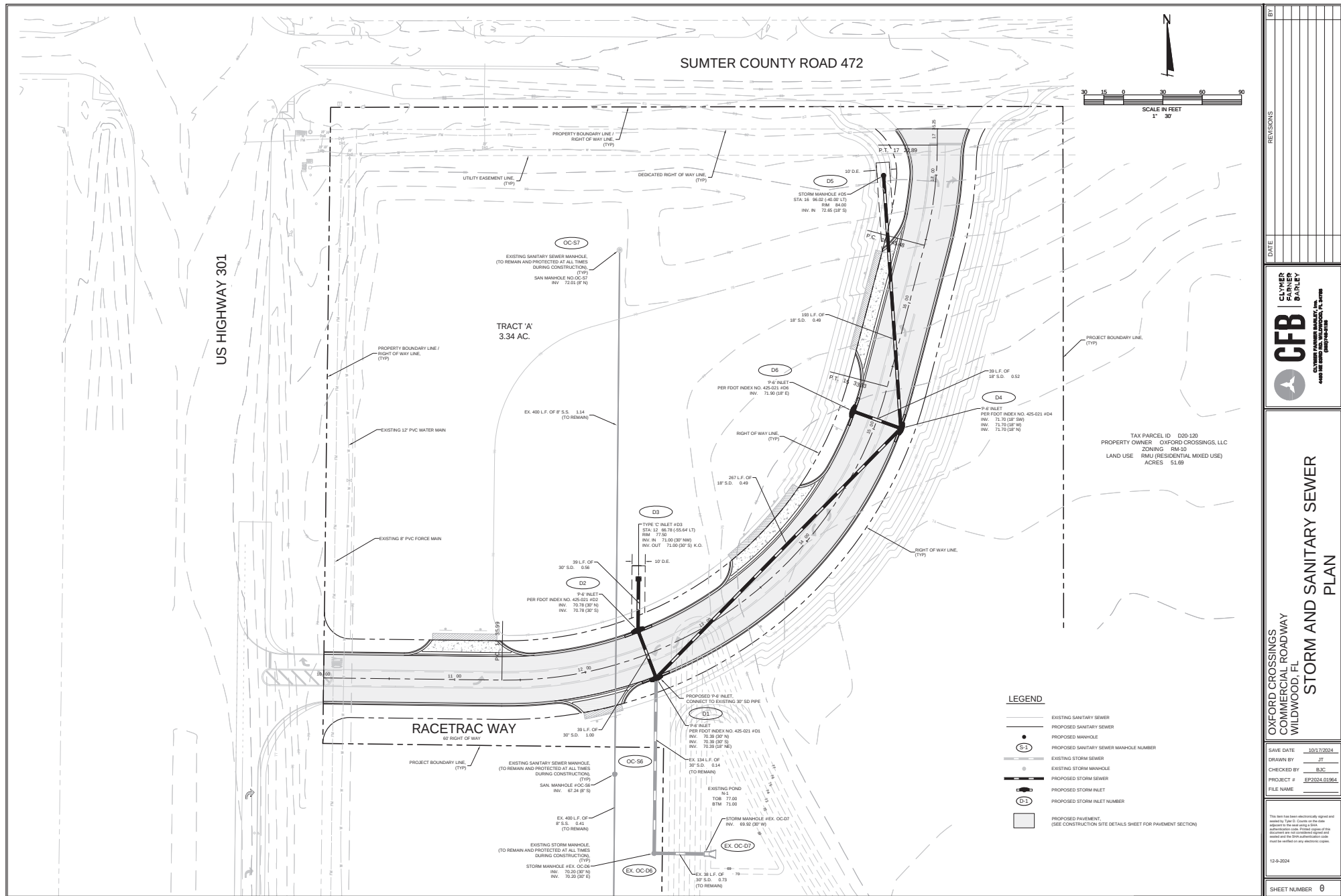
OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

