



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD
PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
May 13, 2025 10:00 AM
Commission Conference Room 124
100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting April 08, 2025, at 10:00 AM.**

IV. OLD BUSINESS

- 1. PLAT 2411-008 Boulder Square (Avondale) Replat
Parcel F01A008**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Avondale Replat, now referred to as Boulder Square, which consists of clearing all roadways, lots, and easements to create a blank slate for a forthcoming final plat to include this parcel of 10.11 acres, MOL. **Staff recommends approval.**

2. **SP 2407-007 Discount Tire - Turkey Run Lot 6**

Parcel G05Y006

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure on 1.45 acres, MOL. **Determination to be made by the Project Review Committee.**

V. NEW BUSINESS

1. **SP 2404-007 All County Collision**

Parcel D08A001

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 12,321 SF vehicle repair building with parking spaces, storm water pond, and associated infrastructure on 1.97 acres MOL, per the attached plans. **Staff recommends approval.**

2. **SP 2407-005 Wildwood Oaks Master Plan - Mass Grading**

Parcel G05-183 and G05-125

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a retention pond and improved driveway on 4.681 acres MOL, per attached plans. **Staff recommends approval subject to resolution of outstanding comments and agreement to proceed with dedication of the 15' utility easement along the western border of the property via the final plat.**

3. **SP 2407-009 Convenience Store & Coffee Shop - Utilities Only**

Parcels F03-005 & F03-007

The applicant is seeking approval from the Project Review Committee for the construction of private utility infrastructure to serve a 5,270 SF convenience store with 13 fueling pumps and a 900 SF coffee shop on 3.07 acres, MOL. **Staff recommends approval.**

4. **SP 2409-002 One Hundred (100) Oaks Offsite Forcemain**

Within US 301 Right-of-Way

The applicant is seeking approval from the Project Review Committee for the construction of an 8,682 linear foot, 14-inch force main running approximately 1.7 miles within the US 301 Right-of-Way. **Staff recommends approval contingent on the submission of the performance surety.**

5. **A25-1316 Oxford Crossings - RaceTrac Lot Split**

Parcels D20-120, D20-121, D20-123, D20-124, and D20-125

The applicant is seeking approval from the Project Review Committee for Oxford Crossings, to split parcels D20-120, D20-121, D20-123, D20-124, and

D20-125, leaving parcel 1 with 4.37 acres and parcel 2 with 125.40 acres MOL. **Staff recommends approval.**

6. **PLAT 2408-008 Matteo Oaks Improvement Plan**

Parcels C36-102, C36-003

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of one hundred and eighty (180) single-family dwelling units, parking, drive aisles, and associated infrastructure on 45.16 acres MOL per the attached plans. **Staff recommends approval**

7. **A25-1127 VOSO Shanty Creek Villas Master Plan**

Parcel(s) G16-005, G16-112

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas not to exceed 80 units, and nonresidential areas, on 9.74 acres MOL. **Staff recommends approval.**

8. **A25-0036 Twisted Oaks Commercial Final Plat**

Parcel

The applicant is seeking favorable recommendation from the Project Review Committee for a replat of Tracts C-2B, C-2A, C-3, C-4, C-5, and P-3 within the Twisted Oaks Final Plat (PLAT 2308-004 PB 21/Page 18), creating tracts C2-C, C2-A, C-3A, and C-3B for the Twisted Oaks Commercial Final Plat on 8.119 acres MOL, per the attached plan. **Staff recommends approval.**

9. **SP 2410-003 Oxford Crossings Racetrac**

Parcels D20-121 & D20-120

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 6,008-square-foot Convenience Store with a Gas Canopy featuring seven gas pump stations, four semitrailer fueling stations, a dumpster and associated improvements consisting of parking lot areas, landscaping buffers, commercial road, and connection to off-site stormwater retention, in 3.34 acres MOL, as per the attached plans. **Staff recommends approval contingent upon addressing the outstanding comments**

10. **A25-0035 Densan Park Phase 2 Final Plat**

Parcels D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071

The applicant is seeking a favorable recommendation from the Project Review Committee for the Densan Park Phase 2 Final Plat, a 67-unit residential subdivision which includes 12 tracts and dedication of four rights-of-way to the City of Wildwood, on 28.75 acres, MOL. **Staff recommends approval subject to resolution of outstanding comments.**

VI. ADJOURNMENT

May 13, 2025 10:00 AM

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Project Review Committee Regular Meeting April 08, 2025,
at 10:00 AM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 8, 2025 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

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

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting March 11, 2025, at 10:00 AM

The summary minutes from the March 11, 2025, meeting were approved. No discussion. Motion to approve by City Manager McHugh, seconded by Public Works Director Hockenbury. Motion carried unanimously.

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

IV. OLD BUSINESS

1. SP 2407-007 Discount Tire - Turkey Run Lot 6

Development Services Director Strickland read aloud case number SP 2407-007 Discount Tire - Turkey Run Lot 6. The applicant, Halle Properties, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure on 1.45 acres, MOL (parcel G05Y006 FKA "G05V006 & a portion of G05V005"). Dominick Tressler, a civil engineer with H & T Consultants, was present on the phone for the hearing. Also in attendance were Gregg Zuckerman, for the owner, Turkey Run; Rob Rosen, an attorney with Burr & Forman LLP; John Riley, for the owner, Turkey Run; and Marc Sumner, for the owner, Turkey Run. The project had previously been brought before the committee at the March 11, 2025, meeting, and had been continued at that time due to the requirement for the construction of Inspiration Drive. A discussion was held regarding the construction of the road. McHugh stated his position - that he does not believe the next phase should move forward until the road is constructed, as the city is beginning to see some infrastructure failures happening as a result of the road not being built. Tressler, on behalf of Discount Tire, stated they hoped to move forward with a conditional approval. Rosen, on behalf of the developer, stated their position - they felt that, per the PD agreement, they had satisfied everything needed to satisfy, and that the construction of Inspiration Drive was specifically assigned to Lot 3, which had not yet been developed. A further discussion was held regarding the PD agreement, and how to move forward. City Manager McHugh made a motion to continue the project until the next PRC meeting, seconded by Public Works Director Hockenbury. No further discussion. Motion carried unanimously.

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

V. NEW BUSINESS

1. SP 2405-001 Circle K US 301 & CR 462

Development Services Director Strickland read aloud case number SP 2405-001 Circle K US 301 & CR 462. The applicant, Circle K Stores Inc, sought a favorable recommendation from the Project Review Committee for the construction of a 5,200-square-foot Circle K building, 7 fueling pumps, 3 high-speed diesel pumps, 25 parking spaces, and associated infrastructure on 3.28 acres MOL (parcel D31A218). Planner Page provided an update, stating the applicant submitted revised easement documentation and a comment review response letter on April 4th, which was forwarded to the city attorney for review. That was the only remaining outstanding item. City Attorney Bills stated he sent back comments on revised declarations. Jarod Stubbs, an engineer with Kimley Horn, on behalf of the applicant, was present by phone. He stated it was revised and sent back to staff for review. Motion by Public Works Director Hockenbury, seconded by Assistant Utilities Director Martin, to approve subject to the

resolution of the outstanding comment(s). No further discussion. Motion carried unanimously.

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

2. SP 2408-001 708 N. Main Street

Development Services Director Strickland read aloud case number SP 2408-001 708 N. Main Street. The applicant, Roy Vaca, sought a favorable recommendation from the Project Review Committee for the construction of a 1,400-square-foot commercial office and retail building and associated infrastructure on 0.302 acres MOL (parcel G06C005). The applicant submitted a Technical Waiver Request to be excused from the required loading space. The engineer stated that truck deliveries could be avoided. Strickland added that further justification would be required in addition to what was included in the Technical Waiver Request. Additionally, the architectural renderings that were submitted did not meet Design District Standards. Jason Hurley, of Springstead Engineering, on behalf of the applicant, was present at the hearing, and applicant Roy Vaca was present by phone. Hurley stated they were not requesting exemption from the loading zone requirements entirely. He clarified that they intended to have a barber, beauty shop, future office, and small retail space on the property, so they did not feel that the site would be included in the category of developments that require large loading zones. Strickland stated that information was sufficient for the committee to make a decision on the waiver request. Hurley further elaborated on the building elevations; they were happy to work on correcting them based on the comments received. A short discussion was held regarding the loading zone and Design District Standards. City Manager McHugh asked for clarification on the next steps. Strickland stated the staff report would be updated to reflect the engineer's intention for the waiver request, and the engineer would work on modifying the facade to meet Design District Standards. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve the project along with the Technical Waiver Request. No further discussion. Motion carried unanimously.

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

3. PLAT 2409-002 One Hundred (100) Oaks Improvement Plan

Development Services Director Strickland read aloud case number PLAT 2409-002 One Hundred (100) Oaks Improvement Plan. The applicant, M2RE Partners Wildwood LLC, sought a favorable recommendation from the Project Review Committee for the construction of the One Hundred (100) Oaks Subdivision, an improvement plan consisting of 305 single-family lots with associated infrastructure on 99.81 acres, MOL (parcels G19-011 & G30-048). The subdivision was to include the following amenities on a separate site plan: community garden, grill area with picnic tables, playground, and nature trails. There were outstanding comments on the project,

which included the addition of odor control units on lift stations 1 and 2, and Live Oak tree mitigation requirements. Erin Tumolo, an engineer with Morris Engineering, on behalf of the applicant, was present by phone. She stated a response to the comments was sent to staff on April 4th for review. She added that they had coordinated with Assistant Utilities Director Martin on the odor control units to ensure compliance, and resubmitted the landscape plans, which showed additional oaks with the remainder to be paid into the fund. Planner Bondi stated she had not yet fully reviewed the landscape plans, but would ensure that the remaining funds would be paid into the tree fund before the project was forwarded to the City Commission for final determination. Strickland clarified for the record that although the amenities site had not yet been designed, approval of the plat did not indicate approval of the proposed list of amenities, nor did it indicate that the proposed amenities met the city's standards. Staff would review that at the site plan review stage. Tumolo asked if there were guidelines for amenities that she could pass along, and Strickland advised they would be in the Design District Standards. Assistant Development Services Director Then noted that there was a Developers Agreement that specified the information as well. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the project contingent on the resolution of the outstanding comments. No further discussion. Motion carried unanimously.

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

4. PLAT 2410-004 Boulder Square Improvement Plan

Development Services Director Strickland recused herself due to a conflict of interest. City Manager McHugh read aloud case number PLAT 2410-004 Boulder Square Improvement Plan. The applicant, PFD Twisted Sisters, LLC, sought a favorable recommendation from the Project Review Committee for the Boulder Square Subdivision, an improvement plan consisting of 270 dwelling units with 178 single-family detached lots and 92 single-family attached lots with associated infrastructure on 84.10 acres, MOL (parcels F01-001, F01A008, G06-185, G06-186, & G06-187). The subdivision was to include the following amenities on a separate site plan: a community pool, a walking trail with exercise equipment, and a picnic area. The developer planned to donate and dedicate 100' of ROW for the continuation of CR 209 from C 44A to W Clarke St, in which the applicant requested the following technical waivers: reduced buffers and plantings adjacent to the dedicated future ROW along with reduced mitigation requirements. There were a few outstanding comments for the project. David Moss and David Stokes, on behalf of the applicant, were present at the hearing. Planner Bondi stated that the fire comment had been cleared, and that she received clearance from the city attorney regarding the declarations, a performance surety if as-builts were not provided, and a signed application. McHugh noted that the Technical Waiver Request was sufficient. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve the project, including the Technical Waiver Request. No further discussion. Motion carried unanimously.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief

5. PLAT 2411-008 Boulder Square (Avondale) Replat

Development Services Director Strickland recused herself due to a conflict of interest. City Manager McHugh read aloud case number PLAT 2411-008 Boulder Square (Avondale) Replat. The applicant, PFD Twisted Sisters, LLC, sought a favorable recommendation from the Project Review Committee for the Avondale Replat, now referred to as Boulder Square, which consisted of clearing all roadways, lots, and easements to create a blank slate for a forthcoming final plat to include this parcel of 10.11 acres, MOL (parcel F01A008). David Moss and David Stokes, on behalf of the applicant, were present for the hearing. Planner Bondi stated there were outstanding city attorney comments that had not yet been cleared, but that the applicant had submitted a response that they felt satisfied the comments. City Attorney Bills stated that the comments remained outstanding, and he was not comfortable with the project moving forward at that time. He had further questions that could not be resolved before the meeting, and he felt they required internal discussion with city staff. The applicant's representatives asked if there was anything else they could provide, and Bills stated he had everything he needed from them; he just needed to discuss with the city before a determination was made. Motion by Public Works Director Hockenbury, seconded by Police Chief Parmer, to continue to the next PRC meeting. No further discussion. Motion carried unanimously.

RESULT:	Tabled
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

At 10:50 a.m., a brief recess was requested by City Attorney Bills to discuss a matter with committee members.

At 10:52 a.m., the recess ended, and the meeting resumed to discuss a request received by City Attorney Bills from Rob Rosen, the attorney for item IV. 1. SP 2407-007 Discount Tire - Turkey Run Lot 6.

Per the request, the applicant asked that a decision be made by the Project Review Committee. The applicant requested that the project either move forward to the Planning & Zoning Board with conditions or that it be denied. Bills noted that though it was an abnormal request, he would not have brought it forward had a decision been made on the project. However, since the project was tabled, he brought forward the request to allow the committee the opportunity to rehear the case. Under Robert's Rules, it would have to be brought before the committee again via two committee members making a motion and second to rehear the case. Development Services Director Strickland stated she felt the committee had already made its decision via its earlier vote, but could open it back up for a motion to continue with conditions if others felt the same. Police Chief Parmer noted there was a meeting scheduled where there was an opportunity for everyone to come to an agreement on the construction of Inspiration Drive. If the motion were made to rehear the case at the current meeting, it could potentially be denied. If it were kept tabled, the applicant would have the opportunity to be heard at a later PRC meeting after an agreement was made regarding the road, and could potentially receive approval at that time. For that reason, he felt it

should remain tabled. Motion by City Manager McHugh to open the item back up for discussion. The motion was not seconded; therefore, the motion died. The item remained tabled until the next PRC meeting.

RESULT:	Motion Died - Item Remained Tabled
MOVER:	City Manager McHugh
SECONDER:	None

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:57 a.m.

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

SEAL

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2411-008 Boulder Square (Avondale) Replat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

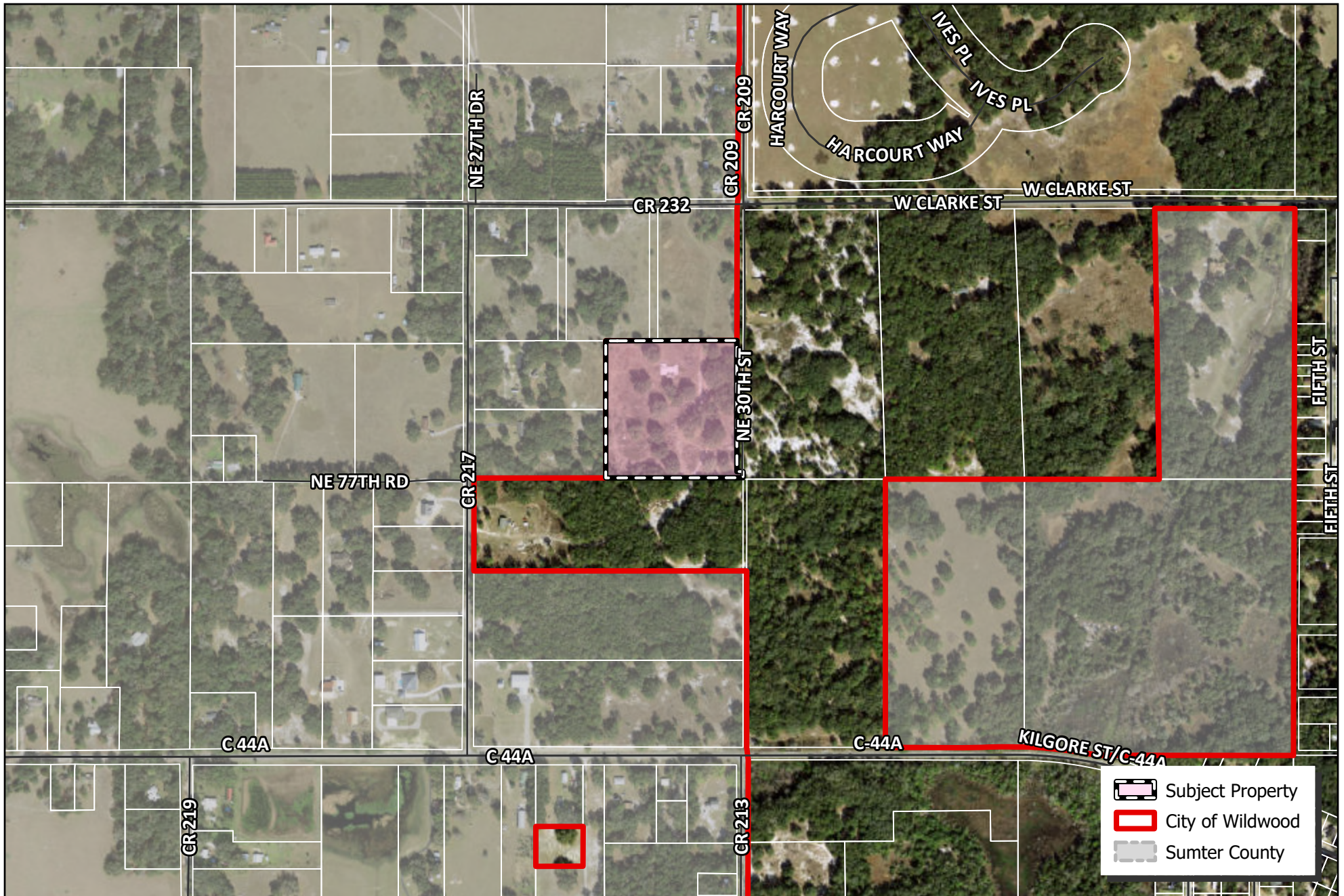
Case Number	PLAT 2411-008 Boulder Square (Avondale) Replat
Owner(s)	Bailey Ronnie Lavonn JR and Stephanie Lashay Lavonn
Applicant(s)	PFD Twisted Sisters, LLC
Acreage	10.11 +/-
Property Location	The subject property is generally located approximately 0.12 miles south of CR 232, approximately 0.25 miles north of C 44A, and approximately 0.13 miles east of CR 217.
Parcel(s)	F01A008
Date	April 22, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the Avondale Replat, now referred to as Boulder Square, which consists of clearing all roadways, lots, and easements to create a blank slate for a forthcoming final plat to include this parcel, per the attached plans.

PLAT 2411-008 meets the criteria set forth in F.S. 177, Land Development Regulations, and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan.



Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.02 0.04 0.06 0.08 Miles 	PLAT 2411-008 AVONDALE REPLAT (BOULDER SQUARE) PARCEL F01A008	MAP 1B LOCATION MAP NOV 2024
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BOULDER SQUARE

REPLATTING A PORTION OF AVONDALE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 19 EAST, RANGE 22 SOUTH AND LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 EAST, RANGE 22 SOUTH, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 20 FEET OF LOTS 24, 25, 72, 73 AND 120 AND THE EAST 20 FEET OF WASHINGTON STREET AND PEMPERTON STREET, AVONDALE PARK SUBDIVISION, AS A PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A PARCEL OF LAND COMPRISING A PORTION OF AVONDALE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

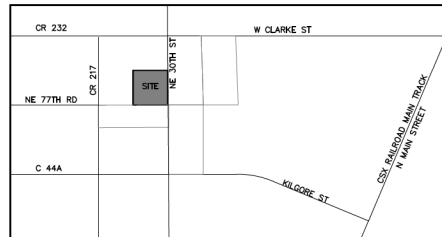
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID AVONDALE PARK, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE RUN SOUTH 89°44'58" WEST ALONG THE SOUTH LINE OF SAID AVONDALE PARK AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 664.12 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE DEPARTING SAID SOUTH LINES RUN NORTH 00°03'34" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.31 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE RUN NORTH 89°45'36" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE RUN NORTH 00°01'22" WEST ALONG SAID EAST LINE, ALSO BEING THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.11 ACRES MORE OR LESS.

PLAT NOTES:

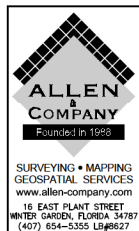
1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1-19-22 AS BEING 50°01'22"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



VICINITY MAP (NOT TO SCALE)

LEGEND

- Found monument as noted
- Set 4"x4" concrete monument stamped PRM LB #8627 permanent reference monument (PRM)
- CR# Certified Corner Record Number
- OA Overwall
- ID Identification
- PB Plat Book
- PC Page
- R/W Right-of-Way
- PSM Professional Surveyor & Mapper
- LB Licensed Business
- AKA Also Known As



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 1

PLAT BOOK PAGE

SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST

BOULDER SQUARE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Ronnie Lavonn Bailey Jr. and Stephanie Lashay, being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed.

IN WITNESS WHEREOF, the undersigned Ronnie Lavonn Bailey Jr. and Stephanie Lashay have caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ____ day of _____, 2025.

By: _____ and _____

Printed Name: Dwaight Sathoff
Title: Managing Member

Signed and sealed in the presence of:

Printed Name of Witness: _____

Printed Name of Witness: _____

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2025, by Dwaight Sathoff as Managing Member of PRD Twisted Sisters, LLC, a Florida limited liability company, on behalf of the company; such person [] is personally known to me or [] has produced as identification.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Notary Public _____
Printed Name: _____
Commission Number: _____
Commission Expires: _____

CERTIFICATE OF CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I hereby certify that I have performed a review of this plat for conformity to Chapter 177, Florida Statutes and that said plat complies with the technical requirements of that chapter; provided, however, that my review and certification does not include field verification of any points or measurements shown on the plat.

City Surveyor's Signature _____ Registration No. _____ Date _____
Ronald W. Hiett, PLS, Wade Surveying, Inc.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT, this plat was presented to the Project Review Committee of the City of Wildwood, Sumter County, Florida and was approved by the Board for record on this ____ Day of _____, 2025.

Attest:

Melanie D. Strickland, Project Review Committee Coordinator

THIS CERTIFIES THAT, this plat was presented to the Commission of the City of Wildwood, Sumter County, Florida and was approved by the Commission for record on this ____ Day of _____, 2025.

Jessica Barnes - City Clerk Ed Wolf - Mayor
THIS CERTIFIES THAT, this plat was presented to the Attorney for the City of Wildwood, Sumter County, Florida and approved by him or her as to form and legality on this ____ Day of _____, 2025.