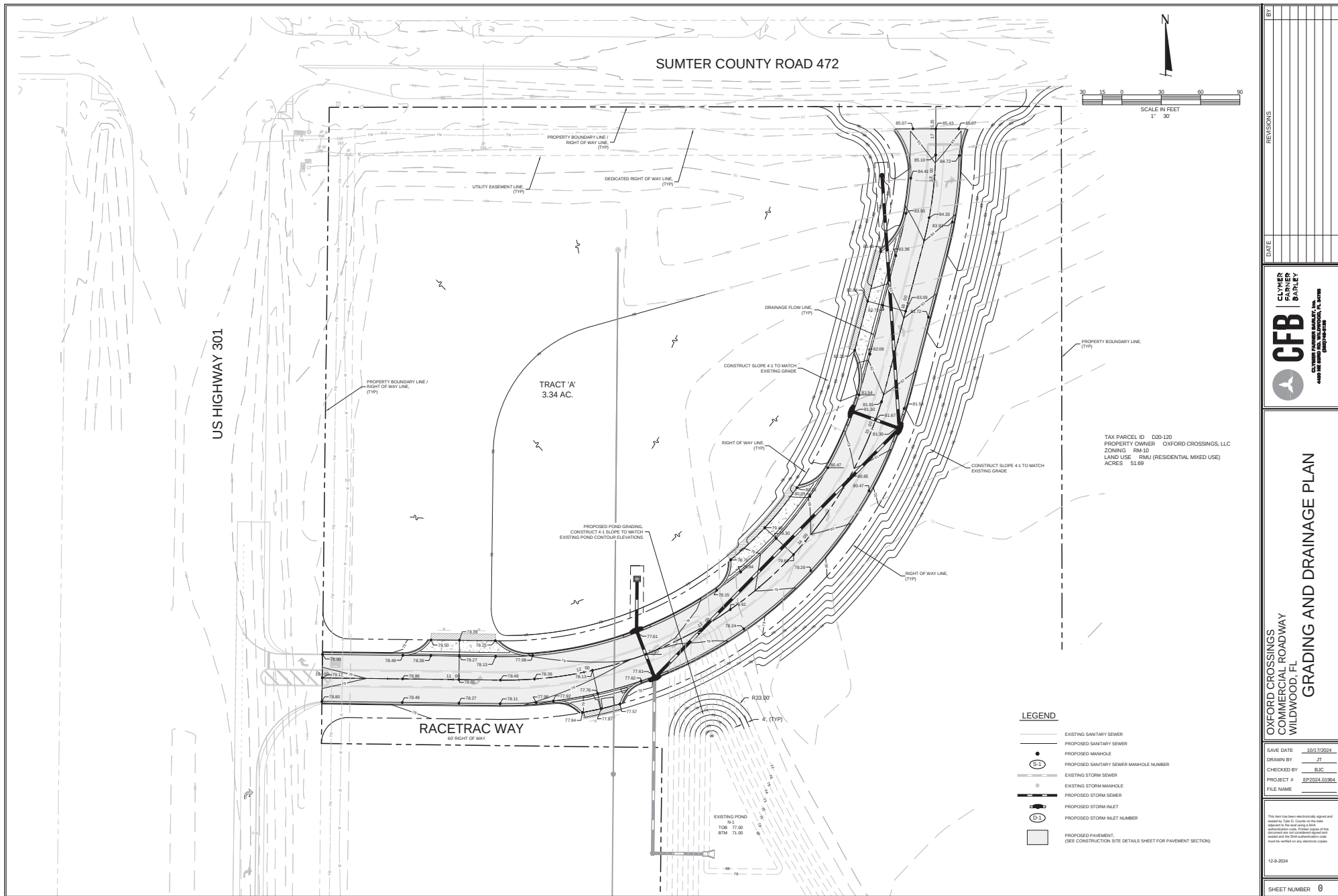
SAVE DATE	10/17/2024
DRAWN BY	JT
CHECKED BY	BJC
PROJECT #	EP2024.01964
FILE NAME	

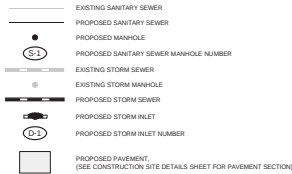
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12-9-2024

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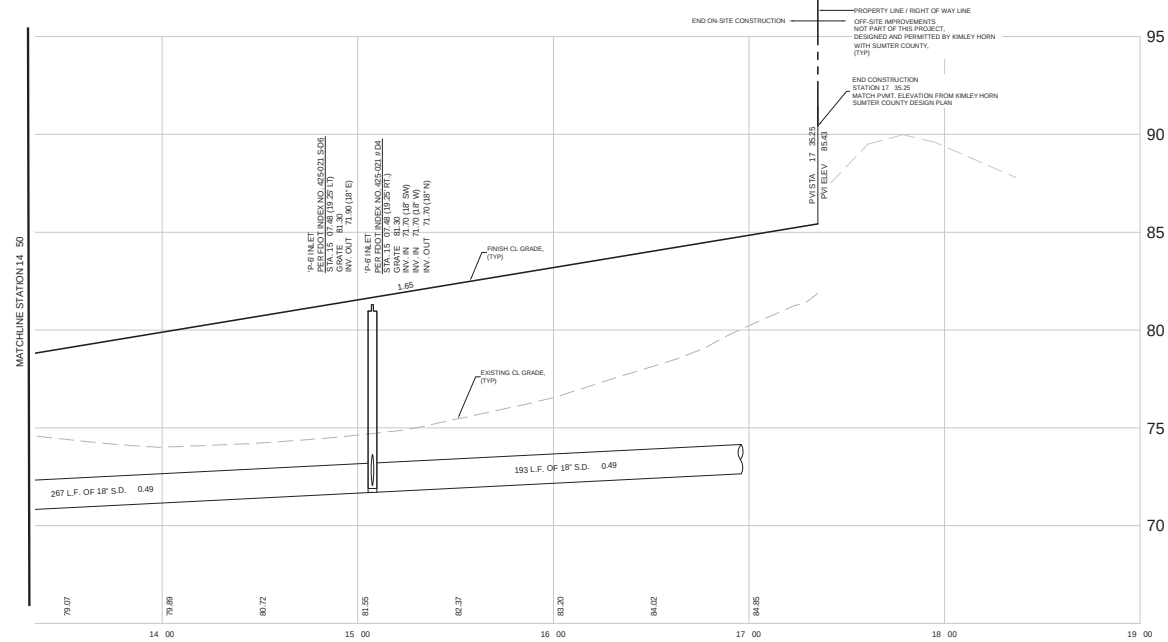






SUMTER COUNTY RD 472

RACETRAC WAY

[illegible]

OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

SAVE DATE	10/17/2024
DRAWN BY	JT
CHECKED BY	BJC
PROJECT #	EP2024.01964
FILE NAME	

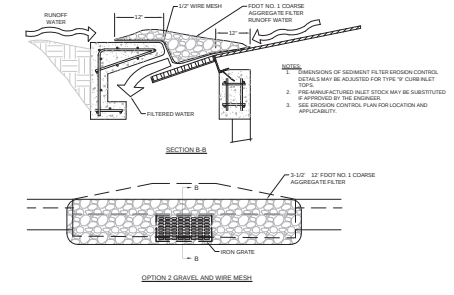
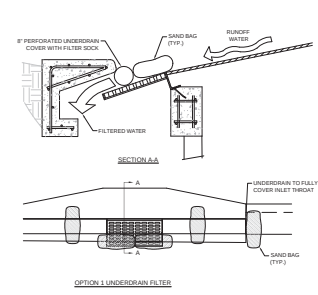
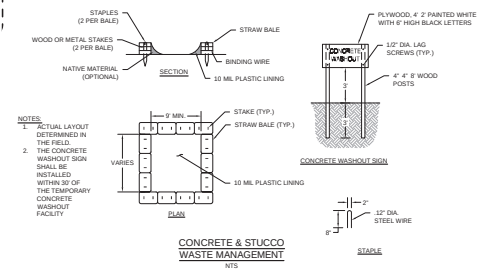
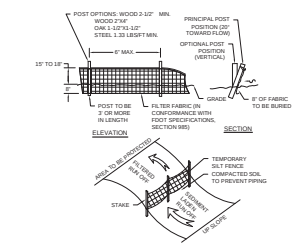
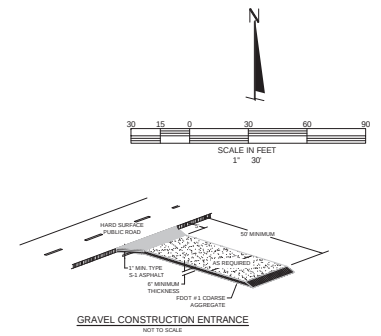
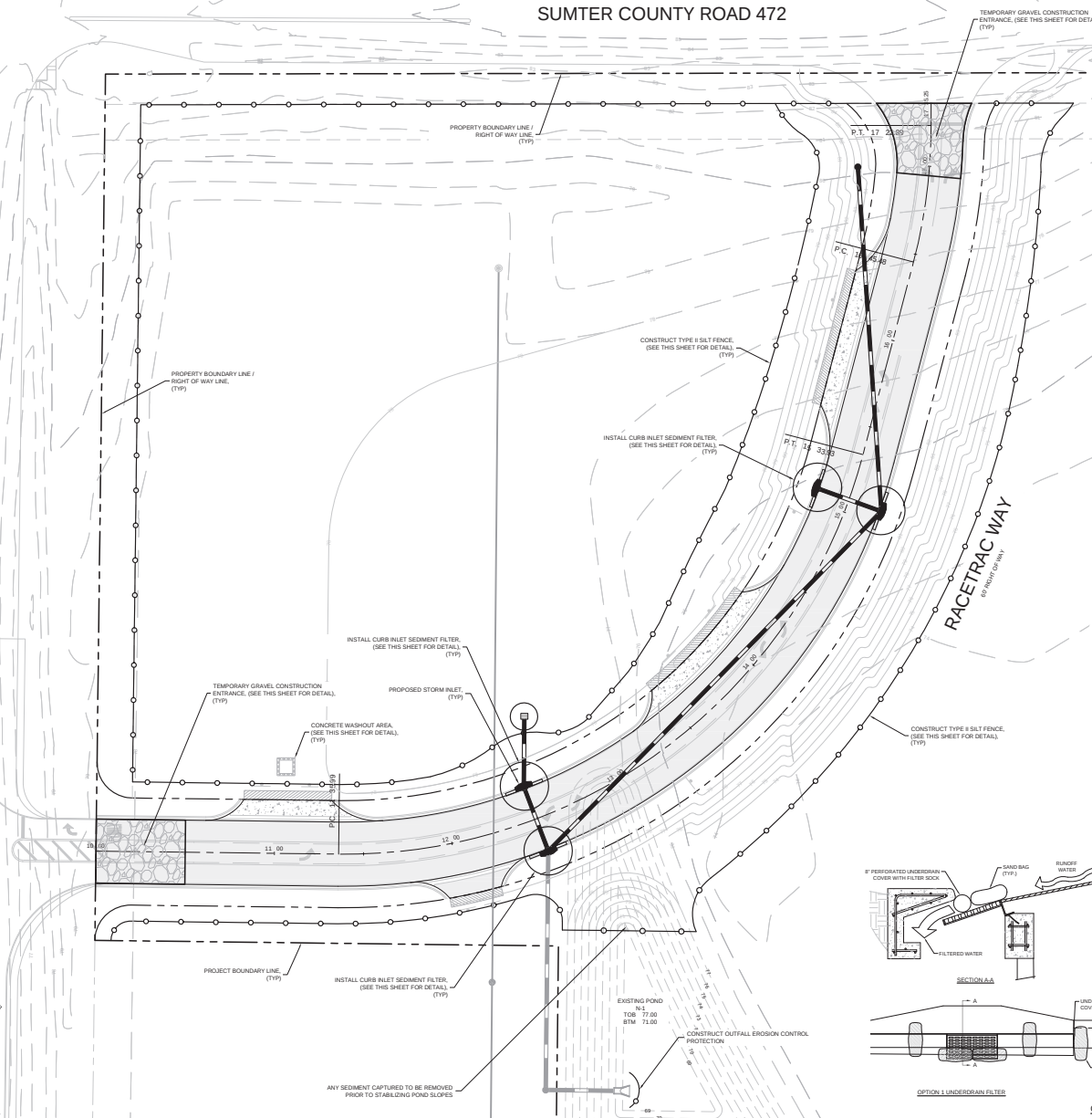
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2-9-2024