Melanie D. Strickland Development Services Director Jeremy Hockenbury Public Works Director

Print Name _____ Signature _____
City of Wildwood - Engineer City of Wildwood - Engineer

Print Name _____ Signature _____
City of Wildwood - Attorney City of Wildwood - Attorney

CERTIFICATE OF CLERK OF COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes and was filed for record on this ____ day of _____, 2025 at _____.

File No. _____
By: _____
PRINT NAME DEPUTY CLERK SIGNATURE DEPUTY CLERK
Clerk of the Circuit Court
In and for Sumter County, Florida.

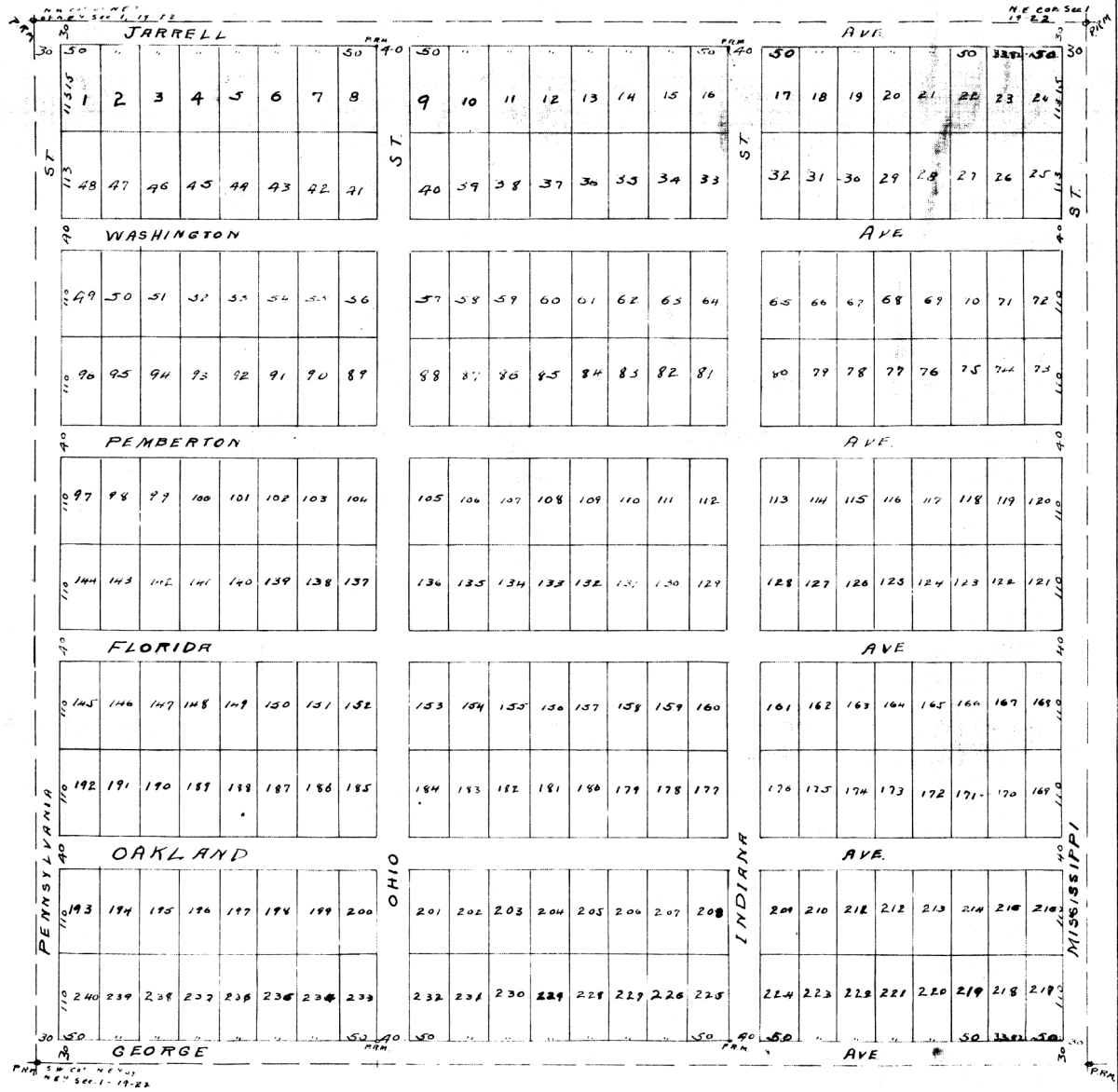
CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor in the State of Florida, does hereby certify that on 12-08-2022, I completed the Boundary Survey of the lands shown in the foregoing plat. This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes.

By: JAMES L. RICKMAN PSM 5633 Date: _____

Allen & Company
Licensed Business # 8627
16 East Plant Street
Winter Garden, Florida 34787

AVONDALE PARK SUMTER CO. - FLORIDA - GEO. E. RICE - OWNER Being the NE¹/₄ of NE¹/₄ Sec. 1, Twp 19S, Rge. 22E.



Approved by the County Commission
of _____ County, Fla. this ____
day of _____ A.D. 1923.

We the undersigned do hereby dedicate
all streets in the above plat to the use
of the public.
Witness _____ Seal
Witness _____ Seal

State of _____
City of _____

Before me the undersigned authority duly authorized to administer oaths and take
acknowledgements personally appeared GEO. E. RICE - widower to me well known
and known to me to be GEO. E. RICE - widower, the individual described in
and who executed the foregoing dedication, and acknowledged before me that
he executed same freely and voluntarily as owner of the above subdivision.
Witness my hand and official seal at _____ County of _____ State of _____
this ____ day of _____ A.D. 1923.

Notary Public

I hereby certify that the above and foregoing is a correct representation of
the land in caption, and that permanent reference monuments have been
placed as shown on plat.

Surveyor



Scale 1" = 100'

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2407-007 Discount Tire - Turkey Run Lot 6

REQUESTED ACTION: Determination to be made by the Project Review Committee.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2407-007 Discount Tire - Turkey Run Lot 6
Owner(s)	Turkey Run 2 LLC
Applicant(s)	Halle Properties, LLC
Acreage	1.45 +/-
Property Location	The subject property is generally located approximately 321 feet west of the northwest corner of the E C 462 and C 466A intersection.
Parcel(s)	G05Y006 FKA "G05V006 & a portion of G05V005"
Date	April 18, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee (PRC) for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure, per the attached plans.

SP 2407-007 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

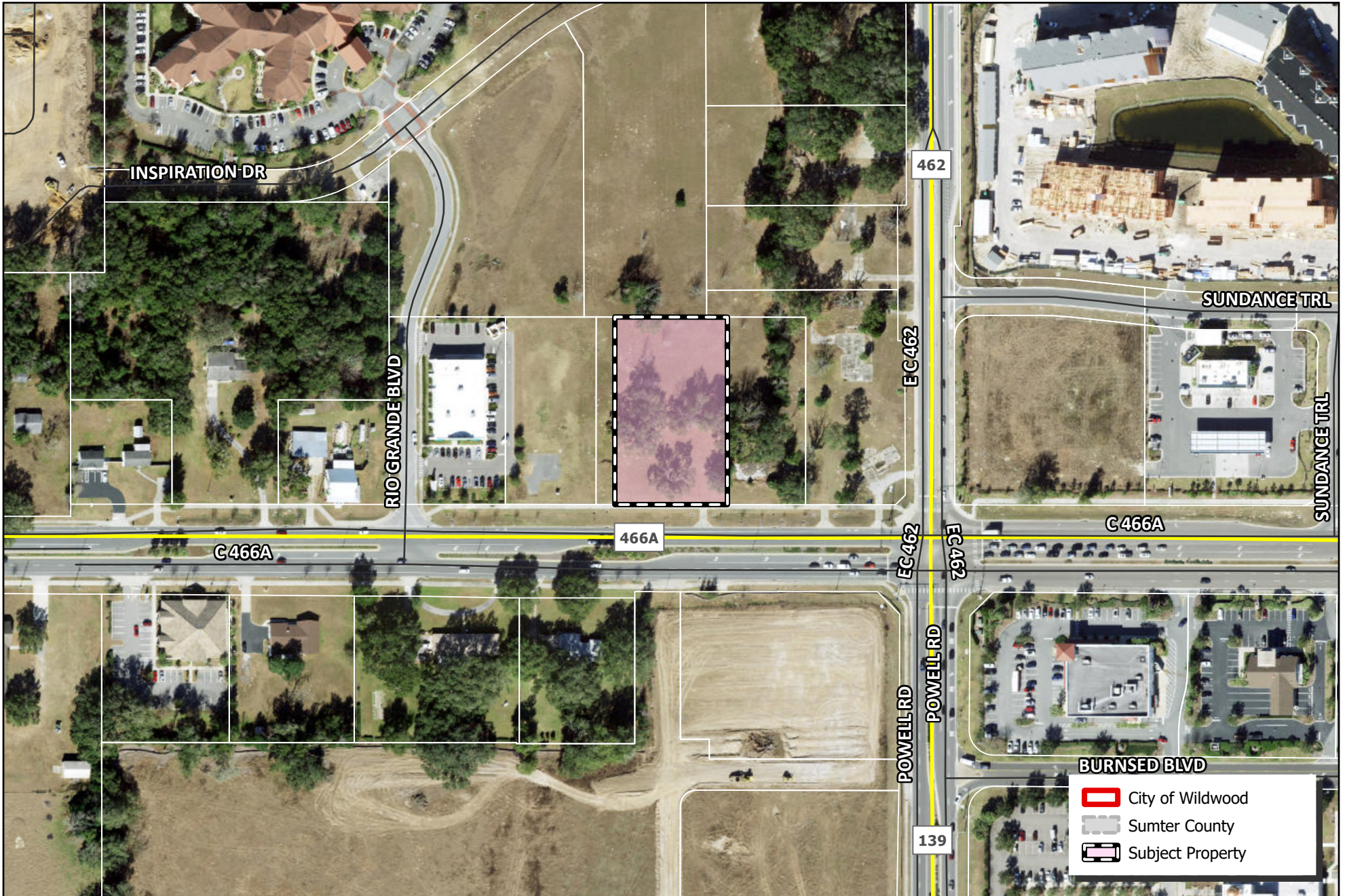
Although SP 2407-007 meets the criteria within the Turkey Run Planned Development (PD), Lot 6 falls within Phase 3 of the concept plan. It was the intent of the terms and concept plan of the adopted Turkey Run PD Agreement (O2022-96) that the construction of Inspiration Drive was to be completed within Phase 2.

The PRC continued the project from the March 11, 2025, and the April 8, 2025, meetings as Phase 2, as shown within the Turkey Run PD Concept Plan, has not been completed. Phase 2 includes the construction of Inspiration Drive which would result in traffic distribution in accordance with the Turkey Run Transportation Impact Analysis (TIA) while also resolving life safety concerns from the fire code on secondary access. The applicant was advised to contact the Turkey Run Developer to provide any solutions before making a motion. The city attorney

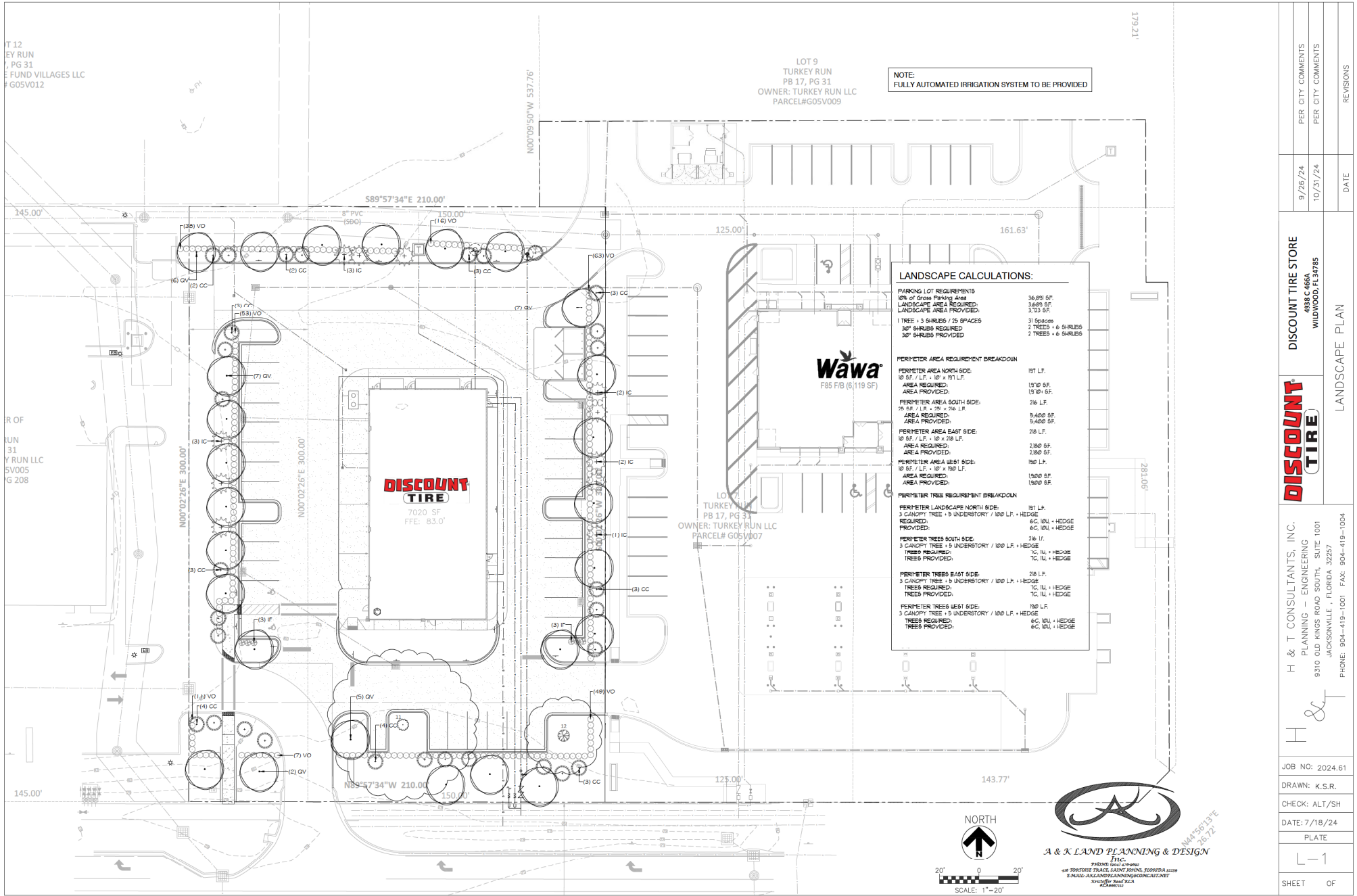
and applicant's attorney are in contact and are further discussing the situation.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" and last name "Bondi" clearly distinguishable.

Amanda Bondi
Planner II, Development Services

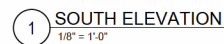
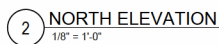


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 35 70 140	SP 2407-007 DISCOUNT TIRE - TURKEY RUN LOT 6 PARCEL G05Y006	MAP 1B LOCATION MAP MAR 2025
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REVISIONS	DATE	LANDSCAPE PLAN
PER CITY COMMENTS	9/26/24	DISCOUNT TIRE STORE
PER CITY COMMENTS	10/31/24	4833 C 4660
		WILDWOOD, FL 34785

H & T CONSULTANTS, INC.	JOB NO: 2024.61
PLANNING - ENGINEERING	DRAWN: K.S.R.
9310 OLD KINGS ROAD SOUTH, SUITE 1001	CHECK: ALT/SH
JACKSONVILLE, FLORIDA 32257	DATE: 7/18/24
PHONE: 904-419-1001 FAX: 904-419-1004	PLATE
	L-1
	SHEET OF



5 ENLARGED ELEVATION
3/16" = 1'-0"

Return to: 103,50
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360002843 Date: 01/23/2023 Time: 10:47AM
Page 1 of 12 B: 4406 P: 782 By: BO

ORDINANCE NO. 02022-96

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY TURKEY RUN II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the first Turkey Run Planned Development application was filed on or about August 18, 2008; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 616 on or about November 10, 2008; and

WHEREAS, said Ordinance was recorded on February 25, 2009, in O.R. Book 2040, Page 136, Public Records of Sumter County, Florida; and

WHEREAS, it was found that the property description provided to the City contained scrivener's errors; and

WHEREAS, the City Commission passed and ordained Ordinance O2010-27 on or about December 13, 2010, correcting said scrivener's errors; and

WHEREAS, said Ordinance was recorded on January 4, 2011, in O.R. Book 2270, Page 315, Public Records of Sumter County, Florida; and

WHEREAS, actual construction began on the site on or about June 15, 2012; and

WHEREAS, the first Turkey Run Planned Development Amendment application was filed on or about October 11, 2017; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2017-72 on or about January 22, 2018, thereby amending and restating Ordinances 616 and O2010-27 in their entirety; which Ordinance was recorded on February 15, 2018, in O.R. Book 3370, Page 303, Public Records of Sumter County, Florida; and

WHEREAS, the second Turkey Run Planned Development Amendment application was filed on or about January 24, 2022 (the "Application"; and

WHEREAS, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance 02017-72.

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

The Application filed by Turkey Run II, LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2022. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2022; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Turkey Run, II LLC Planned Development Amendment Application (hereinafter referred to as the "Project") was duly and properly filed herein on January 24, 2022, and
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule; and
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations; and
- D. That the Developer intends to develop a Project consisting of 41.09 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto; and
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and
- F. That the Developer has complied with the Planned Development Amendment provisions as required by Section 8.6 of the Land Development Regulations.
- G. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Planned Development (PD) Amendment of the lands described in "Exhibit A".
- B. That the zoning district of the subject land described in "Exhibit A" is classified as Central Mixed Use (CMU) on the City of Wildwood Zoning Map; and
- C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood; and

- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by LPG Urban & Regional Planners, Inc., dated September 1, 2022, as amended, is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
 - 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Commercial Retail Uses and Offices
 - b. Residential: Multi-family
 - c. Public/Semi Public: Independent Living Facility
 - d. Commercial Tourism: Hotel
 - 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.
- C. Development Program. The Project shall be developed in multiple phase(s) in accordance with the conceptual development plan and this Section.
 - 1) **TYPE OF DEVELOPMENT**. The project is a mixed-use development consisting of residential, commercial, institutional, and tourism with residential densities not to exceed 15 units/acre.

- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Commercial Retail Uses and Offices	9.71
Residential: Multi-family	17.44
Public/Semi Public: Independent Living Facility	7.58
Commercial Tourism: Hotel	4.55
Utilities/ROW	1.81
Total	41.09

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Commercial Retail Uses and Offices	208,285 SF	
Residential: Multi-family		240 Units
Public/Semi Public: Independent Living Facility		85 Units
Commercial Tourism: Hotel		244 Rooms

- 4) Land Use (Trip) Equivalency Matrix. Land Uses may be converted in accordance with the following Table. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 11th Edition. Further, utilization of the matrix provided here in shall be determined to be a non-substantial deviation.

Density Conversion Matrix per 1 Multi-Family Unit	
1 Multi-Family Unit	589.82 SF Office
1 Multi-Family Unit	121.95 SF Retail
1 Multi-Family Unit	2.44 ALF Beds
1 Multi-Family Unit	.87 Hotel Rooms

Density Conversion Matrix per 1,000 Square Feet of Retail	
1000 SF Retail	4,836.51 SF Office
1000 SF Retail	20.2 ALF Beds
1000 SF Retail	8.2 Multi-Family Units
1000 SF Retail	7.16 Hotel Rooms

- D. Residential. The multi-family portion of the development consists of 354 units. The maximum density shall be 15 units per acre based on gross acreage of the entire project site.
- E. Recreation. A park area shall be provided for each residential parcel. In addition to the recreation areas, open space will be provided within the total development site.
- F. Standards for Apartments/Multi-Family/Commercial. Minimum 20' setback around perimeter of the project except on proposed road frontage. Buffer requirements as set forth in the Commercial/Residential design standards must be met. Maximum Building Height: 5 stories, unless jointly approved by the Sumter County Fire Department and the City Commission.
- G. Building Design.
1. Residential building design shall be in compliance with the City's Design District Standards Chapter 2, Section F.
 2. Commercial building design shall be in compliance with the City's Design District Standards. Neighborhood Design District shall apply to that portion of the Commercial property extending from the southeast corner of the property, west 600 feet along CR466A and out-parcels not abutting CR466A or CR462. The City will allow a maximum of two (2) rows of parking in front of the buildings, over 5000 SF, abutting CR462 and CR466A with additional landscaping. The remainder of the Commercial property abutting CR466A shall conform to the Downtown Commercial Design Standards.
 3. Drive-thrus shall be permitted for banks, restaurants, drug stores and similar type uses for that portion of the property covered under Neighborhood Design District.
- H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.

- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design Standards pursuant to Section 6.12 of the Land Development Regulations.
- J. Open Space. The Project shall contain a minimum of 25% of Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space, including a pool. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards, or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site. Open space shall be calculated and illustrated per the table titled "PUD Impervious Area/Open Space" on Exhibit B.
- K. Public Facilities.
 1. Potable Water and Wastewater. The Project has connected to the City Potable Water system and the City Sanitary Sewer system, prior to any permits being issued for any structure (except temporary construction uses) on the Project.
 2. Solid Waste. Waste services shall be provided by the City of Wildwood Franchisee.
 3. Drainage. The maintenance of the drainage system shall be the responsibility of the property owner.
 4. Underground Utilities. All utilities shall be underground. Developer is responsible for running utilities underground.
 5. Transportation.
 - i. The Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners shall govern the roadway and access Improvements set forth and addressed therein. A true and correct copy of the Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners is attached hereto as "Exhibit C."
 - ii. Development access points shall be provided in accordance with NFPA 1141.5.1.4. Compliance with said NFPA standard shall be demonstrated on individual project site plans.
 6. Streets and Sidewalks.
 - i. Sidewalks shall be required throughout all residential portions of this development. Sidewalks shall be at least five feet in width.

- ii. The City and the developer will enter into a written agreement concerning maintenance of the streets and sidewalks on Inspiration Drive and Rio Grande Blvd. per the plat.
- iii. Inspiration Drive, shall be constructed upon development of Lot 3, as shown on the conceptual plan attached hereto as Exhibit "B".
- iv. An eight foot sidewalk shall be provided within the right-of-way along CR-466A abutting lots 4-8.
- v. A five foot sidewalk shall be provided within the right-of-way along CR-462 abutting Lots 8-11.
- vi. The required sidewalks along CR462 and CR466A shall be constructed and maintained by the adjacent property owner, when the adjacent property is developed.
- vii. Any proposed sidewalk activities, within Sumter County right of way, shall meet the requirements of the Public Right-of Way Accessibility Guidelines (PROWAG). Any proposed sidewalk construction within Sumter County right-of-way is contingent upon Sumter County approval.