SHEET NUMBER

SUMTER COUNTY ROAD 472

US HIGHWAY 301



BY	
REVISIONS	
DATE	
CLYMER FARMER BARTLEY	
CFB	
CLYMER FARMER BARTLEY, Inc. 4400 NE 130th Avenue, Suite 100 Miami, FL 33180	
OXFORD CROSSINGS COMMERCIAL ROADWAY WILDWOOD, FL	
EROSION CONTROL PLAN	
SAVE DATE	10/17/2014
DRAWN BY	BT
CHECKED BY	BLAC
PROJECT #	100004-0100A
FILE NAME	
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12-9-2014	
SHEET NUMBER	

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2409-007 Triumph South Ph 2 Final Plat

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number PLAT 2409-007 Triumph South Ph 2 Final Plat

Owner(s) Wildwood Sumter Holdings, Inc.

Applicant(s) Kaye M. Jameson, Clymer Farner Barley
Surveying, LLC

Acreage 19.32 +/-

Property Location The subject project is generally located south of E
C 462, east of CR 127, and north of CR 134.

Parcel(s) D32-041

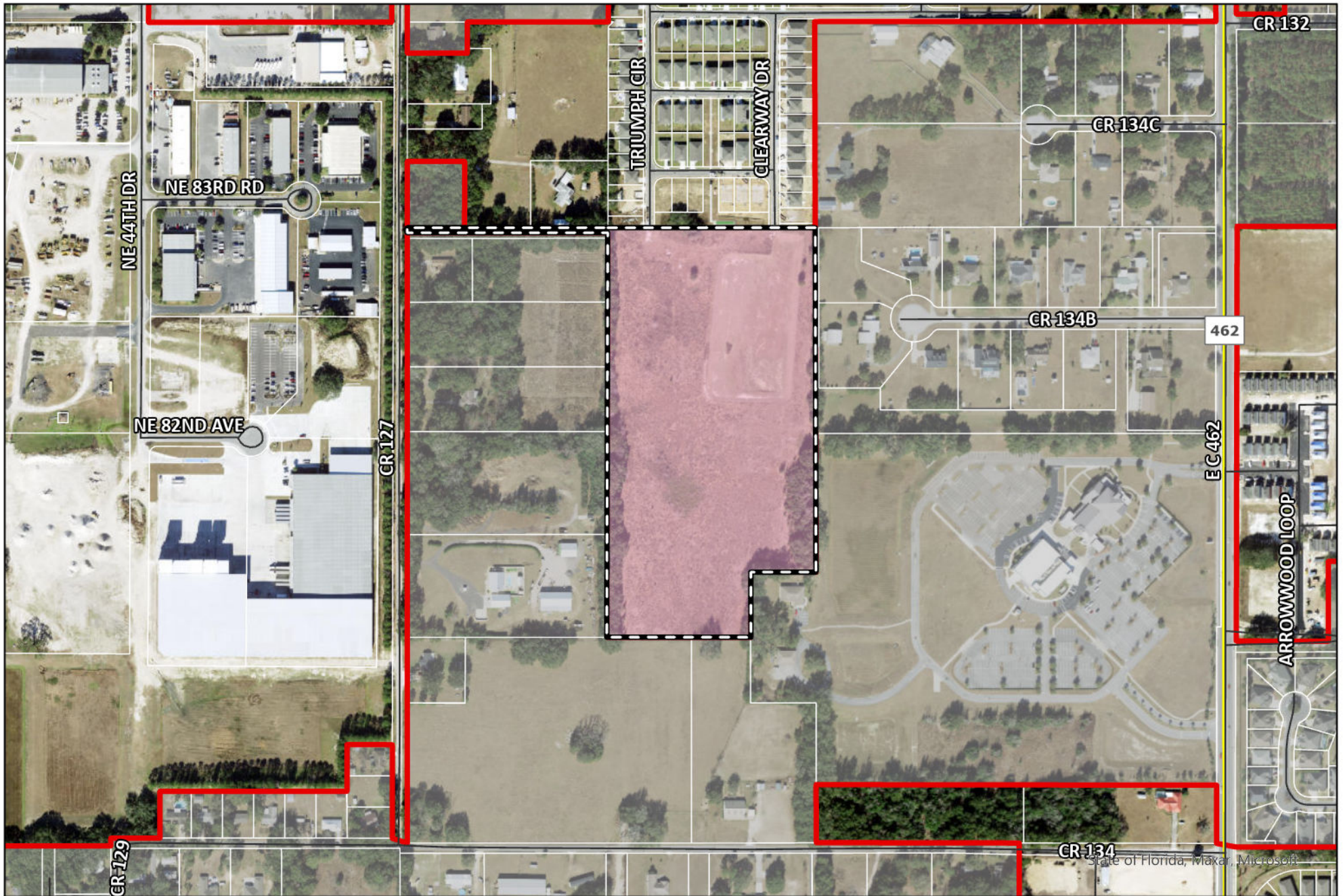
Date February 24, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Final Plat of the Triumph South Subdivision consisting of 79 lots and 6 tracts on 19.32 acres MOL, per the attached plan.