L. Environmental Considerations. Environmental considerations were previously addressed during the platting of the Property.

M. Landscaping and Buffer Requirements.

- 1. All landscaping requirements shall be in accordance with the City's Design District Standards.
- 2. All buffer requirements shall be in accordance with the City's Design District Standards.
- 3. All landscaped and common areas shall be irrigated in accordance with the City's Design District Standards.
- 4. All landscaping shall have appropriate irrigation and shall utilize reclaimed water if appropriate.
- 5. Any tree removal or replacement will be subject to the City's LDR Section 6.10.

N. Lighting. Decorative lighting shall be provided as required in the City's Design District Standards.

O. Signage. All signage shall comply with the City's Land Development Regulations. The Project shall be allowed two (2) shared monument signs. The two (2) shared monument signs shall be located at the intersection of Rio Grand and C466A and the intersection of C462 and Inspiration Drive. Additionally, each commercial development or building fronting on C466A or C462 shall be limited to one (1), six (6) foot high, monument sign with 30 square feet of copy area, with the exception of lot 8 at the intersection of C466A and C462 which may have a nine (9) foot high monument with 45 square feet of copy area. If signage occurs in City of Wildwood easements, developer/owner shall be responsible for any damage to signage as caused by the City's use of its easement.

- P. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common and residential areas within the Project shall be the responsibility of the property owner, at no cost or obligation to the City. Guidelines as per the LDR/ Wildwood. Should the landlord/property owner/developer fail to timely perform these requirements, the City has the right to enforce these requirements on the landlord/property owner/developer and be reimbursed for reasonable attorney's fees, costs and expenses.
- Q. Enforcement of Rules and Regulations. The developer/owner shall develop and provide rules and regulations which shall be binding and enforceable upon all tenants. Such rules and regulations shall be satisfactory to the City of Wildwood or its designated agent prior to permits being issued for construction of the improvements. If the property owner/landlord fails to enforce the rules and regulations, then the City of Wildwood shall have the right, but not the obligation, to enforce such rules and regulations upon the developer or landlord and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- R. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting with the exception of the areas included in the agreement dated July 12, 2006. This exception only applies to City impact fees. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Project.
- All impact fee credits for right-of-way donations and road construction completed by this project will be subject to an appropriate agreement with the appropriate government agencies.
- S. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- T. Expiration of PD Due to the initiation of Project, this Project is vested and this Ordinance shall not expire.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

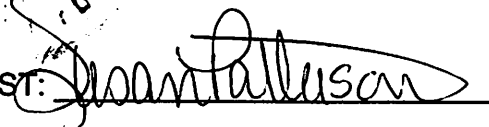
PASSED AND ORDAINED in regular session of the City Commission of the City of

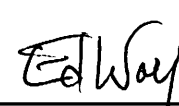
Wildwood, Sumter County, Florida, this ^{9th} day of January, 2023.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

ATTEST:


Susan Patterson, City Clerk


Ed Wolf, Mayor

First Reading: 12.12.2022

Second Reading: 1.9.2023

Approved as to Form:

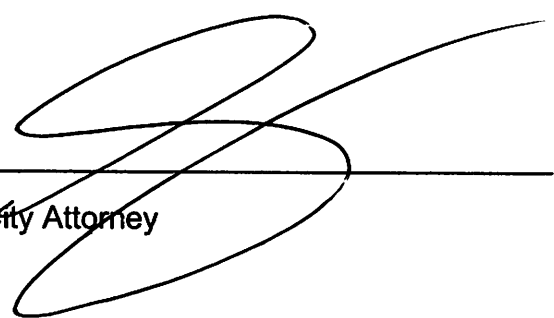
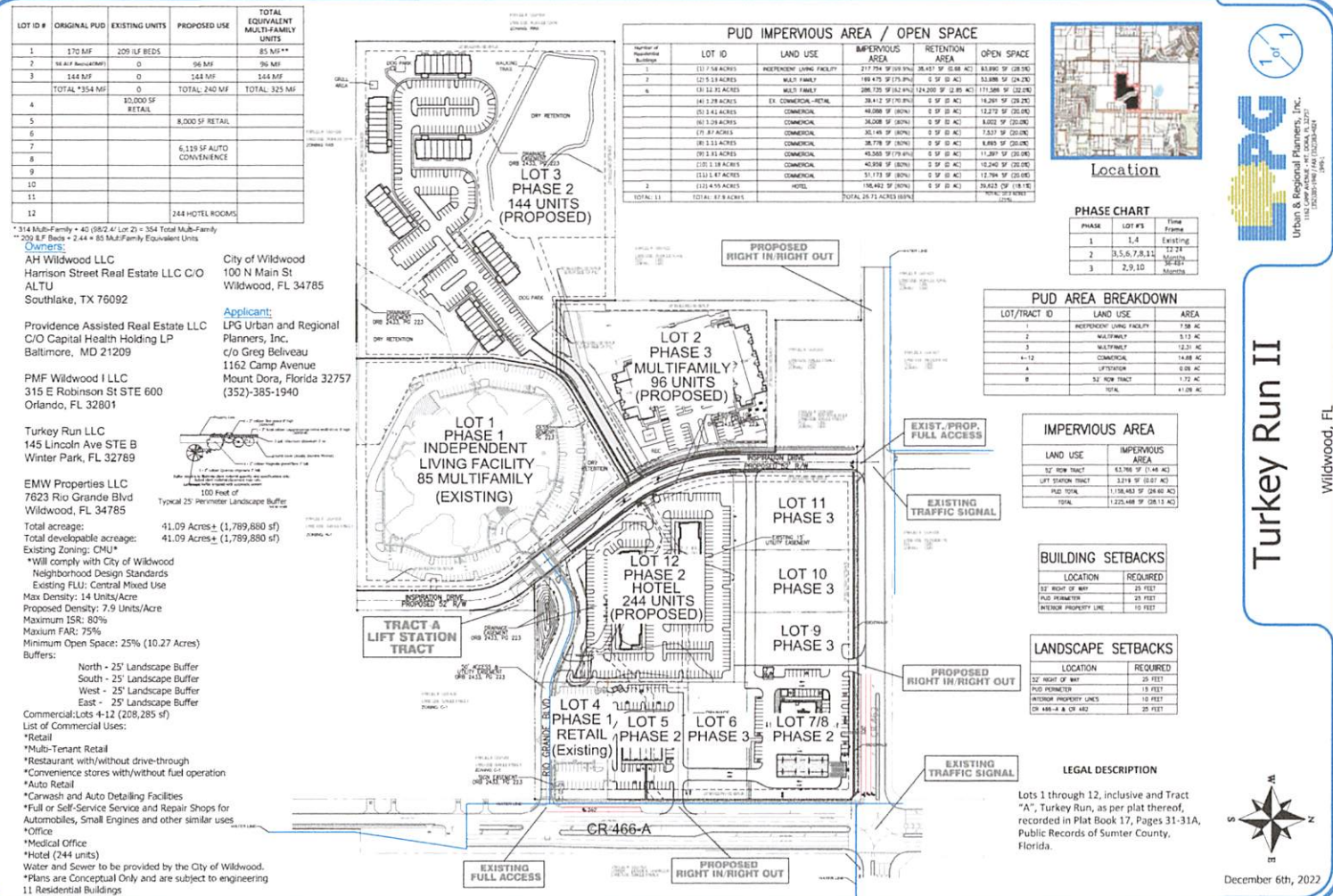

City Attorney

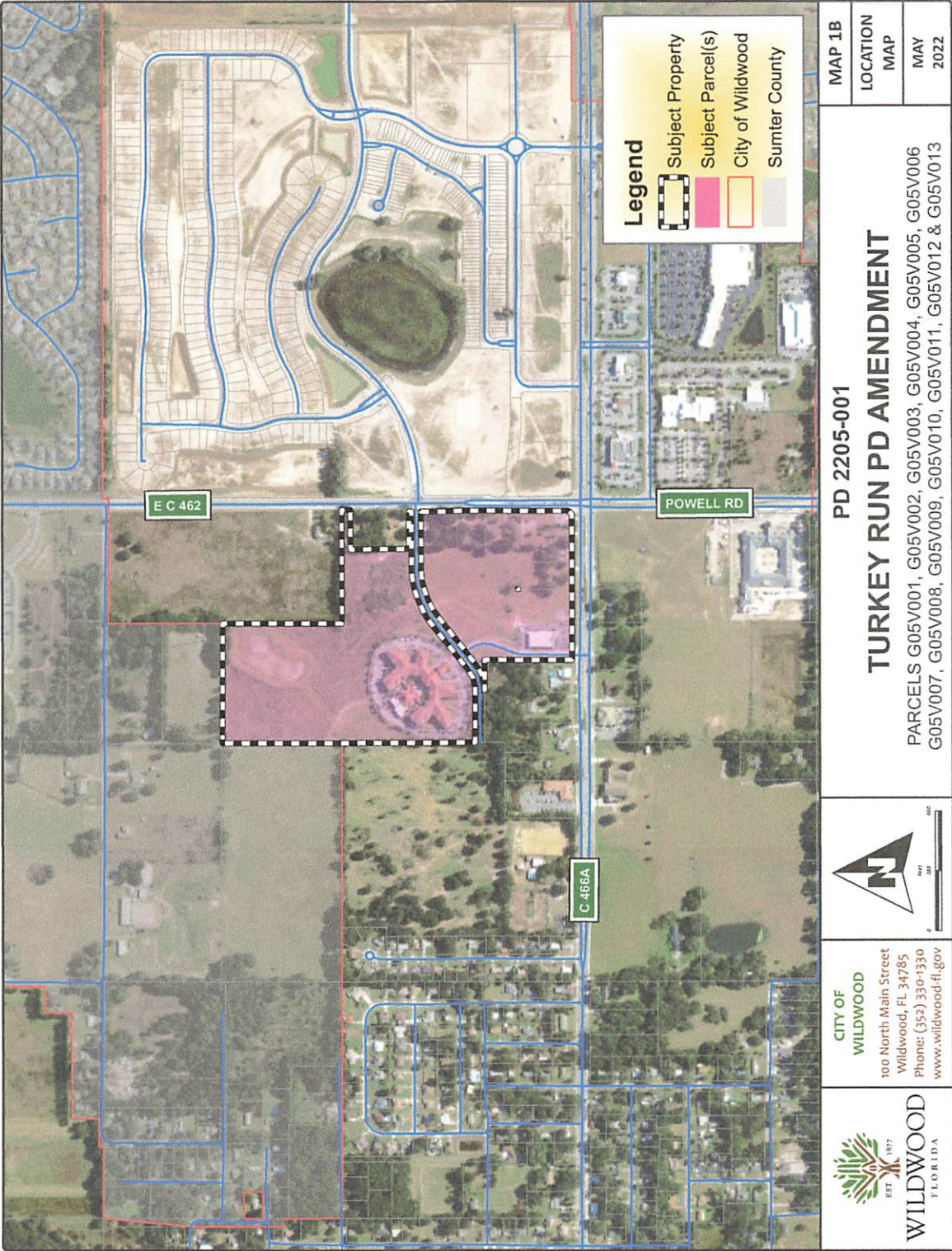
EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

Exhibit B





PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2404-007 All County Collision

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number SP 2404-007 All County Collision

Owner(s)/Applicant(s) Richard Demarco and Ryan Demaro

Acreage 1.97+/-

Property Location The subject property is generally located 0.25 miles north of the intersection of E C 466 and N US 301.

Parcel(s) D08A001

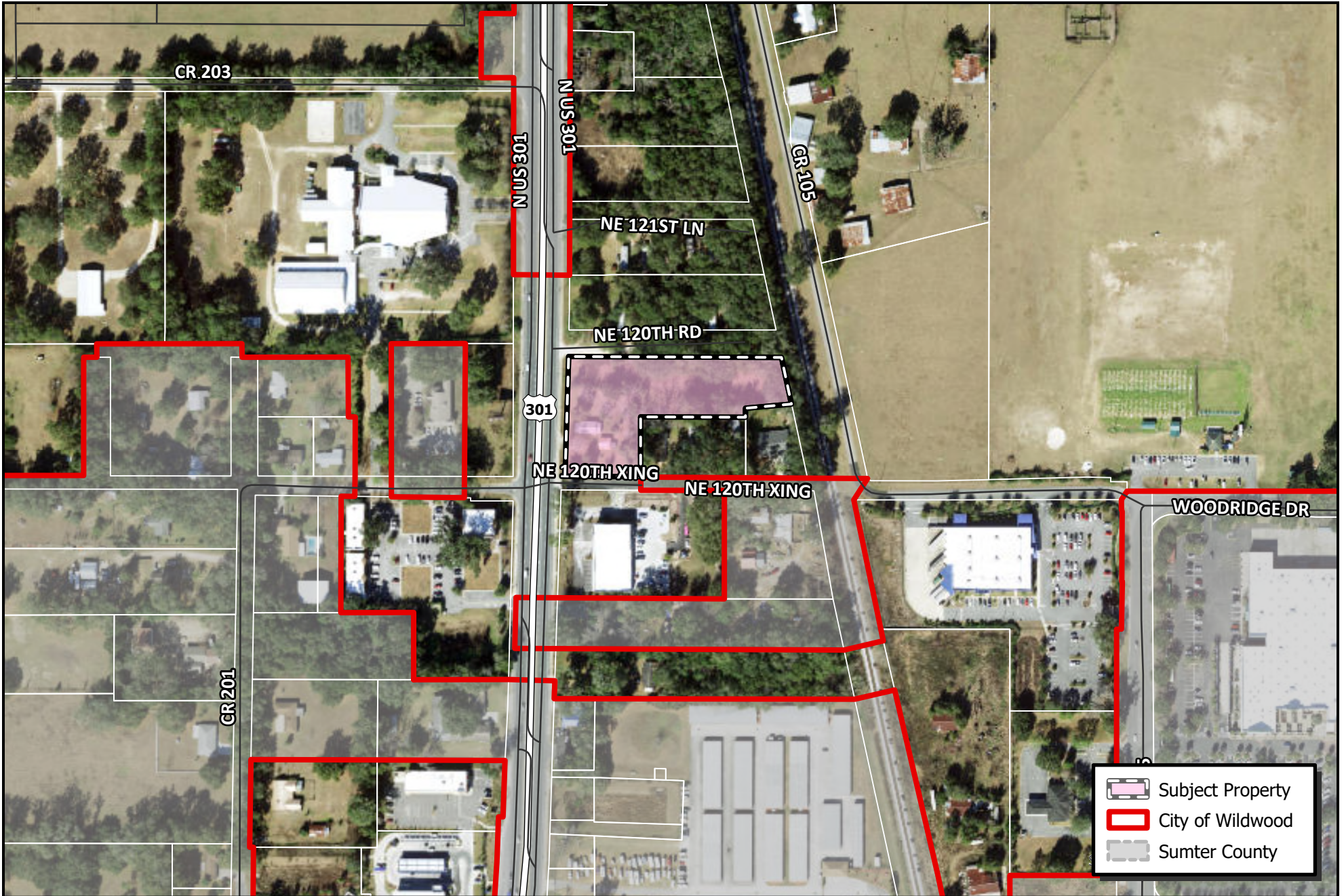
Date May 6, 2025

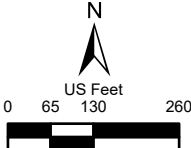
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 12,321 SF vehicle repair building with parking spaces, storm water pond, and associated infrastructure on 1.97 acres MOL, per the attached plans.

The applicant has applied for two technical waivers, of which one addresses landscaping buffer encroaching into the retention pond. The second technical waiver requests the approval of the project's use of corrugated metal siding on the building, which is prohibited in visible areas as per Chapter 1 Section (F)(6) of the Design District Standards. Staff acknowledges that the improvements made to the exterior elevations throughout the review process have significantly progressed to meet to the best extent practicable the City's Design District Standards. Should the Project Review Committee approve the technical waivers, SP 2404-007 meets the criteria set forth within the Land Development Regulations and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.

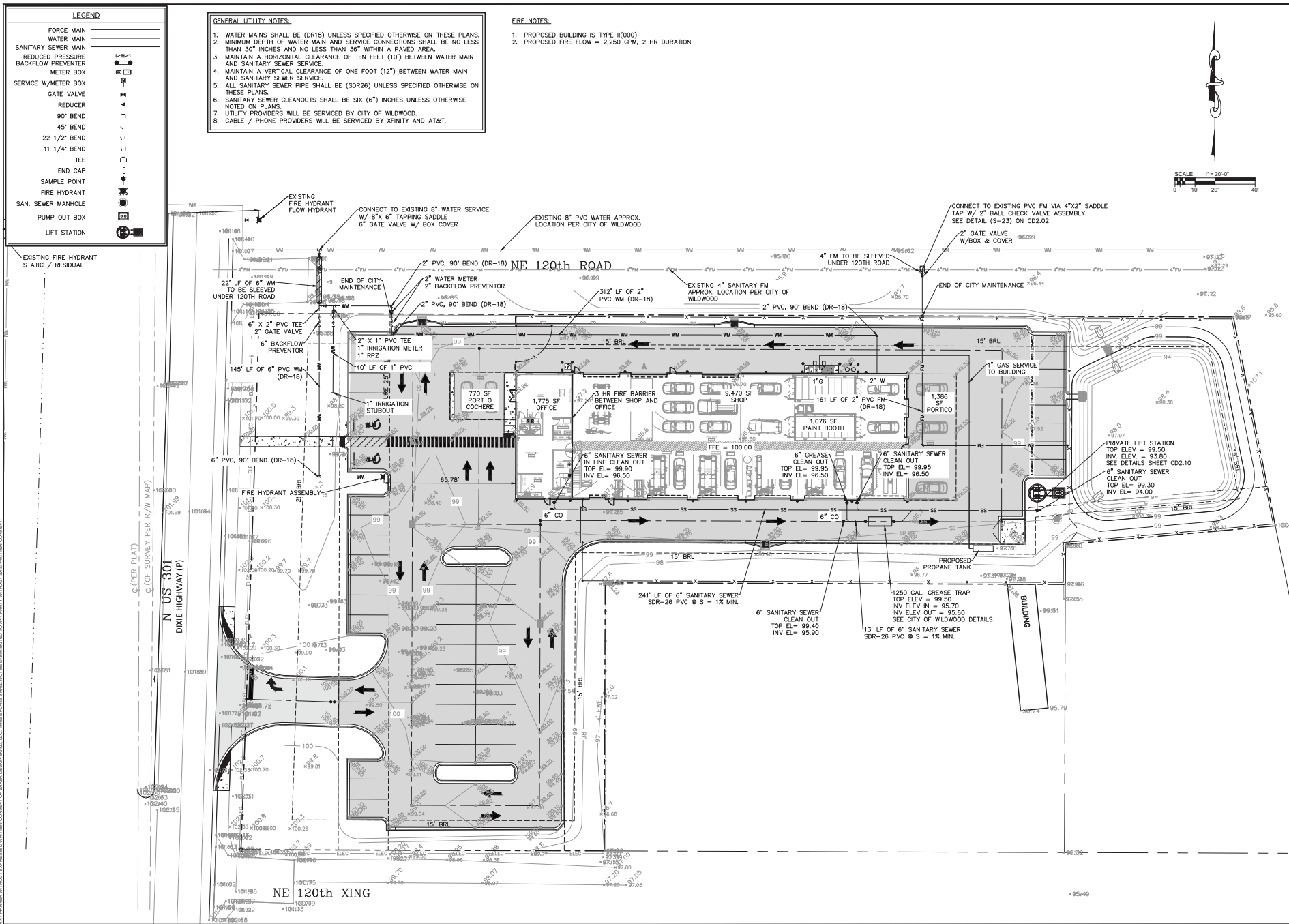


McKenna Page
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 65 130 260	SP 2404-007		MAP 1B
	ALL COUNTY COLLISION		LOCATION		
	PARCEL D08A001		MAP		
					APR 2024

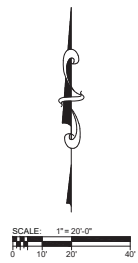
DESIGNER'S OFFICE: 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. 2. THESE PLANS AND DESIGN DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BAKER DESIGN BUILD, LLC. THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT.



LEGEND	
FORCE MAIN	—
WATER MAIN	—
SANITARY SEWER MAIN	—
REDUCED PRESSURE BACKFLOW PREVENTER	⊠
METER BOX	⊠
SERVICE W/METER BOX	⊠
GATE VALVE	⊠
REDUCER	⊠
90° BEND	⊠
45° BEND	⊠
22 1/2° BEND	⊠
11 1/4° BEND	⊠
TEE	⊠
END CAP	⊠
SAMPLE POINT	⊠
FIRE HYDRANT	⊠
SAN. SEWER MANHOLE	⊠
PUMP OUT BOX	⊠
LIFT STATION	⊠

- GENERAL UTILITY NOTES:
1. WATER MAINS SHALL BE (DR18) UNLESS SPECIFIED OTHERWISE ON THESE PLANS.
 2. MINIMUM DEPTH OF WATER MAIN AND SERVICE CONNECTIONS SHALL BE NO LESS THAN 30" INCHES AND NO LESS THAN 36" WITHIN A PAVED AREA.
 3. MAINTAIN A HORIZONTAL CLEARANCE OF TEN FEET (10') BETWEEN WATER MAIN AND SANITARY SEWER SERVICE.
 4. MAINTAIN A VERTICAL CLEARANCE OF ONE FOOT (12") BETWEEN WATER MAIN AND SANITARY SEWER SERVICE.
 5. ALL SANITARY SEWER PIPE SHALL BE (SDR26) UNLESS SPECIFIED OTHERWISE ON THESE PLANS.
 6. SANITARY SEWER CLEANOUTS SHALL BE SIX (6") INCHES UNLESS OTHERWISE NOTED ON PLANS.
 7. UTILITY PROVIDERS WILL BE SERVICED BY CITY OF WILDMOOD.
 8. CABLE / PHONE PROVIDERS WILL BE SERVICED BY XFINITY AND AT&T.