Plat 2409-007 will meet the criteria set forth in the F.S. 177, the Land Development Regulations and is in line with the goals, objectives, and policies within the 2050 comprehensive.



McKenna Page
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov  	PLAT 2409-007 TRIUMPH SOUTH PHASE 2 FINAL PLAT PARCEL D32-041	MAP 1B LOCATION MAP SEP 2024
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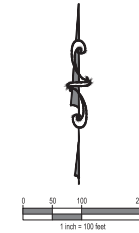
TRIUMPH SOUTH PHASE 2

SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 5

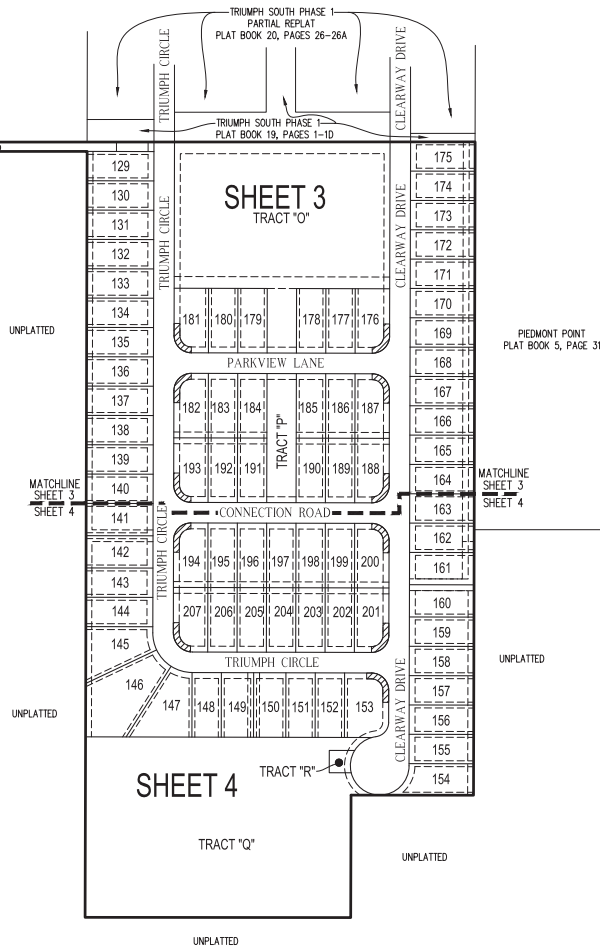
PLAT BOOK _____
PAGE _____

KEY MAP

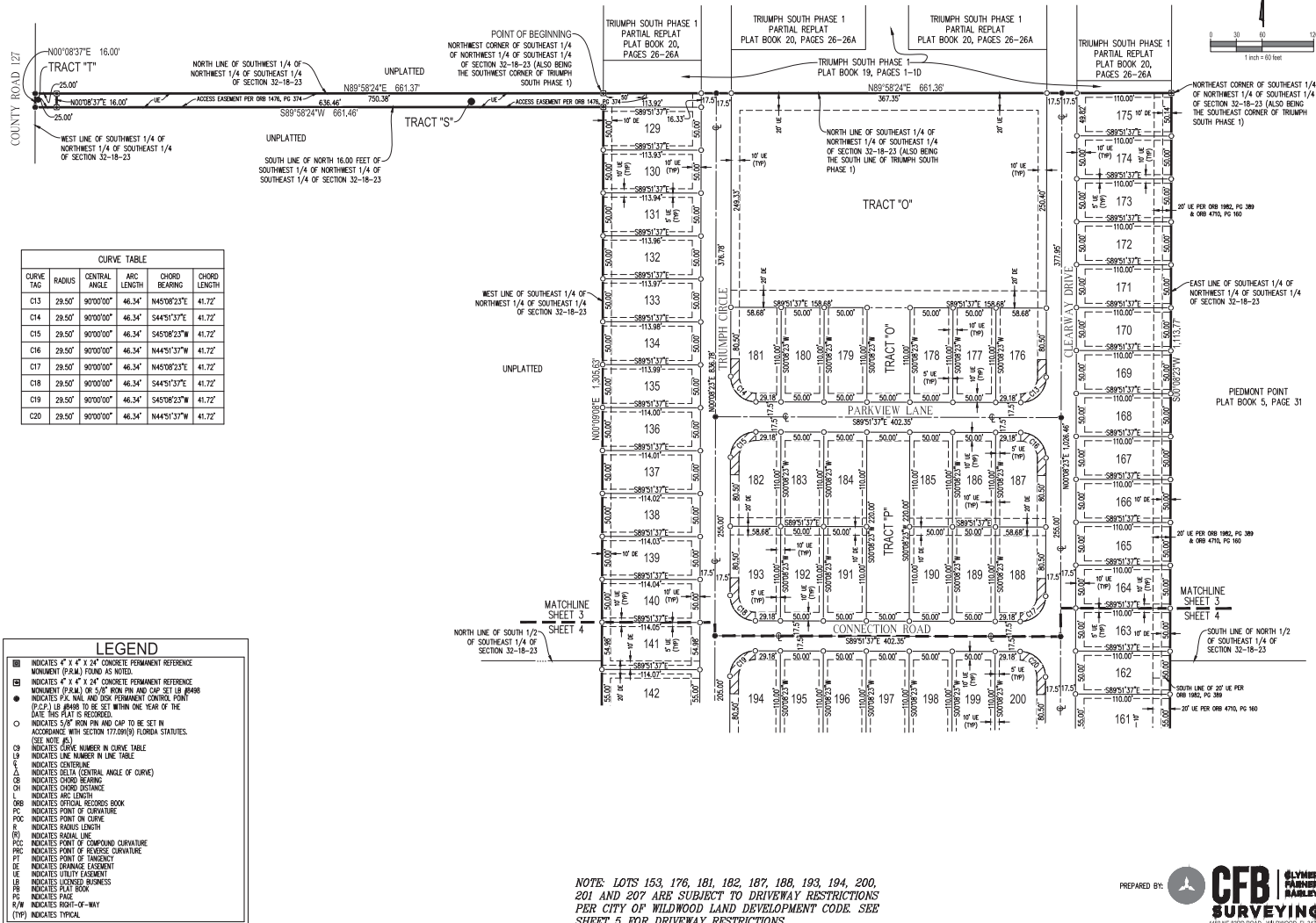


NOTE: LOTS 153, 176, 181, 182, 187, 188, 193, 194, 200,
201 AND 207 ARE SUBJECT TO DRIVEWAY RESTRICTIONS
PER CITY OF WILDWOOD LAND DEVELOPMENT CODE. SEE
SHEET 5 FOR DRIVEWAY RESTRICTIONS

LEGEND	
	INDICATES 4' x 4' x 24' CONCRETE PERMANENT REFERENCE MONUMENT (P.234) FOUND AS NOTED.
	INDICATES 4' x 4' x 24' CONCRETE PERMANENT REFERENCE MONUMENT (P.234) OR 5/8' IRON PIN AND CAP SET (P.234) FOUND AS NOTED.
	INDICATES P.A. NAIL AND IRON PERMANENT CONTROL POINT (P.C.P.) OR (P.A.N.) TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
	INDICATES 5/8' IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
	INDICATES CURVE NUMBER IN CURVE TABLE.
	INDICATES LINE NUMBER IN LINE TABLE.
	INDICATES CENTERLINE.
	INDICATES DELTA (CENTRAL ANGLE OF CURVE).
	INDICATES CHORD BEARING.
	INDICATES CHORD DISTANCE.
	INDICATES ARC LENGTH.
	INDICATES OFFICIAL RECORDS BOOK.
	INDICATES POINT OF CURVATURE.
	INDICATES POINT ON CURVE.
	INDICATES RADIUS LENGTH.
	INDICATES RADIUS.
	INDICATES RADIAL LINE.
	INDICATES POINT OF COMPOUND CURVATURE.
	INDICATES POINT OF REVERSE CURVATURE.
	INDICATES POINT OF TANGENCY.
	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES.
	INDICATES EASE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS).
	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING IN A/C AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR REQUIRE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
	INDICATES STORMWATER MANAGEMENT EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF DRAINAGE.