- FIRE NOTES:
1. PROPOSED BUILDING IS TYPE II(000)
 2. PROPOSED FIRE FLOW = 2,250 GPM, 2 HR DURATION



BAKER

Design Build

2110 N. Newman Street, 2nd Floor, Jacksonville, FL 32202
P 904.366.6520 F 904.559.2678 info@bakdesignbuild.com
C.A. No. 32489

Kyle F. Davis, P.E.
FL Reg. 63071

REVISIONS		
No.	Date	Revision
1	1/14/24	Permit
2	8/13/24	Permit
3	8/23/24	Permit
4	9/16/24	Permit
5	10/14/24	Permit
6	12/16/24	Permit
7	1/14/25	Permit
8	2/11/25	Permit
9	3/11/25	Permit
10	4/11/25	Permit

Commercial Development for:

All County Collision

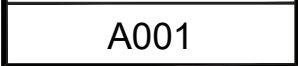
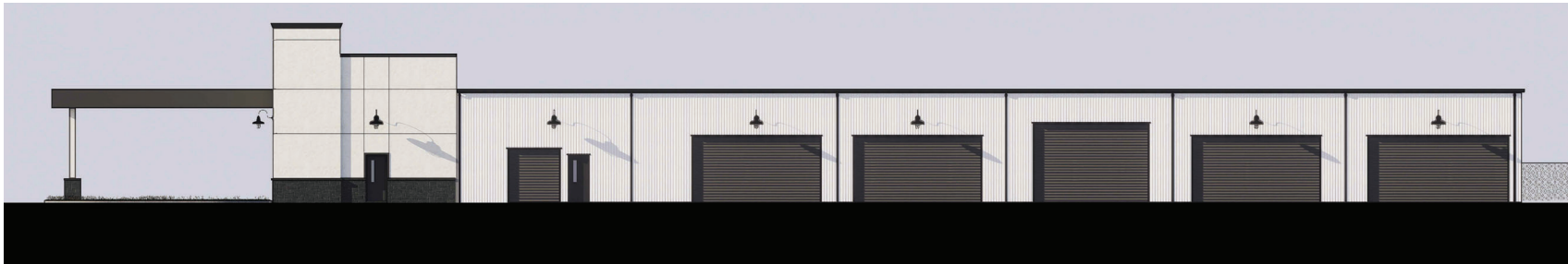
12027 N US 301
Oxford, Florida 34484

Project Number
24-0175

Sheet Name

Overall
Water & Sewer
Plan

Sheet Number
C4.0





Project Review Committee Technical Standards Waiver Request

Project Name All County Collision

Project # SP 2404-007

1. Briefly describe your waiver request.

Approval of storm water management pond in landscape buffer.

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

Chapter 1. (A) Highway District (4) Landscape Buffers

3. Please provide the justification for your waiver request.

Part of our storm pond is in the landscape buffer due to constraints of site.

Name (Print) Kyle Davis

Date 10/29/24

Signature 



Project Review Committee Technical Standards Waiver Request

Project Name All County Collision

Project # SP 2404-007

1. Briefly describe your waiver request.

We're requesting a waiver for the Architectural Design standards as we feel the changes we've made to the Exterior elevations of this building follow the Architectural Design Standards and the surrounding architectural styles.

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

DDS (F) 6

3. Please provide the justification for your waiver request.

We believe after changing the architectural design, material selections & color scheme of the building we believe we are in compliance with th DDS (F) 6.

Name (Print) Joel Grabe

Date 10.28.24

Signature Joel Grabe

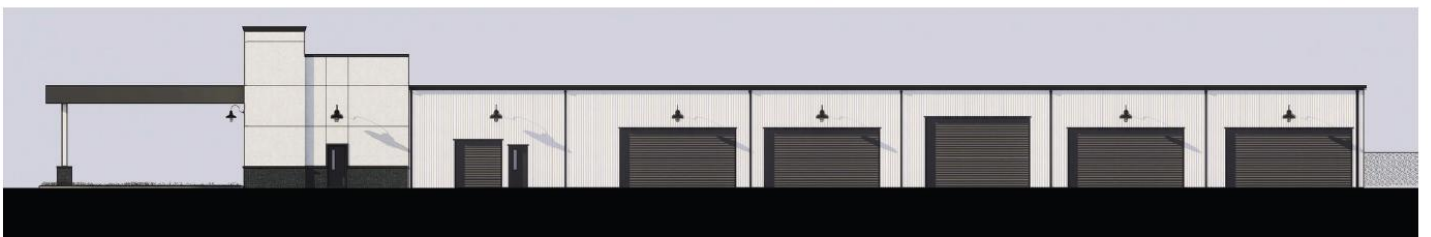
The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov



Proposed elevations submitted 4/18/2025



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2407-005 Wildwood Oaks Master Plan - Mass Grading

REQUESTED ACTION: Staff recommends approval subject to resolution of outstanding comments and agreement to proceed with dedication of the 15' utility easement along the western border of the property via the final plat.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2407-005 Wildwood Oaks Master Plan - Mass Grading
Owner(s)	Wildwood Assembly of God, Inc. - Rev Daniel Parker
Applicant(s)	Wildwood Oaks, LLC - Joe Schuemann
Property Location	The subject property is located 0.25 miles west of the intersection of C 466A and Powell Road.
Parcel(s)	G05-183 and G05-125
Date	May 6, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a retention pond, driveway, utilities, and associated infrastructure on 4.681 acres MOL, per attached plans. The proposed improvements are in preparation for future development. There is a final plat currently under review with the City for the subject project as well (A25-0361).

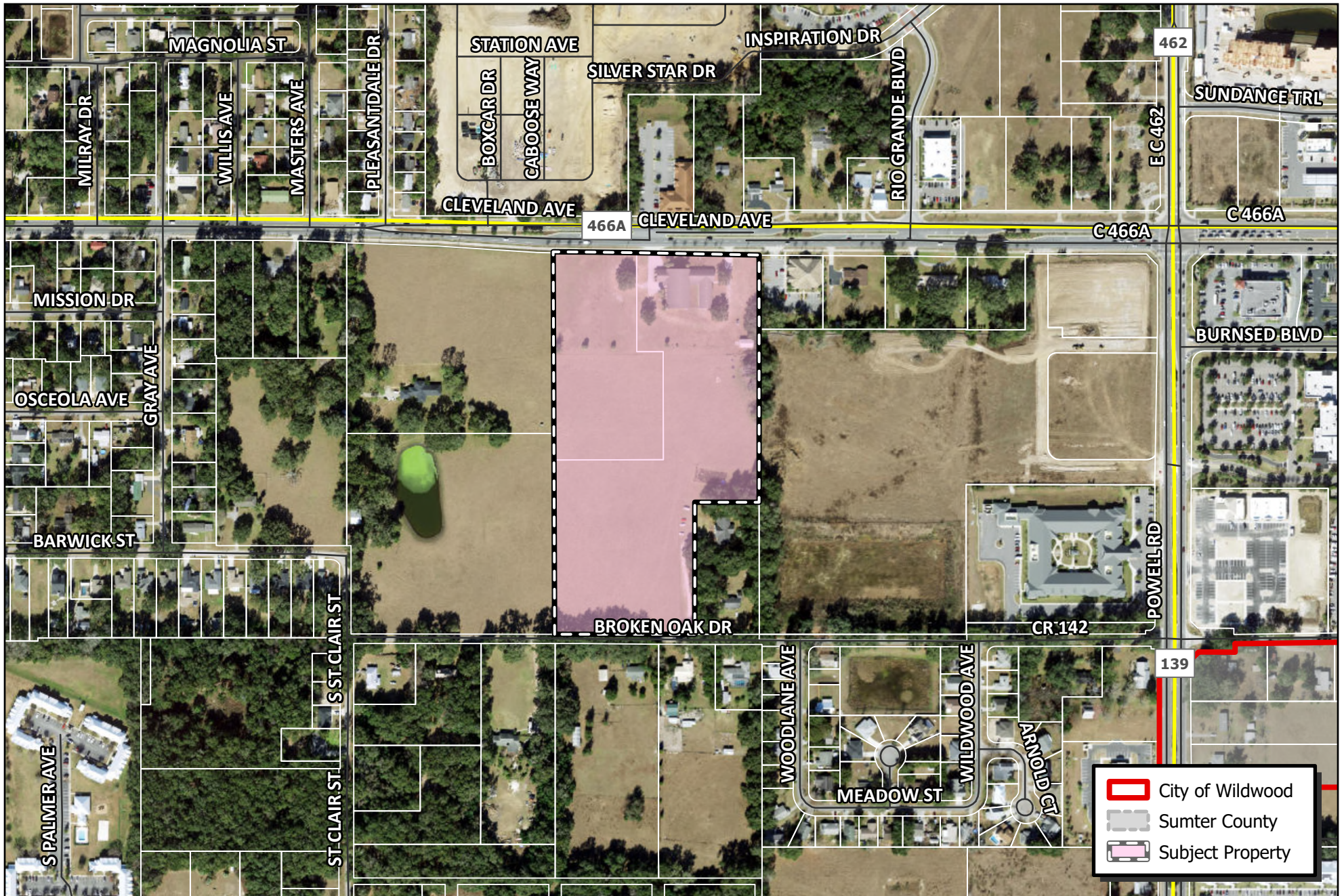
A 15' utility easement along the western property boundary to accommodate a planned reuse line is shown on the proposed final plat for Wildwood Oaks.

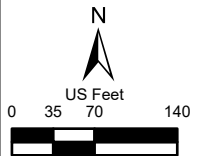
The City Attorney has several comments regarding easements and the required surety that will remain to be addressed by the final plat that is still under process (A25-0361). Please see the comment sheet attached.

Once the outstanding City Attorney comments are addressed, SP 2407-005 will meet the criteria within the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan Amendment.



McKenna Page
Planner I, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	SP 2407-005 WILDWOOD OAKS MASTERPLAN - MASS GRADING PARCELS G05-125 & G05-183	MAP 1B
			LOCATION MAP
			MAY 2025



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2407-005 Wildwood Oaks Masterplan – Mass
Grading

Representative: Wildwood Oaks, LLC – Joe Schuemann

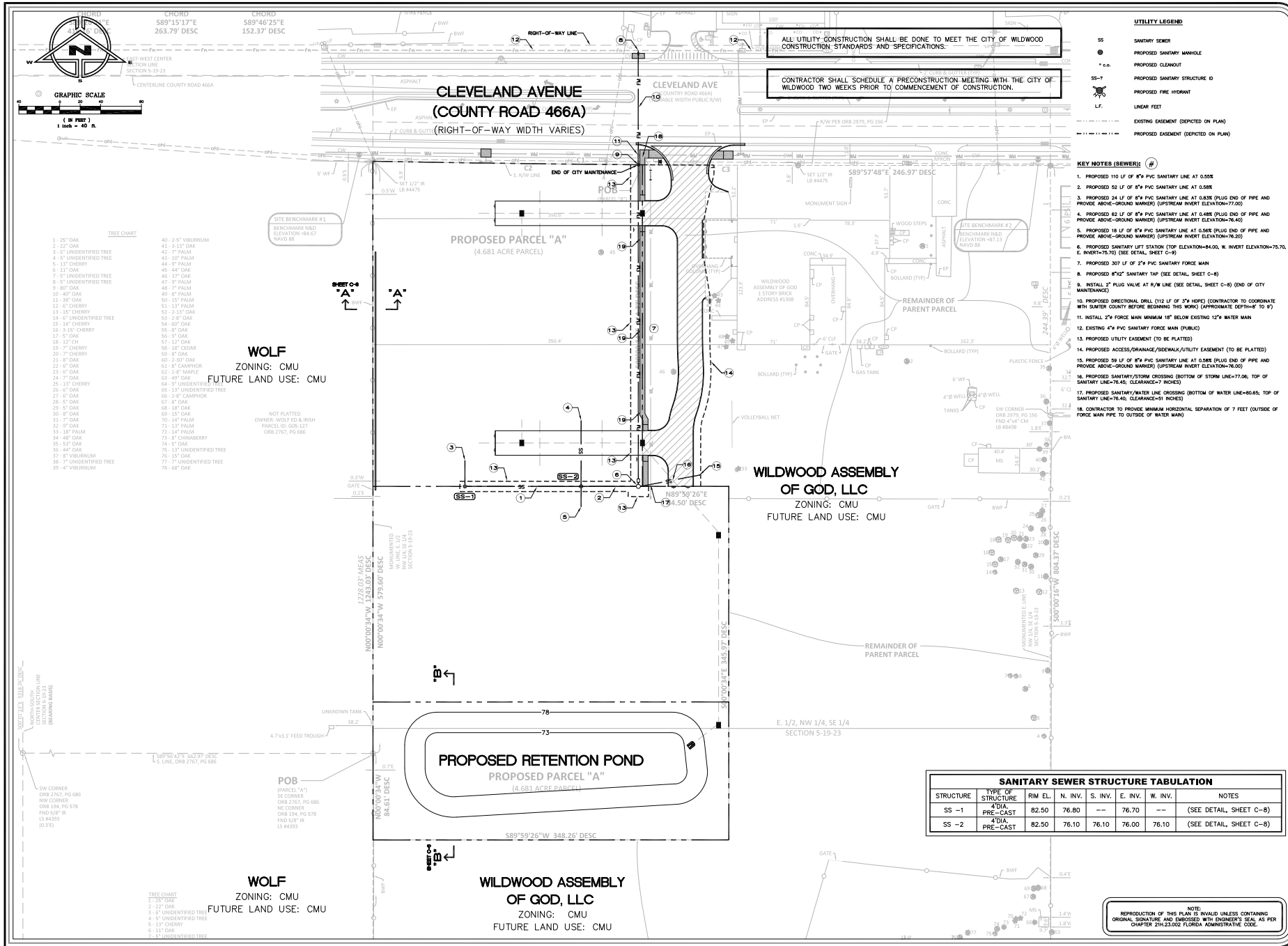
Date: 5/6/2025

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

CITY ATTORNEY

1. LDR 4.4(C)(9) – Please add notes showing where the end of City maintenance of water and sewer will be on sheets C-4 and C-5.
 - A. Please see revised plans (sheets C-4 and C-5). The “End of City Maintenance” notes have been provided.
 - I. Satisfied. However, Note 5 indicates that the end of city maintenance will be far within a neighboring property. Is there an existing easement or will developer be applying for an easement in relation to this?
 - a. Please see revised plans (sheet C-4). A proposed public utility easement has been shown.
 - i. Please submit a utility easement application.
 - a) **Per our discussion, it is our intention for all proposed utility easements to be dedicated via the plat.**
 - i) **Response acknowledged; Standing comment.**
2. LDR4.4(D)(6) – Please provide copies of all proposed or executed easements for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.
 - A. Draft copies of these agreements are in process and will be submitted to the City as part of our plat approval process.

- I. Response acknowledged; comment remains until satisfied.
 - a. A copy of the draft Declaration has been uploaded as part of this resubmittal.
 - i. Response Acknowledged; Comment remains until copies of all proposed or executed easements are provided including the purposed easement referenced in comment # 1.
 - a. **This comment has been noted.**
 - i) **Acknowledged; Standing comment.**
3. LDR4.4(E)(1) - Please provide a surety for performance bond if applicable.
- A. It is anticipated that a performance bond will likely be required for the water main extension work and possibly the force main connection work. We will coordinate with the Development Services Department on this requirement and the bond amounts.
 - I. Response acknowledged; comment remains until satisfied.
 - a. Once plans have been approved, we will be ready to provide a performance bond for any proposed work that would require one.
 - i. Response acknowledged; comment remains until satisfied.
 - a) **A cost estimate for the public utility work has been included as part of this resubmittal.**
 - i) **Standing comment.**
4. City Attorney reserves the right to make further comments upon resubmittal.



REV/DATE BY

04-04 M.C.

04-04 M.C.

04-04 M.C.

04-04 M.C.

04-04 M.C.

SANITARY UTILITY PLAN FOR WILDWOOD OAKS MASTERPLAN

WILDWOOD, FLORIDA

3208 CLEVELAND AVENUE

DATE OF PRELIMINARY DESIGN: 04/04/2024

DATE OF FINAL DESIGN: 04/04/2024

DATE OF CONSTRUCTION: 04/04/2024

DATE OF AS-BUILT: 04/04/2024

DATE OF REVISION: 04/04/2024

DATE OF REVIEW: 04/04/2024

DESIGNED BY: M.C.

DRAWN BY: M.C.

CHECKED BY: 3-29-24

SCALE: 1" = 40'

SHEET NO: 222-040

OF 2

**"SUNSHINE STATE ONE CALL
OF FLORIDA, INC."**
1-800-432-4770
WWW.CALLSUNSHINE.COM
REQUIRED BY FLORIDA STATUTE 563.861
A MIN. OF 2 DAYS AND A MAX. OF 5 DAYS
BEFORE YOU EXCAVATE, YOU ARE TO NOTIFY
SUNSHINE STATE ONE CALL OF FLORIDA.
SEE EXCAVATION GUIDE, LATEST EDITION

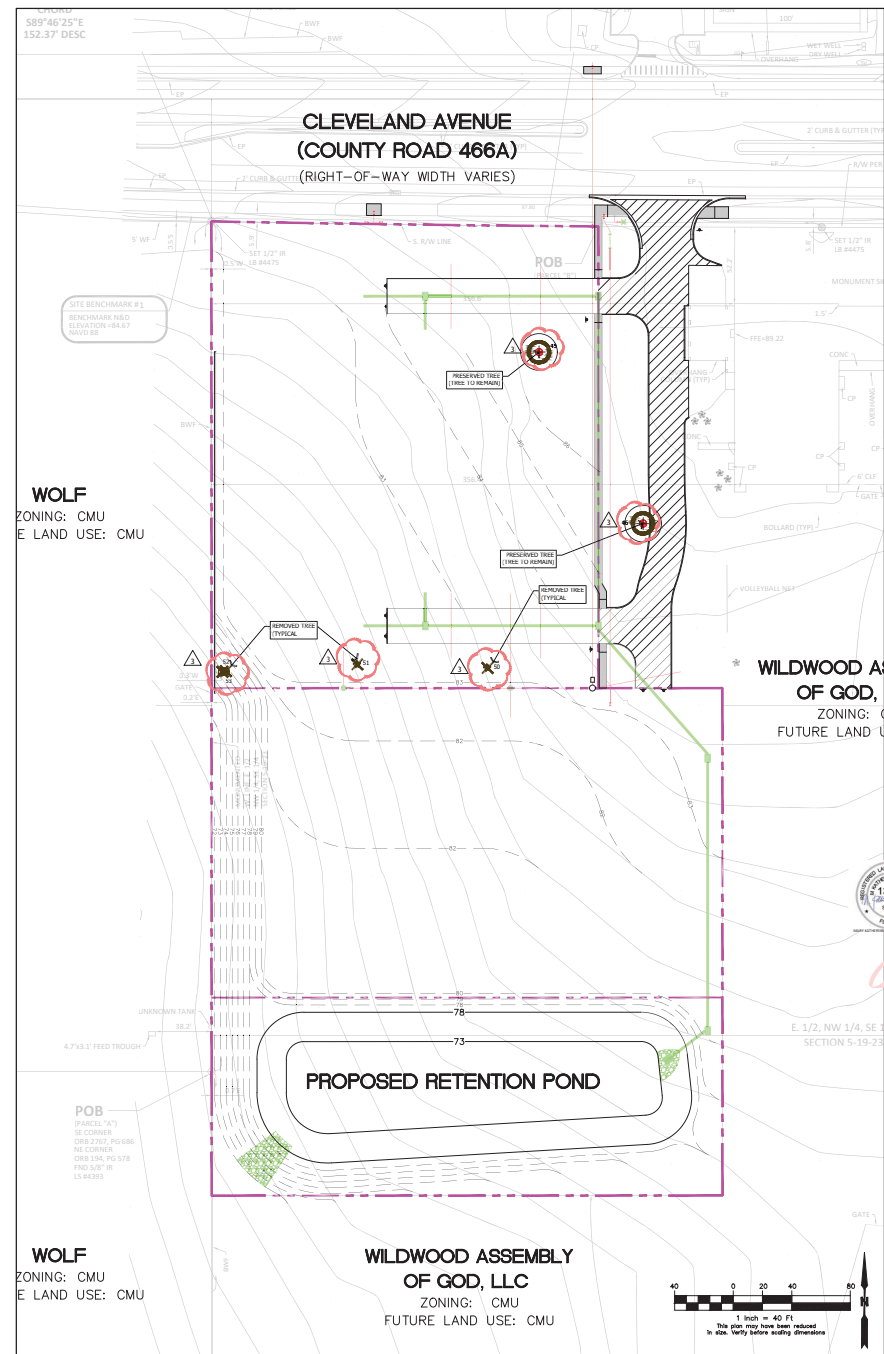
[illegible]

TREE CHART

45 - 44" OAK - PRESERVED
46 - 37" OAK - PRESERVED

50 - 15" PALM - REMOVED
51 - 13" PALM - REMOVED
52 - 2-13" OAK - REMOVED
53 - 2-8" OAK - REMOVED

LEGEND



MD MagleyDesign
Landscape Architecture
Site Planning
Project Management
352.717.4744 • www.magleydesign.com

Digitally signed by MARY K MAGLEY
Date: 2025.03.24 20:38:52
Mary K Magley
State of Florida Lic. No.: -04'00'

REVISIONS		
REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE
1	AGENCY COMMENTS	01/02/2025
3	AGENCY COMMENTS	01/24/2025

ISSUED	

**WILDWOOD OAKS
MASTER PLAN**
Cleveland Ave., Wildwood, FL
WILDWOOD OAKS, LLC

CONSTRUCTION PLANS

PROJECT NUMBER: MD#2412

DATE: May 17, 2024
DRAWN BY: MD
CHECKED BY: MKM

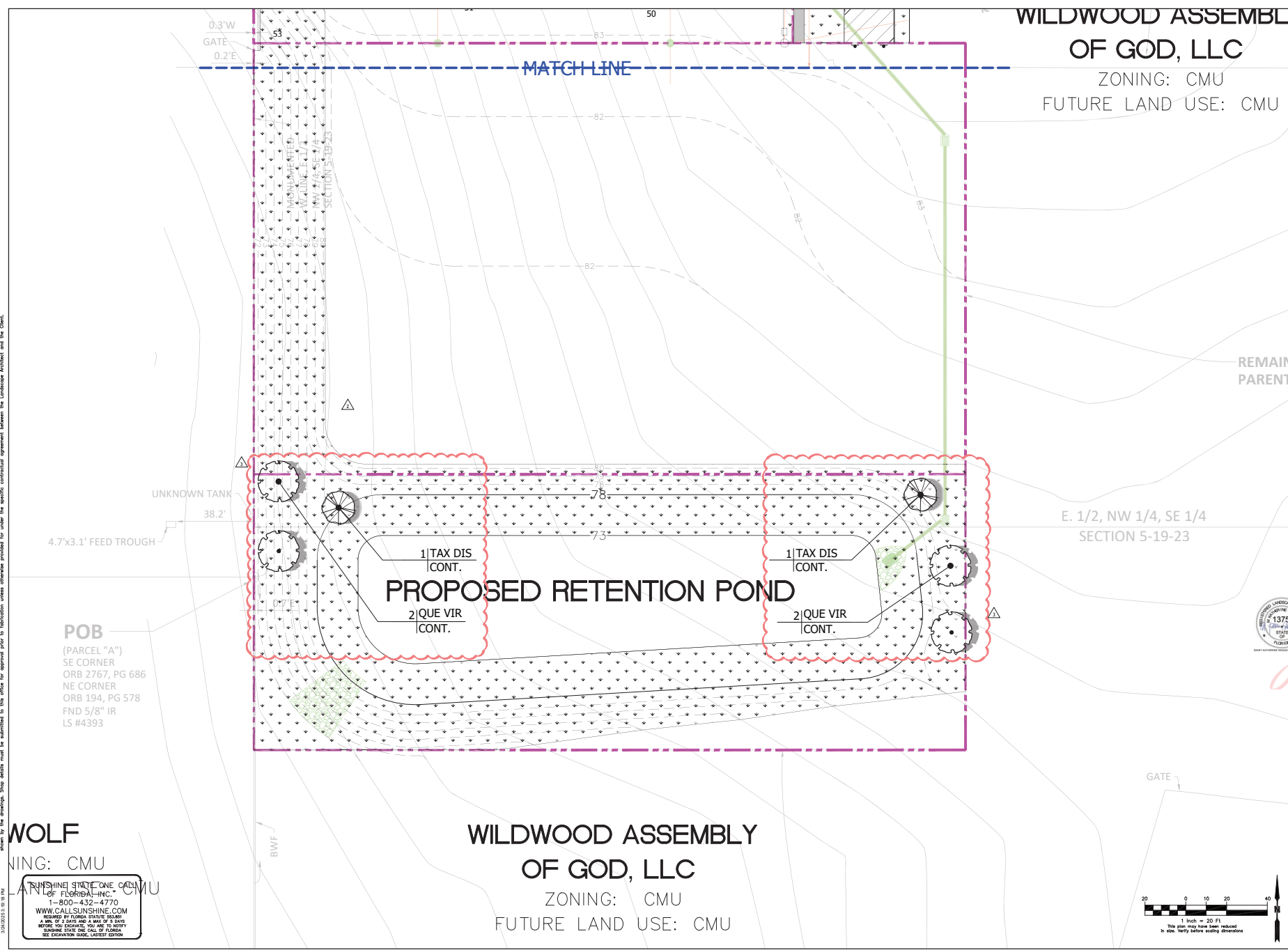
SCALE AS INDICATED

TM 1

IM1

Copyright 2024, Magley Design. All rights reserved. The property of and the trademarks of Magley Design and are acknowledged for use with this project. These design, drawings, and plans are not to be used, reproduced, altered or transferred in any manner without the express written consent of Magley Design. When dimensions on these drawings shall have precedence over actual dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Magley Design must be notified immediately of any violation from the dimensions and conditions shown by the drawings. Shop details must be submitted to the office for approval prior to fabrication unless otherwise provided for under the specific contractual agreement between the Landscape Architect and the Client.

3/24/2025 10:30 AM



WILDWOOD ASSEMBLY
OF GOD, LLC
ZONING: CMU
FUTURE LAND USE: CMU

REMAIN
PARENT

E. 1/2, NW 1/4, SE 1/4
SECTION 5-19-23

POB
(PARCEL "A")
SE CORNER
ORB 2767, PG 686
NE CORNER
ORB 194, PG 578
FND 5/8" IR
LS #4393

WILDWOOD ASSEMBLY
OF GOD, LLC
ZONING: CMU
FUTURE LAND USE: CMU

SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
1-800-432-4770
WWW.CALLSUNSHINE.COM
REQUIRED BY FLORIDA STATUTE POLARIS
A LHM OF 2 DAYS AND A MAX OF 5 DAYS
BEFORE YOU EXCAVATE. YOU ARE TO NOTIFY
SUNSHINE STATE ONE CALL OF FLORIDA
SEE EXCAVATION GUIDE, LATEST EDITION



signed by
**MARY K
MAGLEY**
Date:
**2025.03.24
20:38:25**
State of Florida License No. LA 0001375

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/24/2025
2	AGENCY COMMENTS	03/24/2025
3	AGENCY COMMENTS	03/24/2025

ISSUED

WILDWOOD OAKS
MASTER PLAN
Cleveland Ave., Wildwood, FL
WILDWOOD OAKS, LLC

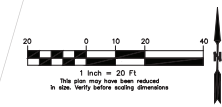
PLANTING PLAN AND
SCHEDULE

CONSTRUCTION PLANS

PROJECT NUMBER: 202412
DATE: May 17, 2024
DRAWN BY: MD
CHECKED BY: MD

SCALE AS INDICATED

L2



3/24/2025 3:19:19 PM

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2407-009 Convenience Store & Coffee Shop - Utilities Only

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

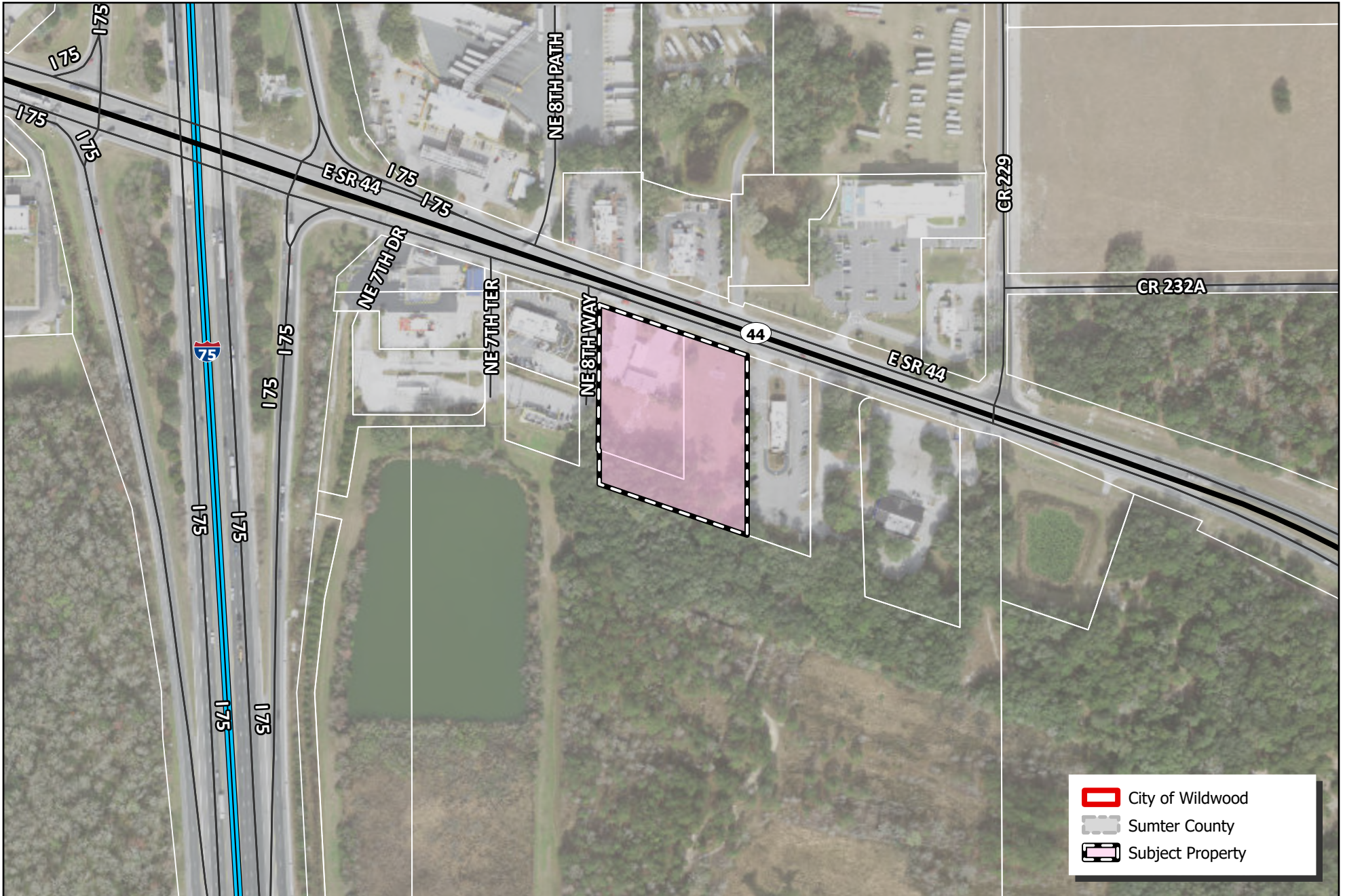
Case Number	SP 2407-009 Convenience Store & Coffee Shop - Utilities Only
Owner(s)	Central Florida Petroleum Distributors L.C.
Applicant(s)	Colliers Engineering & Design
Acreage	3.07 +/-
Property Location	The subject property is generally located 0.15 miles east of the northbound I-75 off ramp, located on the south side of E SR 44.
Parcel(s)	F03-005 & F03-007
Date	April 22, 2025

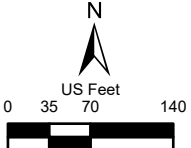
The applicant is seeking approval from the Project Review Committee for the construction of private utility infrastructure to serve a 5,270 SF convenience store with 13 fueling pumps and a 900 SF coffee shop, per the attached plans.

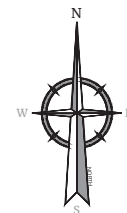
SP 2407-009 meets the criteria set forth within the Land Development Regulations and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Amanda Bondi
Planner II, Deveopment Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2407-009 CONVENIENCE STORE & COFFEE SHOP - UTILITES ONLY PARCELS F03-005 & F03-007	MAP 1B
				LOCATION MAP
				APR 2025



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2409-002 One Hundred (100) Oaks Offsite Forcemain

REQUESTED ACTION: Staff recommends approval contingent on the submission of the performance surety.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2409-002 One Hundred (100) Oaks Offsite Forcemain
Owner(s)	KL 100 Oaks, LLC
Applicant(s)	KL 100 Oaks, LLC - James P. Harvey
Property Location	The subject property is located within US 301 Right-of-Way, owned and maintained by FDOT, starting approximately 297 feet north of Clay Drain Rd and running south approximately 1.67 miles.
Parcel(s)	Within US 301 Right-of-Way
Date	April 23, 2025

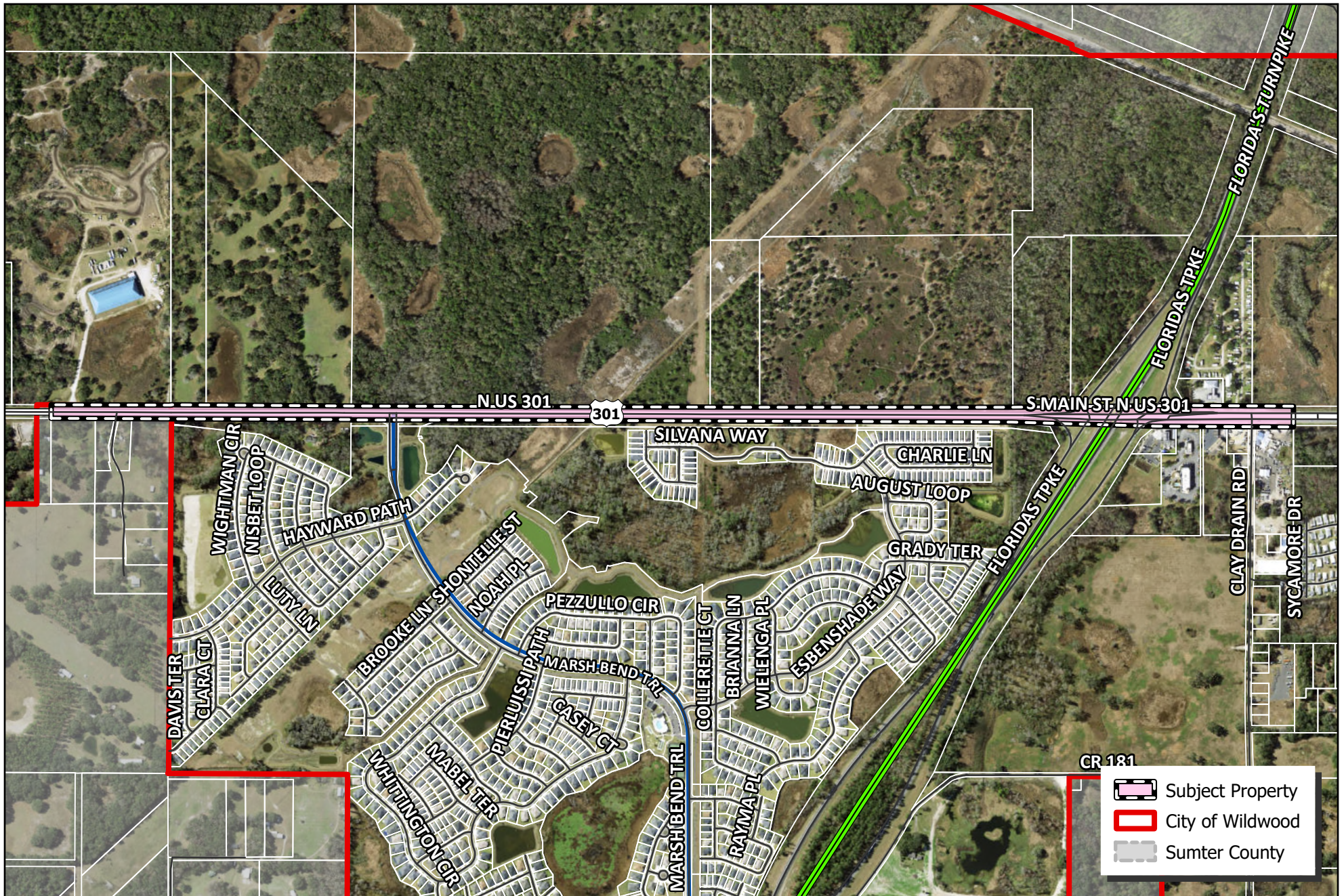
The applicant is seeking approval from the Project Review Committee for the construction of an 8,682 linear foot, 14-inch forcemain running approximately 1.7 miles within the US 301 Right-of-Way, per the attached plans.

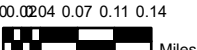
The applicant is in the process of having the performance surety reviewed by the city attorney.

SP 2409-002 will meet the criteria set forth within the One Hundred (100) Oaks Developer's Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan Amendment once the performance surety is in place.



Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.04 0.07 0.11 0.14  Miles	SP 2409-002 ONE HUNDRED (100) OAKS OFFSITE FORCE MAIN WITHIN ROW OF US 301, FOR PARCELS G19-011 & G30-048		MAP 1B LOCATION MAP NOV 2024
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UTILITY PLANS for
100 OAKS
A RESIDENTIAL SUBDIVISION
OFFSITE FORCEMAIN

SR NUMBER: 35, SECTION: 12, M.P.: 19.706 - 21.884

INDEX OF UTILITY PLANS

SHEET NO.	DESCRIPTION
01	KEY SHEET
02	VICINITY MAP
03	GENERAL NOTES AND LEGEND
04	PROJECT LAYOUT PLAN
05-21	PLAN AND PROFILE
22-25	CROSS SECTIONS
26-27	UTILITY DETAILS
28	TRAFFIC CONTROL

A DEVELOPMENT BY
KL 100 OAKS, LLC
14025 RIVEREDGE DRIVE
TAMPA, FLORIDA 33637

DESCRIPTION OF 100 OAKS PARCELS
DESCRIPTION (PER TITLE COMMITMENT No. 7966935)

The South 1/2 of the Southwest 1/4, less right of way for U.S. Highway No. 301, and less the South 136 feet of the East 1100 feet thereof, SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST, lying and being in Sumter County, Florida.

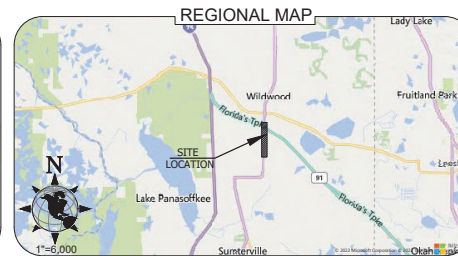
AND

The North 1/4 of the Northwest 1/4, less the right of way for U.S. Highway No. 301, and Less the East 1100 feet thereof, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, lying and being in Sumter County, Florida.

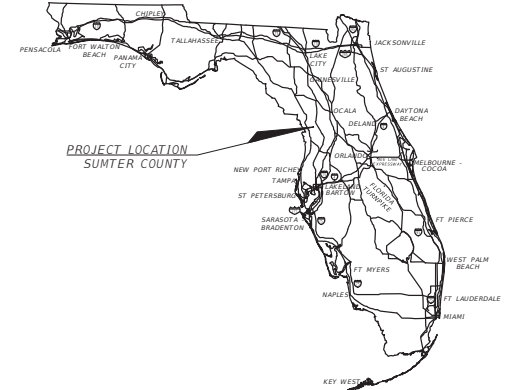
TOTAL 99.81 ACRES



CITY OF WILDWOOD, FLORIDA



SECTION 19 & 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA



**VERTICAL DATUM
NAVD88**

ELEVATIONS HEREON ARE REFERENCED TO
THE NORTH AMERICAN VERTICAL DATUM OF
1988 (NAVD88) CONVERSION FROM NAVD 88
DATUM TO NGVD 29 ADD 0.97

UTILITIES

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:
DUKE ENERGY
RICK MARINO
PROJECT ENGINEER
(352) 422-8828

SOLID WASTE:
WASTE MANAGEMENT
SCOTT SOUTHWARD
COMMERCIAL ROUTE MANAGER
9708 NE 44th DRIVE
WILDWOOD, FL 34785
(352) 296-8391 (ssouthard@wm.com)

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6901 PROFESSIONAL PARKWAY EAST, SUITE 103
SARASOTA, FLORIDA 34240
941-444-6644
www.morrisengineering.net

SURVEYOR TOPO AND SUE:
GEOPOINT SURVEYING, INC
1403 EAST 5TH AVENUE
TAMPA, FLORIDA 33605
813-346-8888
www.geopointsurvey.com

OWNER:
KL 100 OAKS, L.L.C.
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FLORIDA 33637
813-615-1244
www.kollerland.com

"GOVERNING STANDARD PLANS:

FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2024-25
STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND
APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED
IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
[HTTPS://WWW.FDOT.GOV/DESIGN/STANDARDPLANS](https://www.fdot.gov/design/standardplans)

GOVERNING STANDARD SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, JULY 2024
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE
CONSTRUCTION AT THE FOLLOWING WEBSITE:
[HTTPS://WWW.FDOT.GOV/PROGRAMMANAGEMENT/IMPLEMENTED/SPECSBOOKS"](https://www.fdot.gov/programmanagement/implemented/specsbooks)

PREPARED BY



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting

6901 Professional Parkway East, Suite 103, Sarasota, Florida 34240 C-A.28780 941-444-6644 www.morrisengineering.net

This form has been digitally signed and sealed by
Matthew J. Morris, P.E., on the date adjacent to the seal.
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copies.



Digitally signed
by Matthew J
Morris
Date: 2025.04.01
MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

REVISIONS

NO.	DATE	DESCRIPTION	BY
11	03/30/25	ADDED FORCE MAIN FLUSHING ASSEMBLY	KJA
10	01/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
9	12/10/24	REVISED PER CITY COMMENTS LETTER DATED 12/10/24	KJA
8	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 WIDENING	KJA
7	03/03/23	REVISED PER FDOT EMAIL DATED 03/03/23	KJA
6	01/09/23	REVISED PER FDOT COMMENTS LETTER DATED 01/09/23	KJA
5	11/26/22	ADDED CONDUITS PER RECEIVED FDOT AS-BUILTS	KJA
4	11/16/22	REVISED PER FDOT COMMENTS LETTER DATED 11/16/22	KJA
3	10/02/22	REVISED PER CITY COMMENTS LETTER DATED 07/14/22	KJA
2	07/06/22	REVISED CASING MATERIAL	KJA
1	06/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA

NOTE:
ALL FORCE MAIN DEPICTED IN THESE PLANS WILL BE
OWNED AND MAINTAINED BY THE CITY OF WILDWOOD

Z:\Jobs\100 Oaks at Wildwood\Drawings\100 Oaks FM VLM.dwg (4/1/2025, 11:57 AM)



NO.	DATE	REVISION DESCRIPTION	BY
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA
2	07/06/22	REVISED CAVING MATERIAL	KJA
1	06/14/22	REVISED PER CITY AND FOOT COMMENTS	KJA



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 101, Lakewood Ranch, Florida 34240 CA 25780 941-444-6644 www.morrisengineering.net

DATE	3/30/25
PROJECT	100 OAKS FM
DRAWING	TO OS FM VMLDWG
DRAWN	JEA
CHECKED	MJM

VICINITY MAP
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

SCALE	DATUM
AS SHOWN	NAD 83
SEC-TWP-RNG	21 18S 23E
SHEET	OF
02	28
MATTHEW J. MORRIS P.E. LICENCE NUMBER 68434	

Z:\Submittal\100 Oaks at Wildwood Offsite F.M. Engineering\Draw\Plan\100 Oaks FM GN.dwg (4/20/25 11:57 AM)

GENERAL CONSTRUCTION NOTES:

- ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 DATUM, TO CONVERT TO NGVD 29 ADD 0.97'
- 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.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, & SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT HANKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE & TESTED OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT & INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, & SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS & CODES.
- ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
- ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED & APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER & APPROPRIATE AGENCIES, & PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE & OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT & WILL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP & BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHERWISE INDICATED ON STRUCTURE PLANS.
- ALL PRIVATE & PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR & VENDOR.
- 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.
- THE CONTRACTOR SHALL UTILIZE THE DESIGN SURVEYOR TO LOCATE & FLAG ALL PROPERTY CORNERS PRIOR TO CONSTRUCTION & FINAL ENGINEERING INSPECTION & CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
- THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY 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.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS & BORINGS PRIOR TO BIDDING THE PROJECT & PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
- 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.
- CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF WILWOOD MATERIALS STANDARDS AND SPECIFICATIONS.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR, ANY UTILITIES THAT INTERFERE WITH THE PROJECT WILL BE RELOCATED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE, AND WILL BE DONE TO MEET THE CITY OF WILWOOD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR WILL 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.

EROSION CONTROL

- 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.
- THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
- CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
- CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PENENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW NEW LAYER MAY BE ADDED IF OLD LAYER BECOMES COMPACTED.
- SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH MAY HAVE BEEN DAMAGED BY RUNOFF.
- THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS THE CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SOD, STONE, ETC., WHICH SHALL BE MAINTAINED & MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
- ALL EROSION & SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITIES & MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SILTATION BARRIER) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, & EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE A SOIL 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 BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER &/OR AUTHORITIES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
- THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, 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.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED ARE TO BE SEEDED & MULCHED TO FDOT STANDARDS & MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY & ENGINEER OF RECORD. ANY WASHOUTS, REGRADING, RESEEDING, SODDING, & OTHER EROSION WORK REQUIRED WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED BY THE OWNER, REGULATORY AGENCY, & ENGINEER OF RECORD.
- ALL SODDING, SEEDING & MULCHING SHALL INCLUDE WATERING & FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED & ACCEPTED BY THE OWNER.