PREPARED BY:  **CFB** SURVEYING
4450 NE 25TH ROAD - WILLOWDALE, FL 34785
(352) 746-5128 L50408

PLAT BOOK _____
PAGE _____

TRIUMPH SOUTH PHASE 2

SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

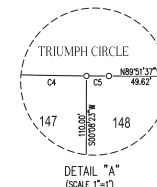
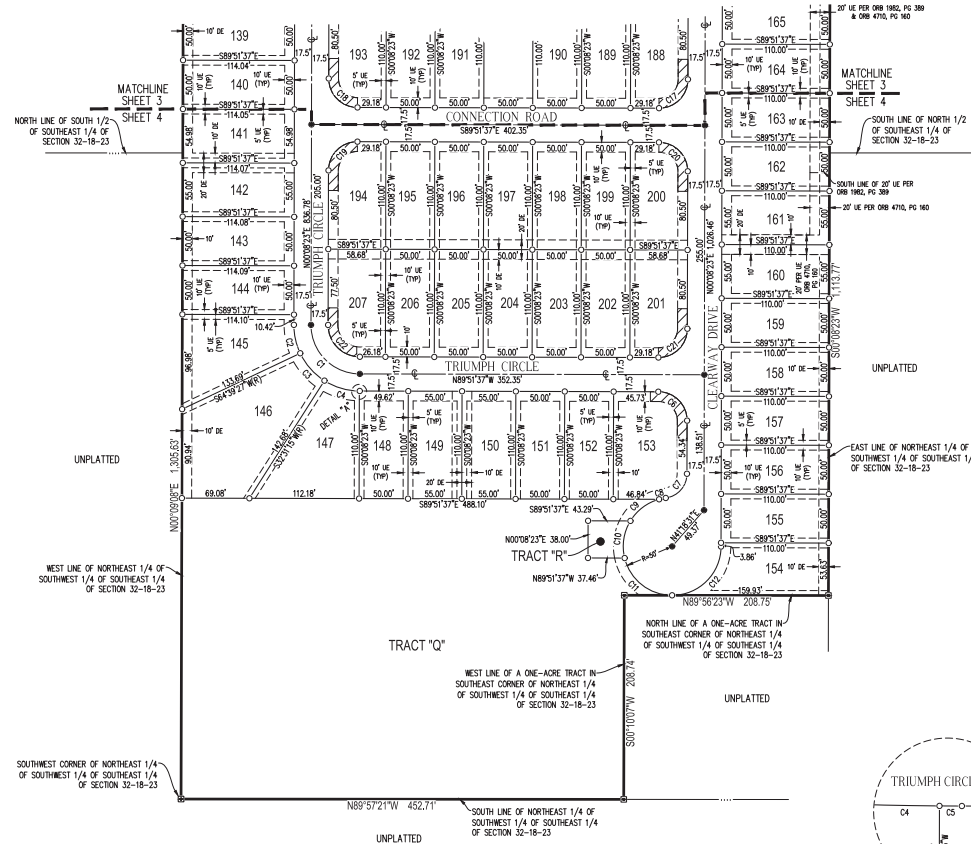
SHEET 4 OF 5

PLAT BOOK _____
PAGE _____

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	90°00'00"	78.54'	S44°51'37"E	70.71'
C2	67.50'	25°28'56"	30.02'	S12°36'05"E	29.77'
C3	67.50'	32°08'12"	37.86'	S41°24'39"E	37.33'
C4	67.50'	32°03'24"	37.77'	S73°30'27"E	37.28'
C5	67.50'	0°19'27"	0.36'	S89°41'53"E	0.36'
C6	29.50'	90°00'00"	46.34'	N44°51'37"W	41.72'
C7	25.00'	82°20'16"	35.93'	N41°18'31"E	32.91'
C8	50.00'	75°2'33"	6.87'	S78°32'23"W	6.87'
C9	50.00'	43°07'47"	37.64'	S53°02'13"W	36.76'
C10	50.00'	45°13'08"	39.46'	S08°51'45"W	38.44'
C11	50.00'	76°11'35"	66.49'	S51°50'36"E	61.70'
C12	50.00'	89°55'14"	78.47'	N45°06'00"E	70.66'
C17	29.50'	90°00'00"	46.34'	N45°08'23"E	41.72'
C18	29.50'	90°00'00"	46.34'	S44°51'37"E	41.72'
C19	29.50'	90°00'00"	46.34'	S45°08'23"W	41.72'
C20	29.50'	90°00'00"	46.34'	N44°51'37"W	41.72'
C21	29.50'	90°00'00"	46.34'	N45°08'23"E	41.72'
C22	32.50'	90°00'00"	51.05'	S44°51'37"E	45.96'

LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET 18" ABOVE.
- INDICATES P.C. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) 18" ABOVE TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.08(9) FLORIDA STATUTES. (SEE NOTE #5.)
- CS INDICATES CURVE NUMBER IN CURVE TABLE.
- L9 INDICATES LINE NUMBER IN LINE TABLE.
- Δ INDICATES CHORD LINE.
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE).
- CB INDICATES CHORD BEARING.
- CD INDICATES CHORD DISTANCE.
- L INDICATES ARC LENGTH.
- ORB INDICATES OFFICIAL RECORDS BOOK.
- PC INDICATES POINT OF CURVATURE.
- PCC INDICATES POINT OF COMPOUND CURVATURE.
- PT INDICATES POINT OF TANGENCY.
- UE INDICATES UTILITY EASEMENT.
- LB INDICATES LICENSED BUSINESS.
- PS INDICATES PAGE.
- R/M INDICATES RIGHT-OF-WAY.
- (19P) INDICATES TYPICAL.



NOTE: LOTS 153, 176, 181, 182, 187, 188, 193, 194, 200, 201 AND 207 ARE SUBJECT TO DRIVEWAY RESTRICTIONS PER CITY OF WILDWOOD LAND DEVELOPMENT CODE. SEE SHEET 5 FOR DRIVEWAY RESTRICTIONS

PREPARED BY:



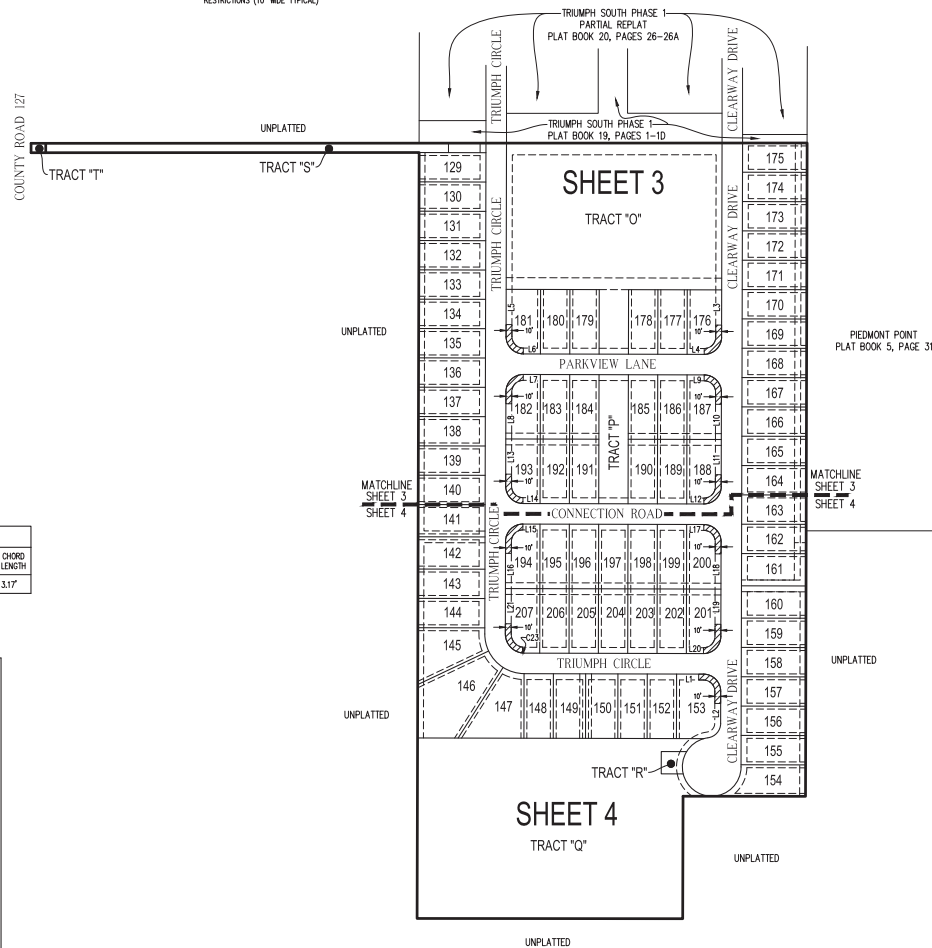
CFB | OLIVER
FARMER
SURVEYING
RABLEY

4400 NE 83RD ROAD - WILDWOOD, FL 34715
(904) 745-2100 - LBB#88

PLAT BOOK _____
PAGE _____

DRIVEWAY RESTRICTION AREAS

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	32.50'	5°35'01"	3.17'	S87°04'07"E	3.17'

[illegible]

NOTE: LOTS 153, 176, 181, 182, 187, 188, 193, 194, 200,
201 AND 207 ARE SUBJECT TO DRIVEWAY RESTRICTIONS
PER CITY OF WILDWOOD LAND DEVELOPMENT CODE SEE
SHEET 5 FOR DRIVEWAY RESTRICTIONS

PREPARED BY:



CFB | **CLYDE FARMER BARLETT**
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