GENERAL SAFETY NOTES:

- 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.
- THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL & SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE & UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, & REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, & BARRIERS NECESSARY TO PROTECT THE PUBLIC & WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- ALL TRAFFIC CONTROL MARKINGS & DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
- LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
- 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.

FDOT NOTES:

- OPEN CUTTING:
UNLESS FDOT DETERMINES IT IS IMPRACTICAL, THE UAO SHALL NOT CUT PAVEMENT LESS THAN FIVE (5) YEARS OLD. WHEN OPEN CUTTING DRIVEWAYS, THE UAO SHALL DO ALL OF THE FOLLOWING:
- NOTIFY OWNERS SEVEN (7) DAYS IN ADVANCE USING DOOR-HANGAR TYPE NOTICES OR ON-SITE SIGNS AS APPROPRIATE AND APPROVED BY FDOT.
 - MAINTAIN USERS' ACCESS TO THE PROPERTY.
 - RESTORE THE DRIVEWAYS TO AT LEAST AN EQUIVALENT CONDITION AND TYPES OF MATERIAL TO WHAT EXISTED PRIOR TO CUTTING.
- ROAD CLOSURES
- NO LANE CLOSURES ARE ALLOWED ON US 301 WITHIN THE PROPOSED WORK ZONE BETWEEN 6:00-9:00 AM AND 2:00-6:00 PM NORTHBOUND AND SOUTHBOUND, MONDAY THROUGH FRIDAY.
- BORE PITS
- JACK AND BORE AND DIRECTIONAL DRILL PITS SHALL BE NO CLOSER THAN 8' FROM EDGE OF PAVEMENT.

CITY OF WILWOOD NOTES:

- CONTRACTOR IS TO FIELD VERIFY ALL HIGH POINTS WITH ENGINEER IN THE FIELD PRIOR TO INSTALLING ARV'S TO ENSURE THEY INSTALLED AT THE HIGH POINT.
- IT IS THE INTENT OF THE DEVELOPER THAT UPON COMPLETION OF THE CONSTRUCTION, INSPECTION AND APPROVAL BY THE CITY OF WILWOOD, AND CLEARANCE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), THE DEVELOPER WILL TRANSFER TO IMPROVEMENTS TO THE CITY OF WILWOOD.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
- CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WILWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CRITICAL ROOT ZONES SHALL HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.
- DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZS) OF TREES.

LEGEND

ARV AIR RELEASE VALVE
EX EXISTING
FM FORCEMAIN
HW HEADWALL
INV INVERT
LF LINEAR FEET
LP LIGHT POLE
MIN MINIMUM
MJ MECHANICAL JOINT
PP POWER POLE
PP PROPOSED
PVMT PAVEMENT
TBR TO BE REMOVED
ROW RIGHT OF WAY
TEL TELEPHONE
TYP TYPICAL
UG UNDERGROUND
UNK UNKNOWN
WM WATER MAIN

SURVEY LEGEND

EOI ----- End of Information
Ø ----- Utility Pole
□ ----- Telephone Box
□ ----- Fiber Optic Box
⊙ ----- Sanitary Manhole
/A ----- Fiber Optic Warning Marker
PA ----- Gas Warning Marker
MA ----- Force Main Warning Marker
WA ----- Water Warning Marker
TA ----- Telephone Warning Marker
WV ----- Water Valve
M ----- Meter
----- Buried Electric
----- Buried Fiber Optic
----- Buried Telephone
----- Buried CATV
WB ----- Buried Gas Main
----- Buried Sewer Force Main
W ----- Buried Water Main

NO.	DATE	REVISION DESCRIPTION	BY
9	12/10/24	REVISED PER CITY COMMENTS LETTER DATED 12/10/24	KJA
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA



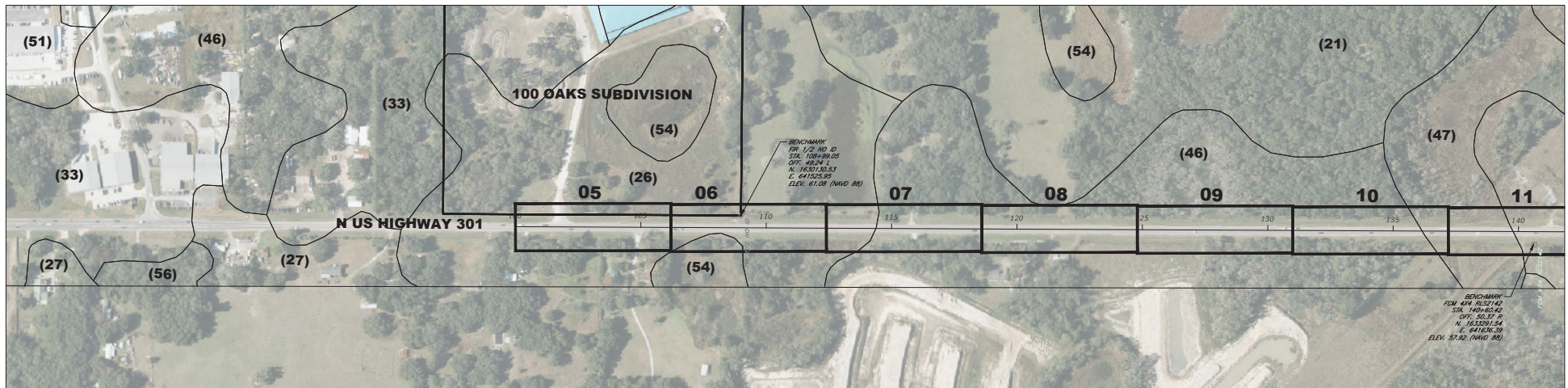
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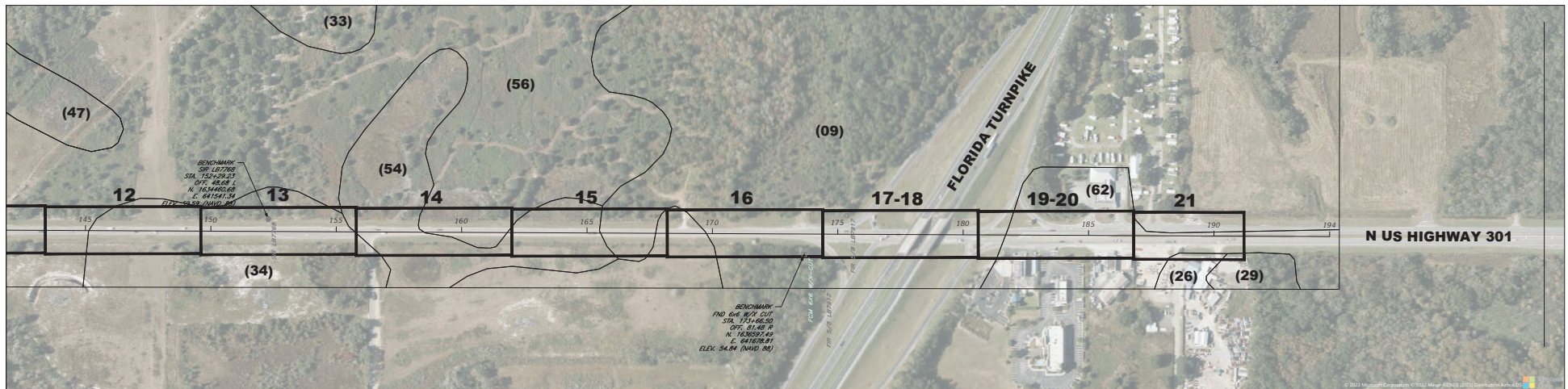
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PROJECT	100 OAKS FM
DRAWN	TO OS FM GN.DWG
DRWN	JEK
CHECKED	MJM

GENERAL NOTES AND LEGEND
100 OAKS OFFSITE FORCEMAIN
CITY OF WILWOOD, FLORIDA

SCALE	DATUM
SEC-TWP-RNG	NAD 83
31 18S 23E	
SHEET	OF
03	28
MATTHEW J. MORRIS P.E.	
LICENCE NUMBER 68434	

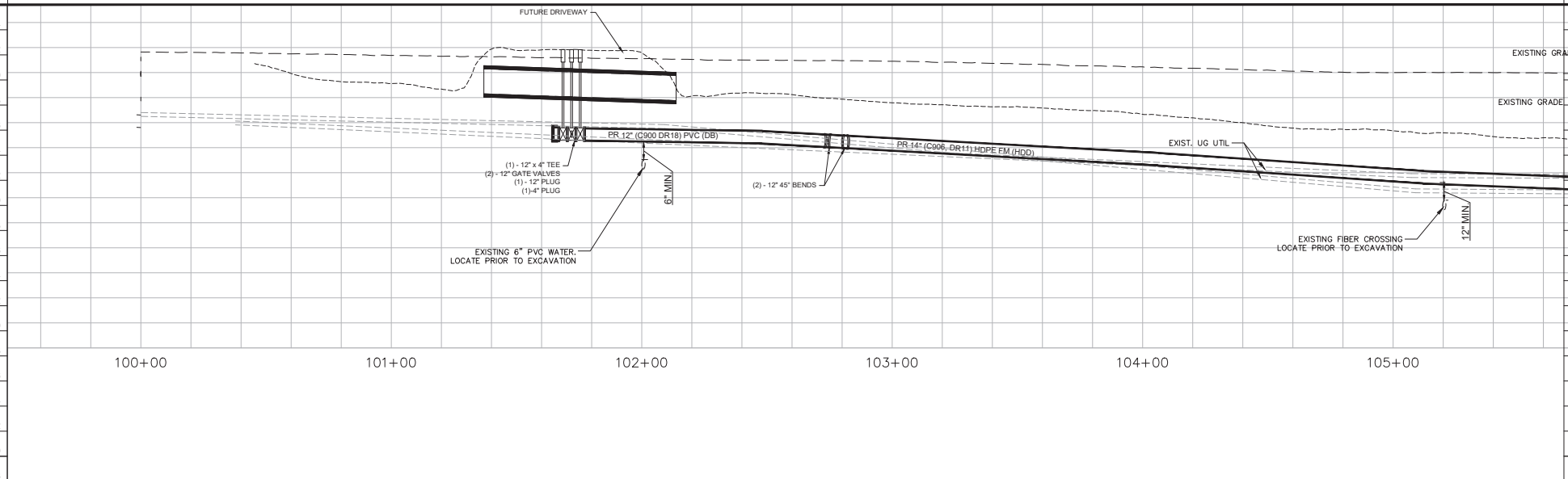
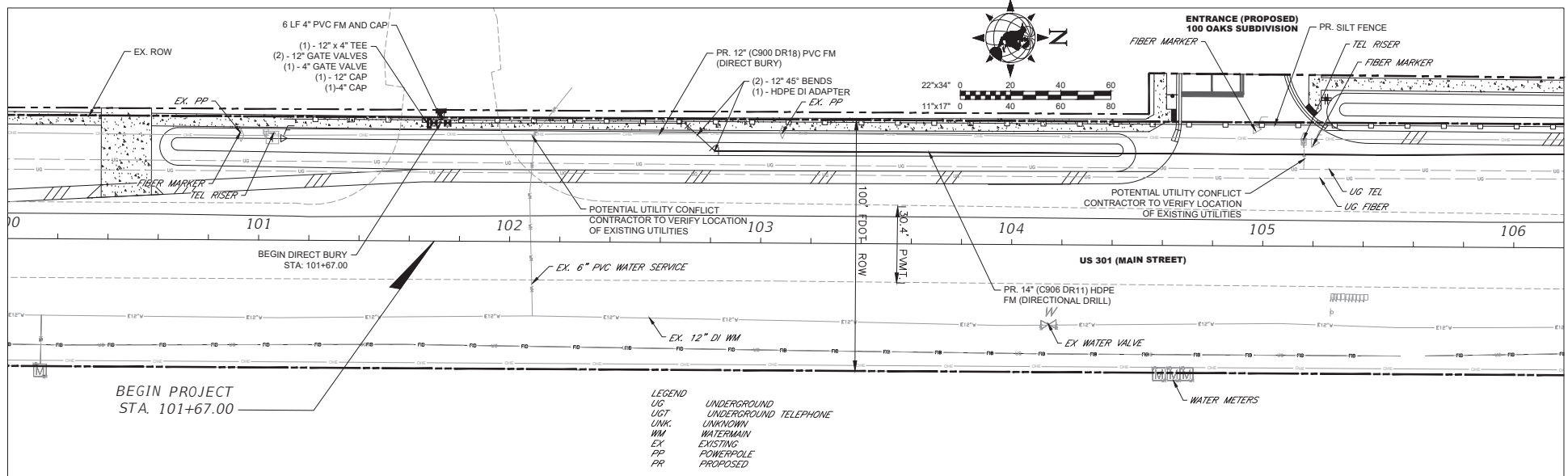


(54)-SOILS CLASIFICATION
06-PLAN SHEET NUMBER

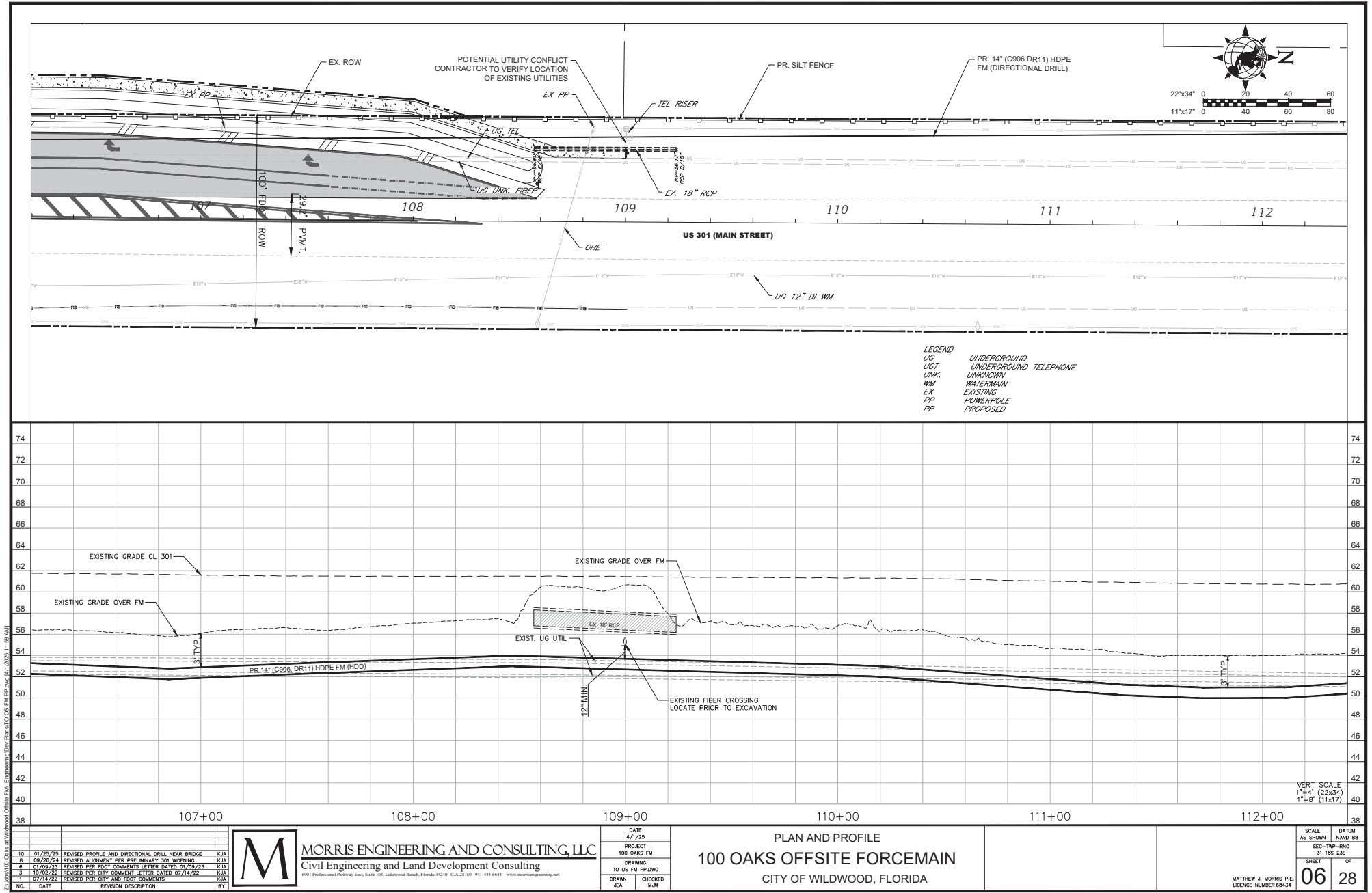


			M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6901 Professional Parkway East, Suite 203, Advanced Florida, Florida 32406 C.A. 36780 904.661.6664 www.morrisengineering.net		DATE 3/30/25 PROJECT 100 OAKS FM DRAWING TO OS FM PLP.DWG DRAWN JCA CHECKED JAM		PROJECT LAYOUT PLAN 100 OAKS OFFSITE FORCEMAIN CITY OF WILDWOOD, FLORIDA		SCALE 1"=200' DATUM NAVD 88 SEC-TWP-RNG 31 16E 23E SHEET OF 04 28		MATTHEW J. MORRIS P.E. LICENSE NUMBER 68634	
NO.	DATE	REVISION DESCRIPTION	BY									

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				M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6901 Professional Parkway East, Suite 105, Lakeview Ranch, Florida 32449 C.A. 26780 941-444-8444 www.morrisengineering.net		DATE 4/1/25 PROJECT 100 OAKS FM DRAWING TO 05 FM PP.DWG DRAWN JEK CHECKED MJM		PLAN AND PROFILE 100 OAKS OFFSITE FORCEMAIN CITY OF WILDWOOD, FLORIDA				SCALE AS SHOWN SEC-TWP-RNG 31 18S 23E SHEET 05 OF 28		DATUM NAVD 88 MATTHEW J. MORRIS P.E. LICENCE NUMBER 68434	
11	03/26/25	ADDED FORCE MAIN FLUSHING ASSEMBLY	KJA												
10	07/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA												
9	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 WIDENING	KJA												
7	03/03/23	REVISED PER FDOT EMAIL DATED 03/03/23	KJA												
6	01/09/23	REVISED PER FDOT COMMENTS LETTER DATED 01/09/23	KJA												
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA												
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA												
NO.	DATE	REVISION DESCRIPTION	BY												



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NO.	DATE	REVISION DESCRIPTION	BY
10	07/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
9	09/26/24	REVISED ALIGNMENT FOR PRELIMINARY 301 RIGGING	KJA
6	01/09/23	REVISED PER FOOT COMMENTS LETTER DATED 01/09/23	KJA
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/25/22	KJA
1	07/14/22	REVISED PER CITY AND FOOT COMMENTS	KJA



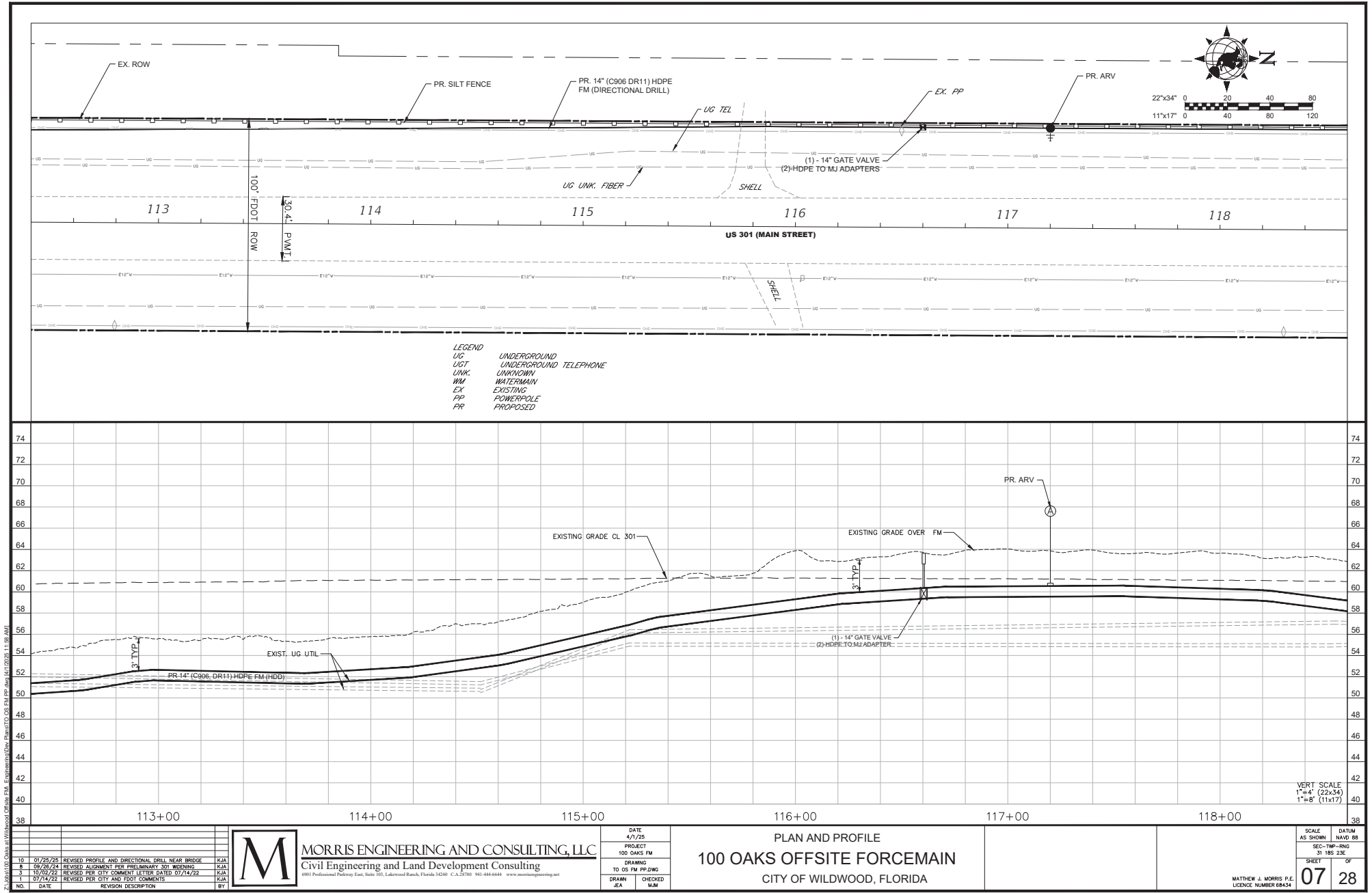
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
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DATE	4/1/25
PROJECT	100 OAKS FM
DRAWING	TO 05 FM PP.DWG
DRAWN	JEK
CHECKED	MJM

PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

SCALE	DATUM
AS SHOWN	NAVD 88
SEC-TWP-RNG	31 18S 23E
SHEET	06
28	



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NO.	DATE	REVISION DESCRIPTION	BY
10	01/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
8	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 WIDENING	KJA
3	10/03/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA



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DATE	4/1/25
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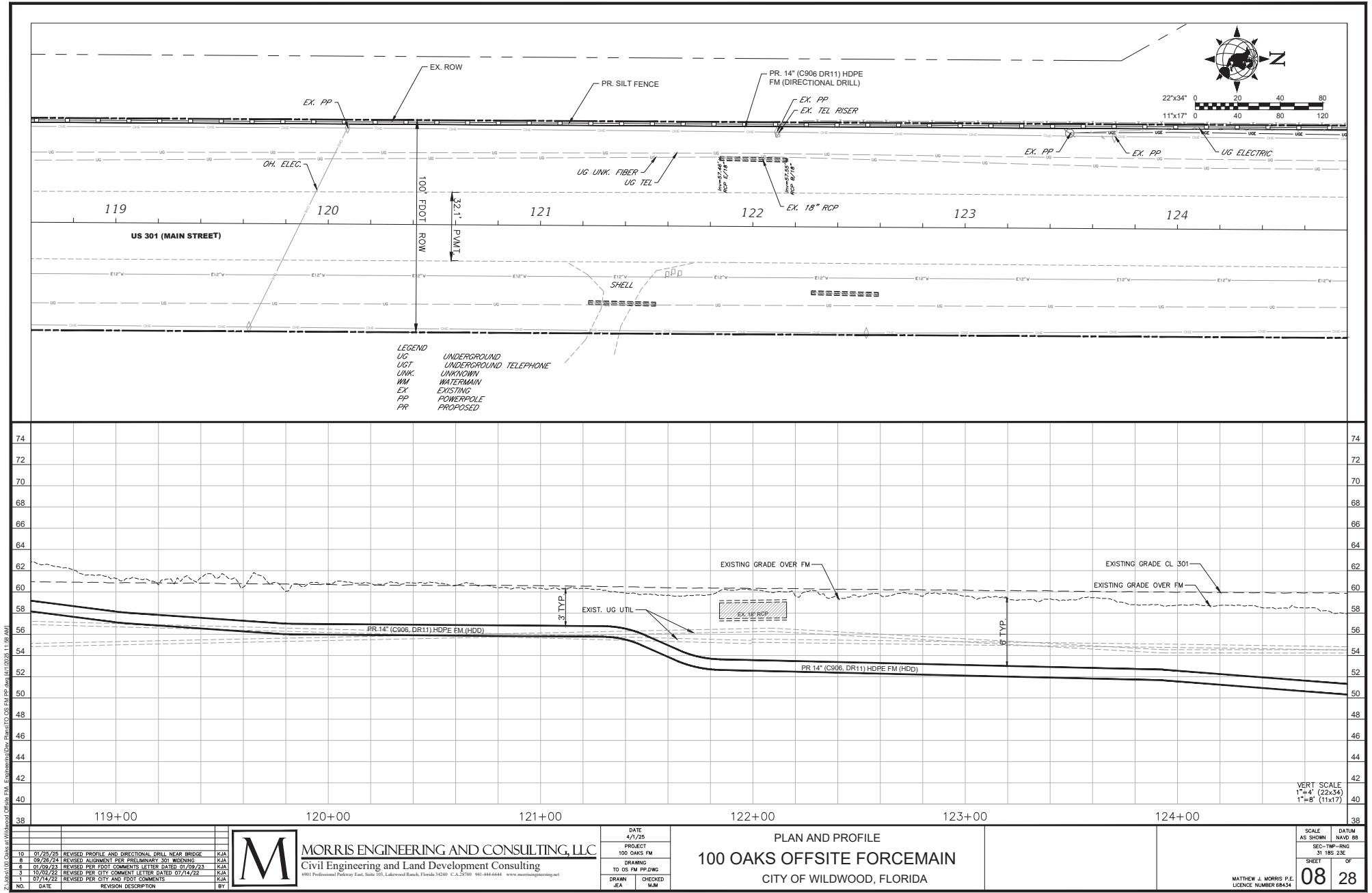
PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

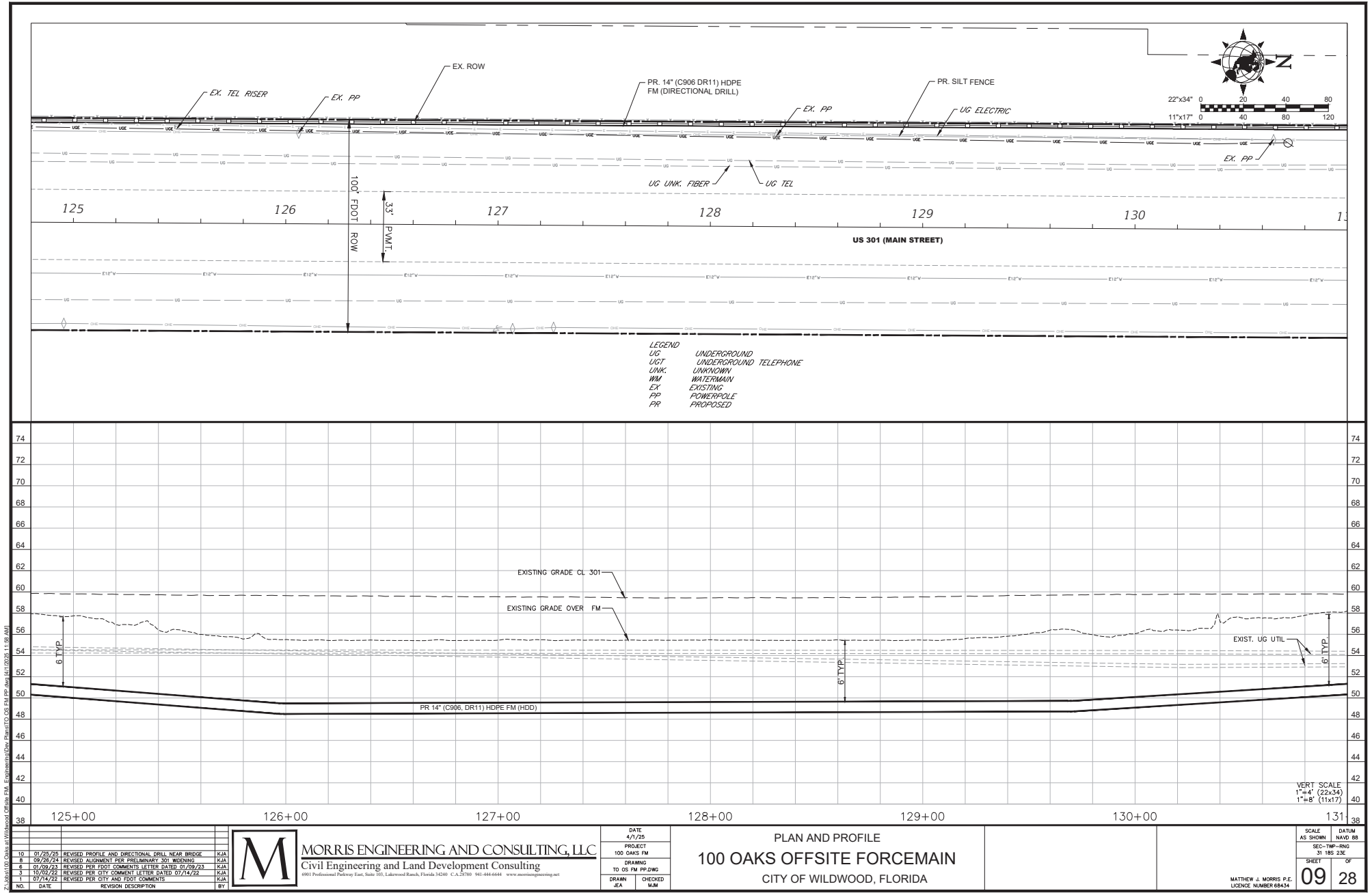
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SCALE	DATUM
AS SHOWN	NAVD 83
SEC-TWP-RNG	31 18S 23E
SHEET	07

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

07 **28**





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NO.	DATE	REVISION DESCRIPTION	BY
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA
2	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA
3	06/09/23	REVISED PER FDOT COMMENTS LETTER DATED 01/09/23	KJA
4	09/05/24	REVISED ALIGNMENT FOR PRELIMINARY 301 ROERING	KJA
5	07/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA

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DATE
4/1/25

PROJECT
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PLAN AND PROFILE

100 OAKS OFFSITE FORCEMAIN

CITY OF WILDWOOD, FLORIDA

SCALE
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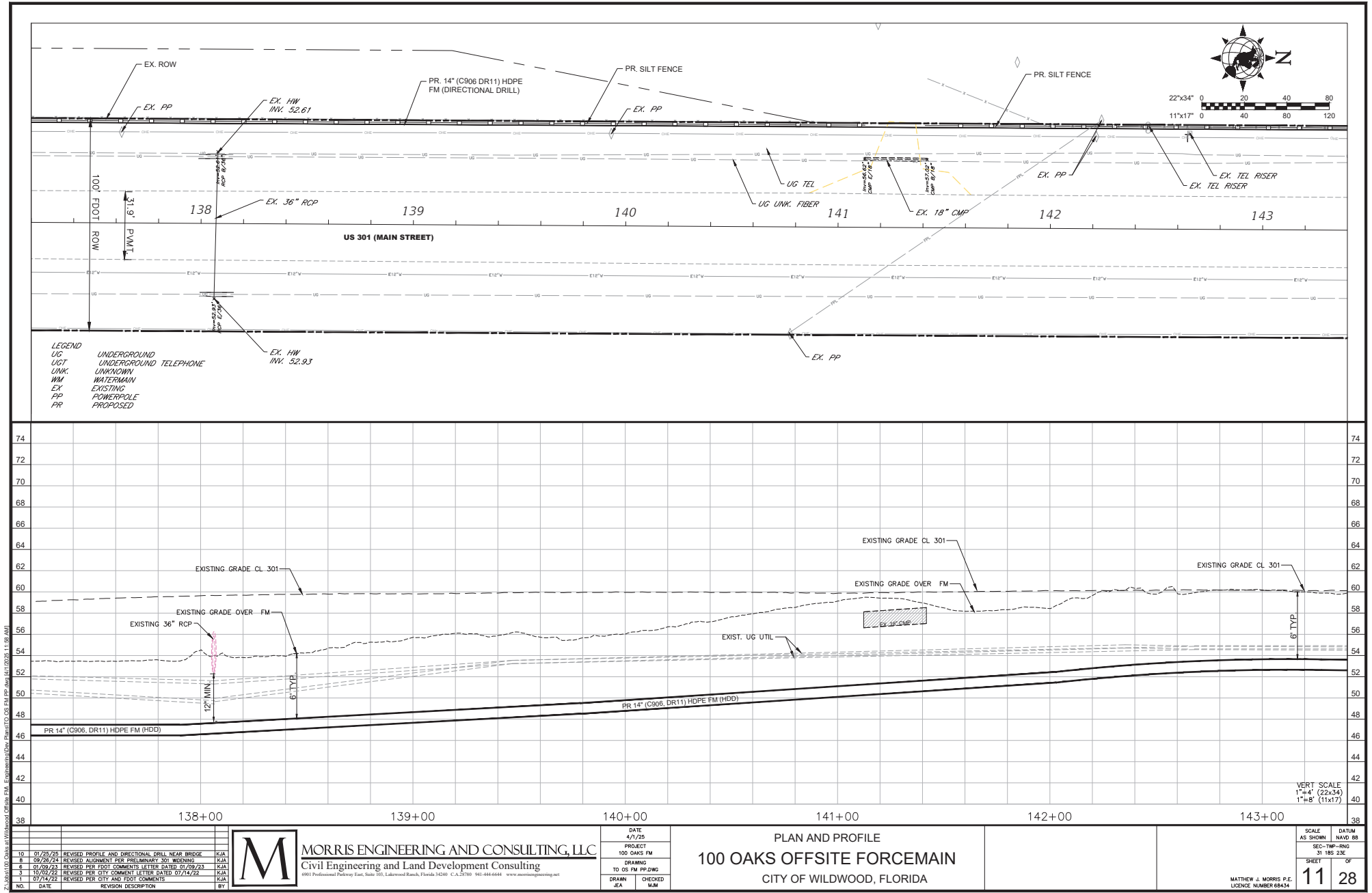
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31 18S 23E

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09

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LICENCE NUMBER 68434



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NO.	DATE	REVISION DESCRIPTION	BY
10	07/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
9	09/05/24	REVISED ALIGNMENT FOR PRELIMINARY 301 BIKING	KJA
6	01/09/23	REVISED PER FDOT COMMENTS LETTER DATED 01/09/23	KJA
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/15/22	KJA
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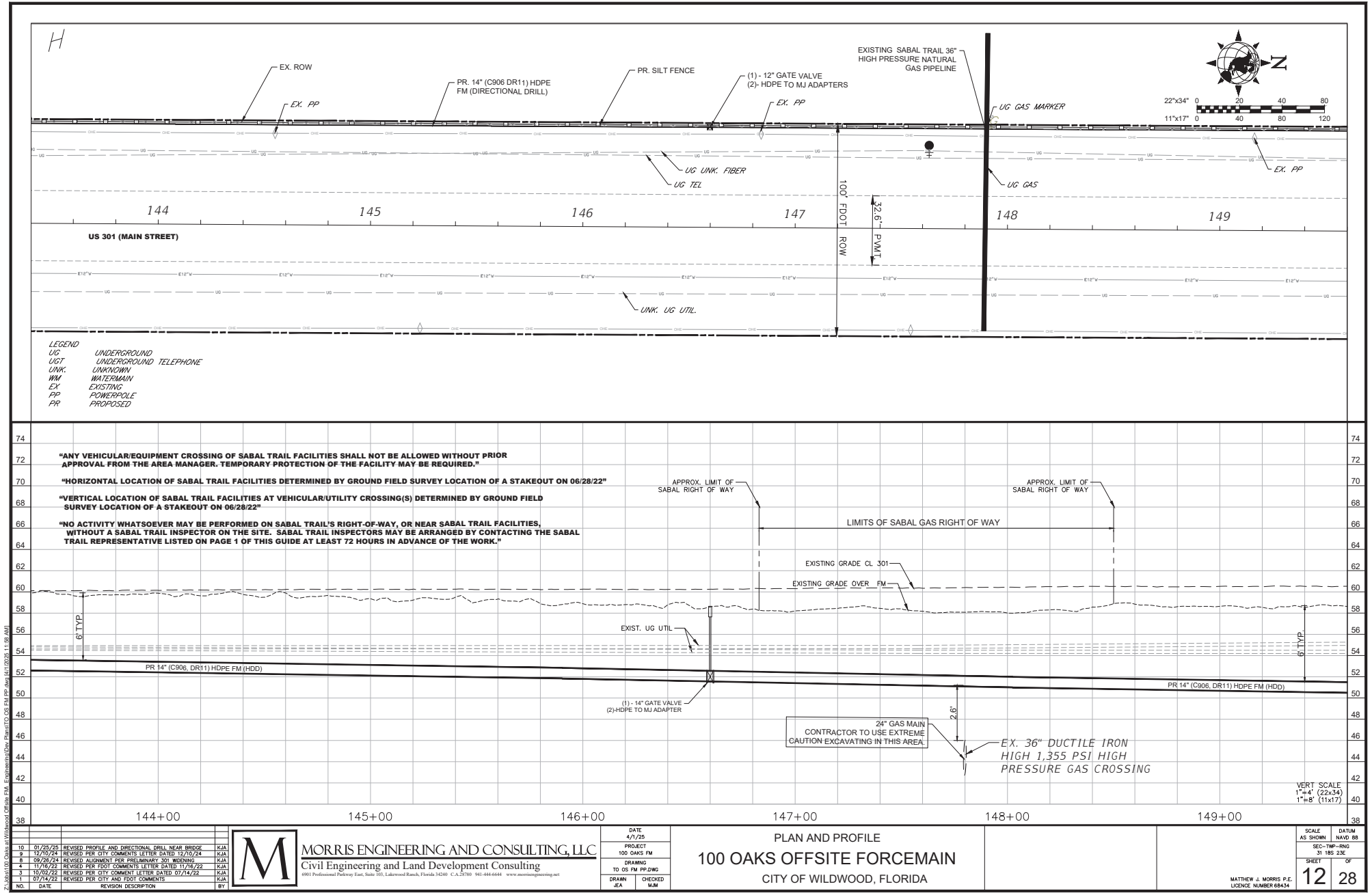
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DATE	4/1/25
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DRAWN	JEK
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PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
 CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
 LICENSE NUMBER 68434

SCALE	AS SHOWN	DATUM	NAVD 83
SEC-TWP-RNG	31 18S 23E	SHEET	11
			28



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10	07/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
9	12/10/24	REVISED PER CITY COMMENTS LETTER DATED 12/10/24	KJA
8	09/26/24	REVISED ALIGNMENT FOR PRELIMINARY 301 WORKING	KJA
4	11/16/22	REVISED PER FDOT COMMENTS LETTER DATED 11/16/22	KJA
3	10/10/22	REVISED PER CITY COMMENT LETTER DATED 07/25/22	KJA
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA

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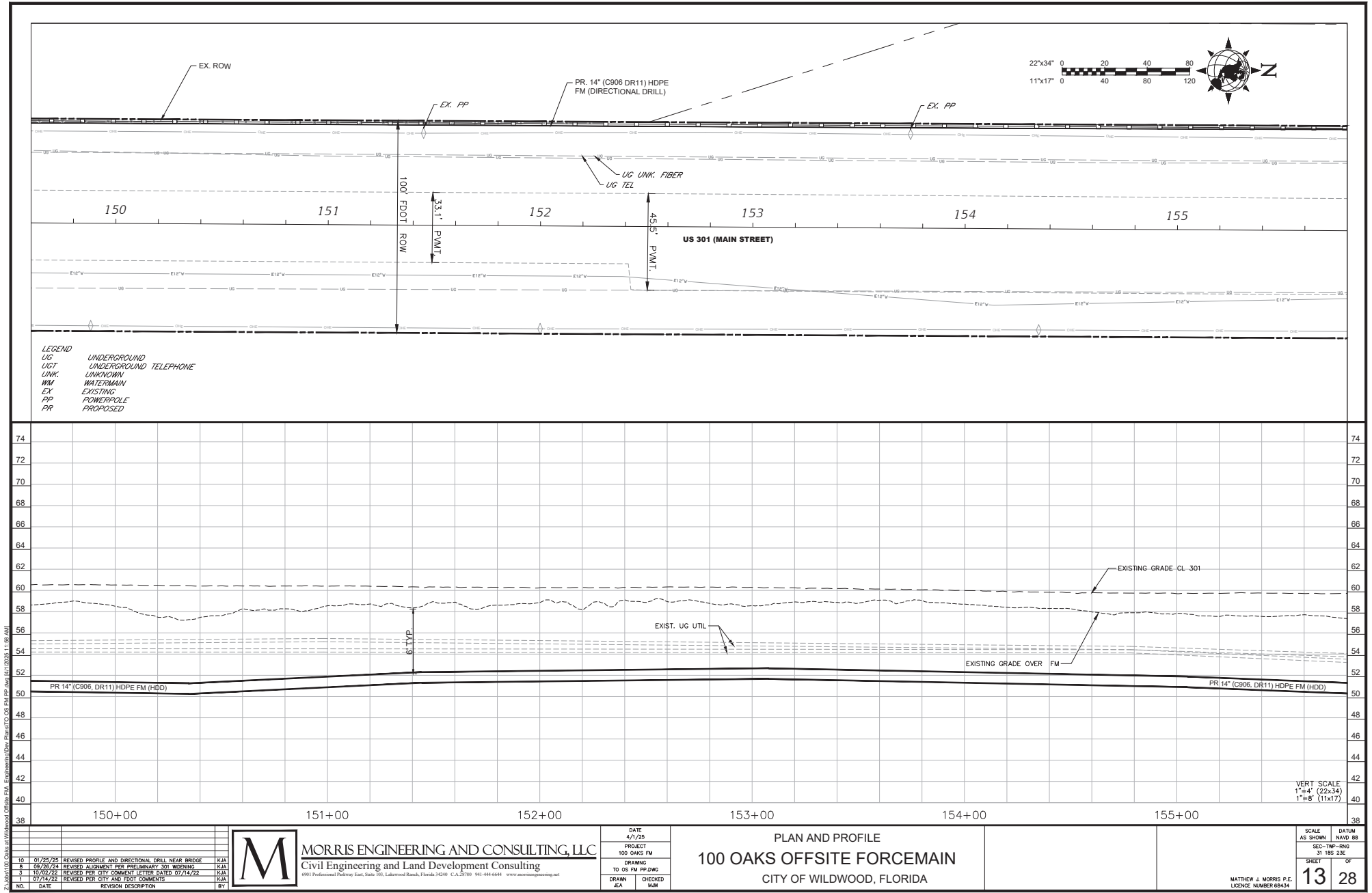
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DRAWN	JEK
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PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

SCALE	AS SHOWN	DATUM	NAVD 88
SEC-TWP-RNG	31 18S 23E	SHEET	28

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

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NO.	DATE	REVISION DESCRIPTION	BY
10	01/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
8	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 WIDENING	KJA
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA



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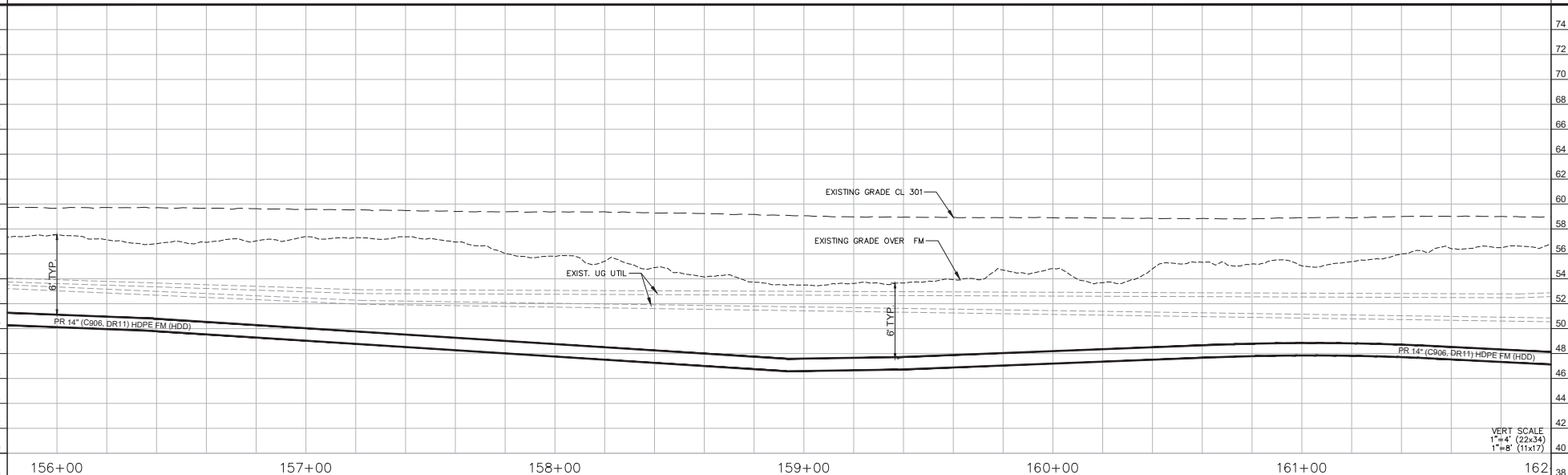
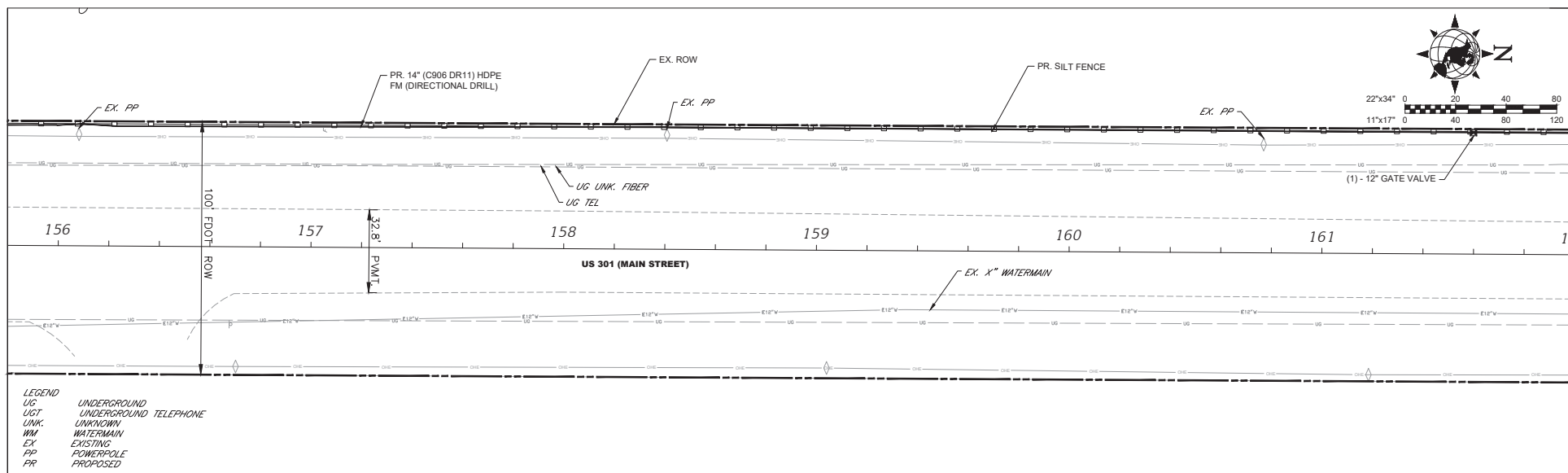
DATE 4/1/25	PROJECT 100 OAKS FM
DRAWING TO 05 FM PP.DWG	CHECKED MJM

PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
 CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
 LICENSE NUMBER 68434

SCALE AS SHOWN	DATUM NAVD 88
SHEET 13	28

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NO.	DATE	REVISION DESCRIPTION	BY
10	07/25/23	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
9	09/05/24	REVISED ALIGNMENT FOR PRELIMINARY 301 ROERING	KJA
6	01/09/23	REVISED PER FOOT COMMENTS LETTER DATED 01/09/23	KJA
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/15/22	KJA
1	07/14/22	REVISED PER CITY AND FOOT COMMENTS	KJA



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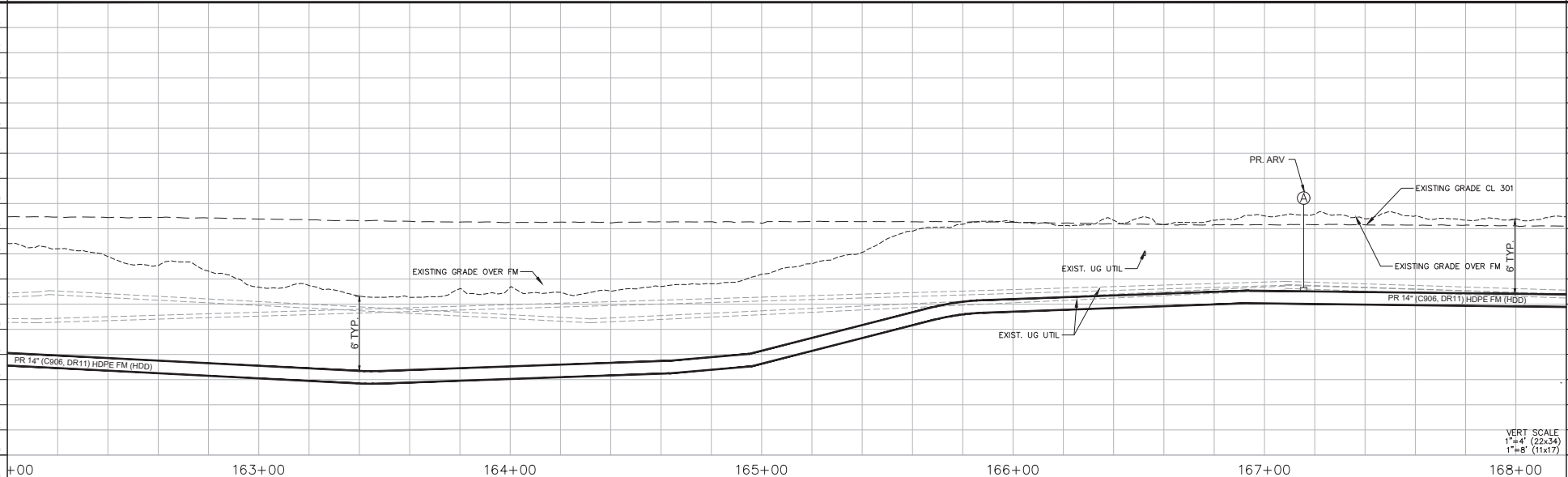
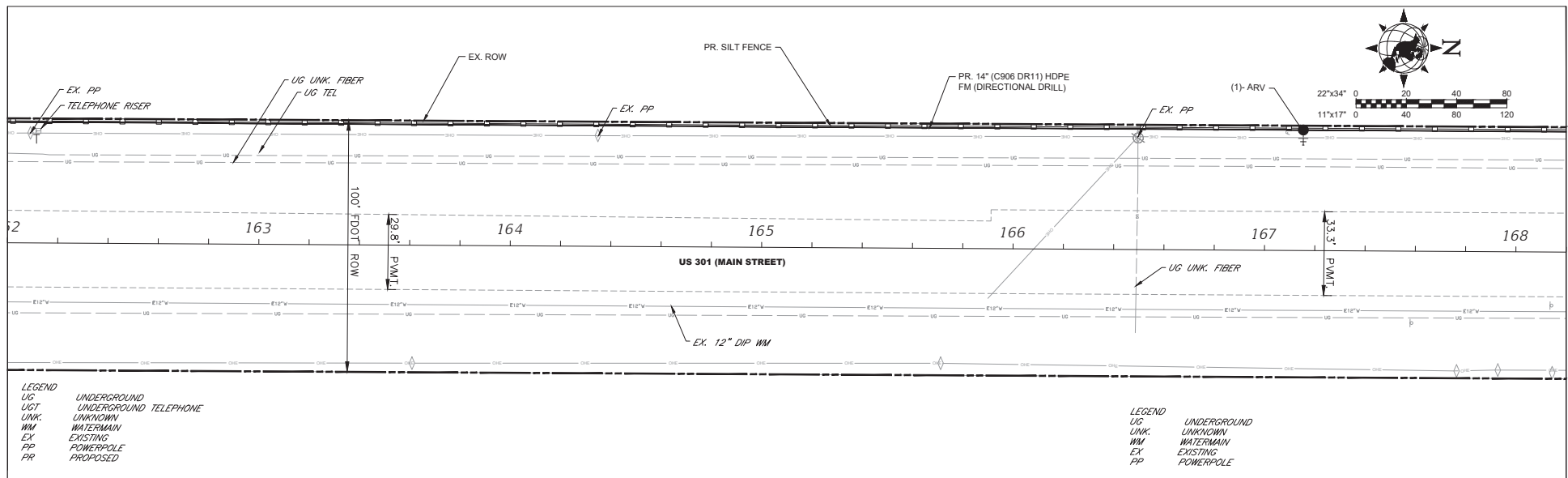
DATE	4/1/25
PROJECT	100 OAKS FM
DRAWING	TO OS FM PP.DWG
DRAWN	JEK
CHECKED	MJM

PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

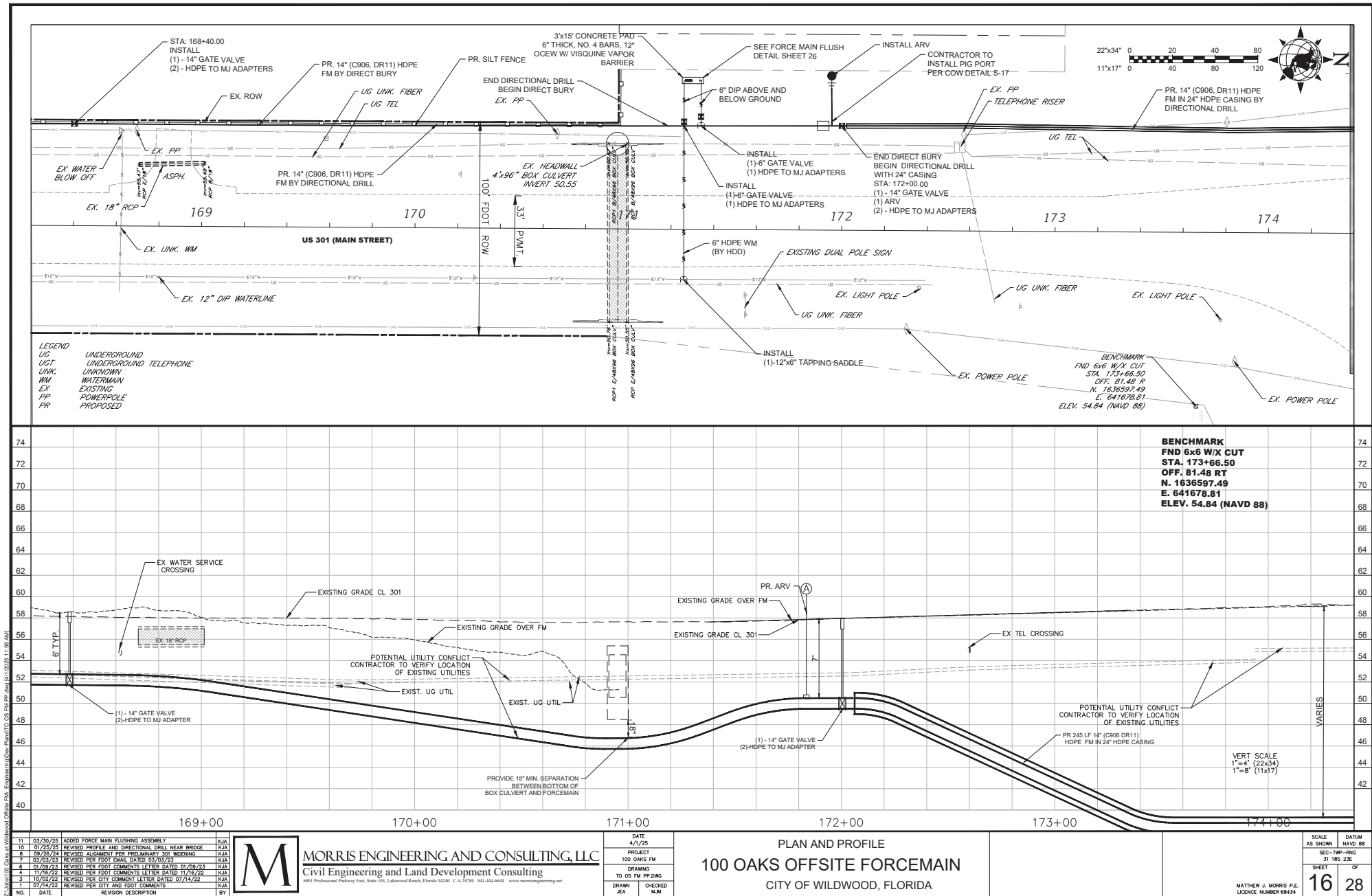
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AS SHOWN	NAVD 83
SEC-TWP-RNG	31 18S 23E
SHEET	14
14	28

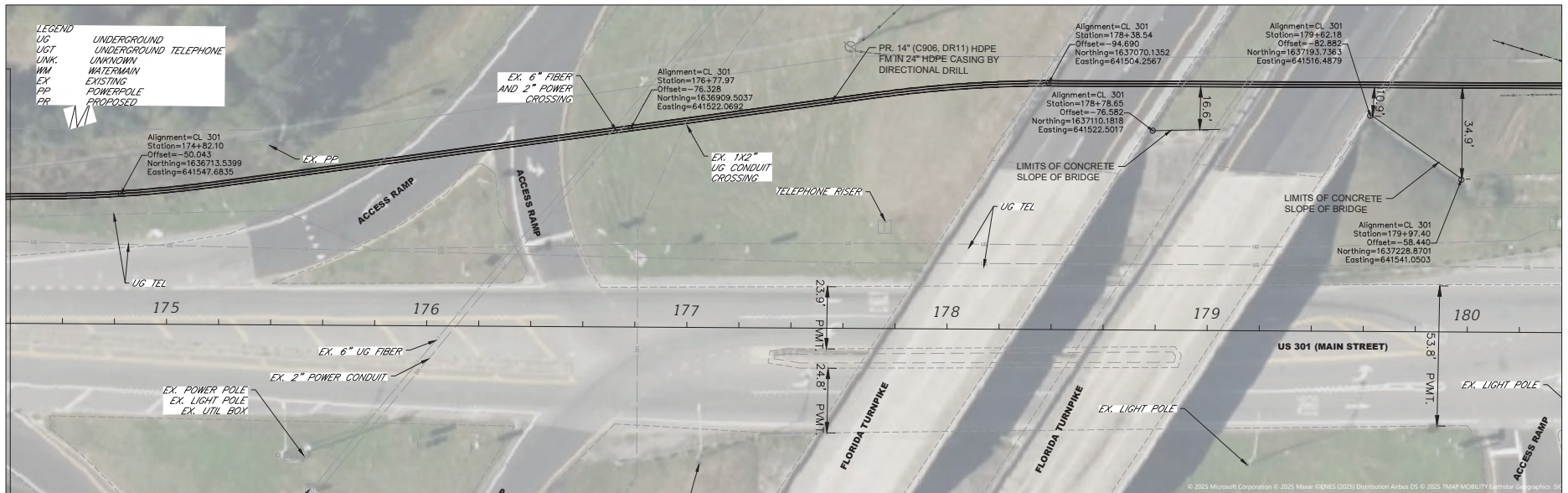
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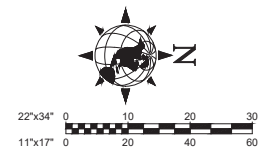


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PROFILE NEXT SHEET



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10	01/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
9	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 WIDENING	KJA
7	03/03/23	REVISED PER FOOT EMAIL DATED 03/03/23	KJA
6	01/09/23	REVISED PER FOOT COMMENTS LETTER DATED 01/09/23	KJA
5	11/16/22	ADDED CONDUITS PER REVISED FOOT AS-BUILTS	KJA
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA
2	07/09/22	REVISED CASING MATERIAL	KJA
1	06/14/22	REVISED PER CITY AND FOOT COMMENTS	KJA
NO.	DATE	REVISION DESCRIPTION	BY



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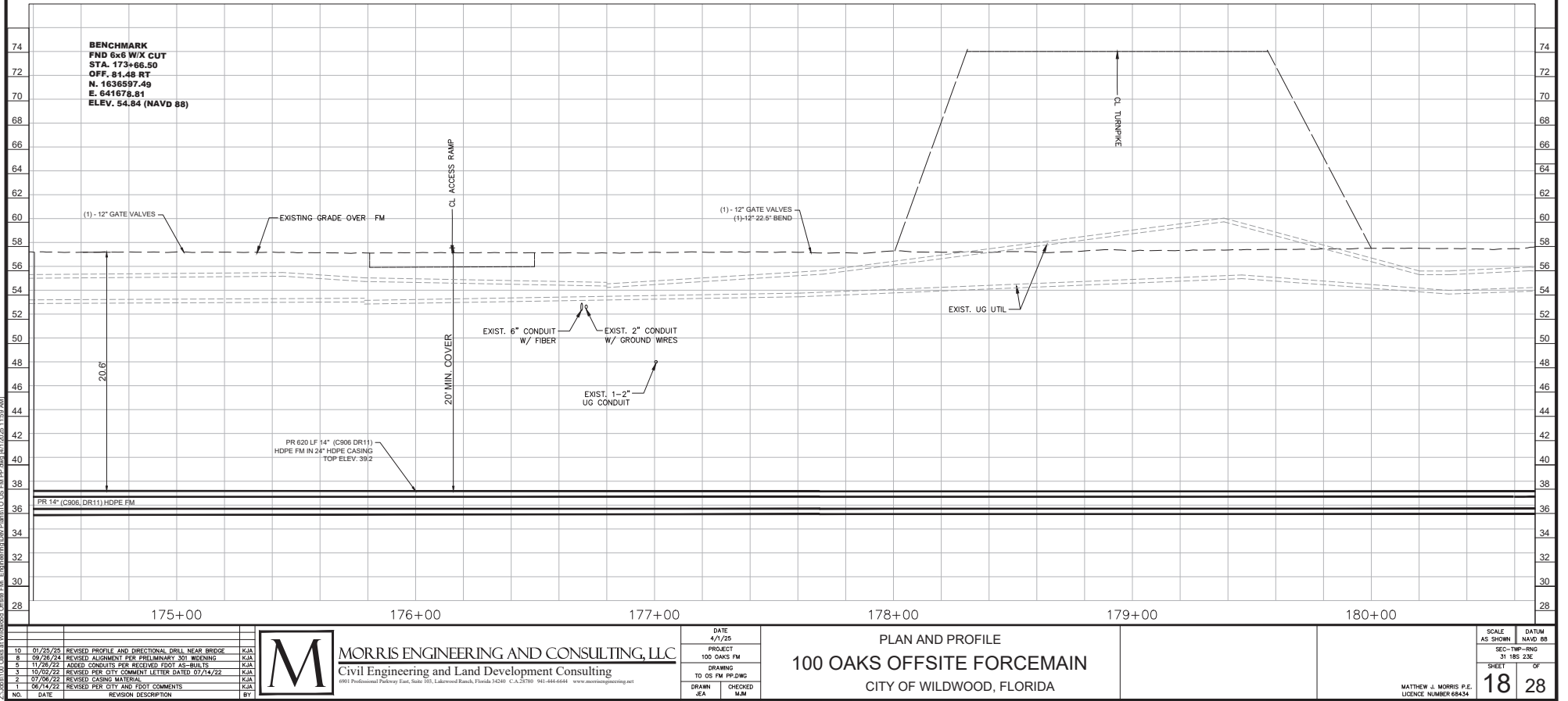
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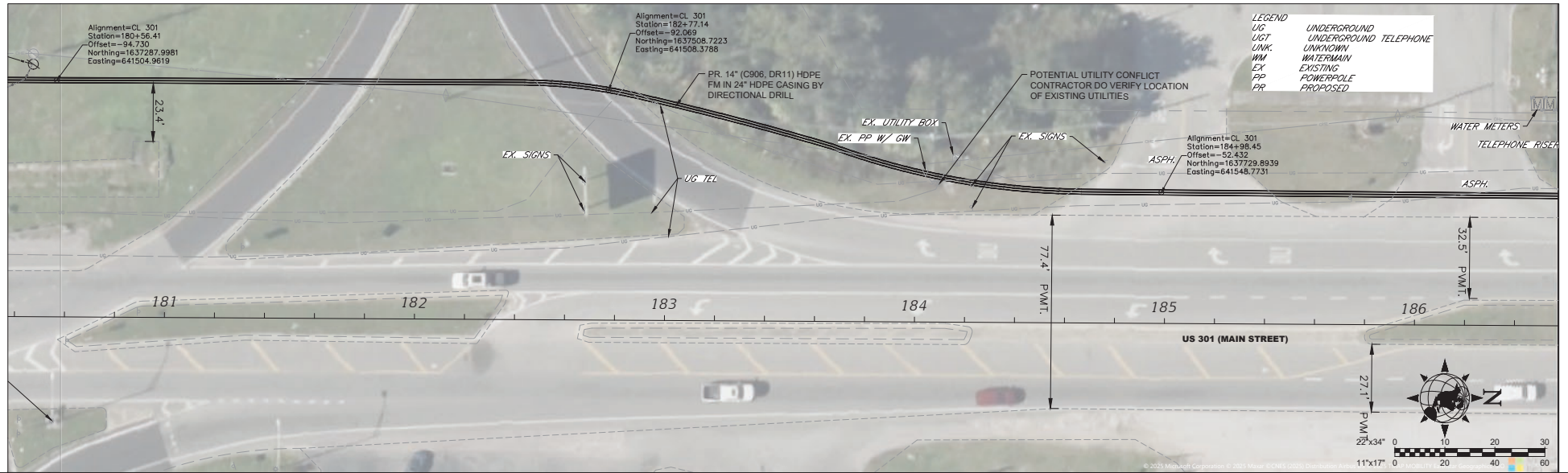
PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

SCALE	AS SHOWN	DATUM	NAVD 88
SEC-TWP-RNG	31-18S-23E	SHEET	17
			28

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

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PROFILE NEXT SHEET

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PROJECT	100 OAKS FM
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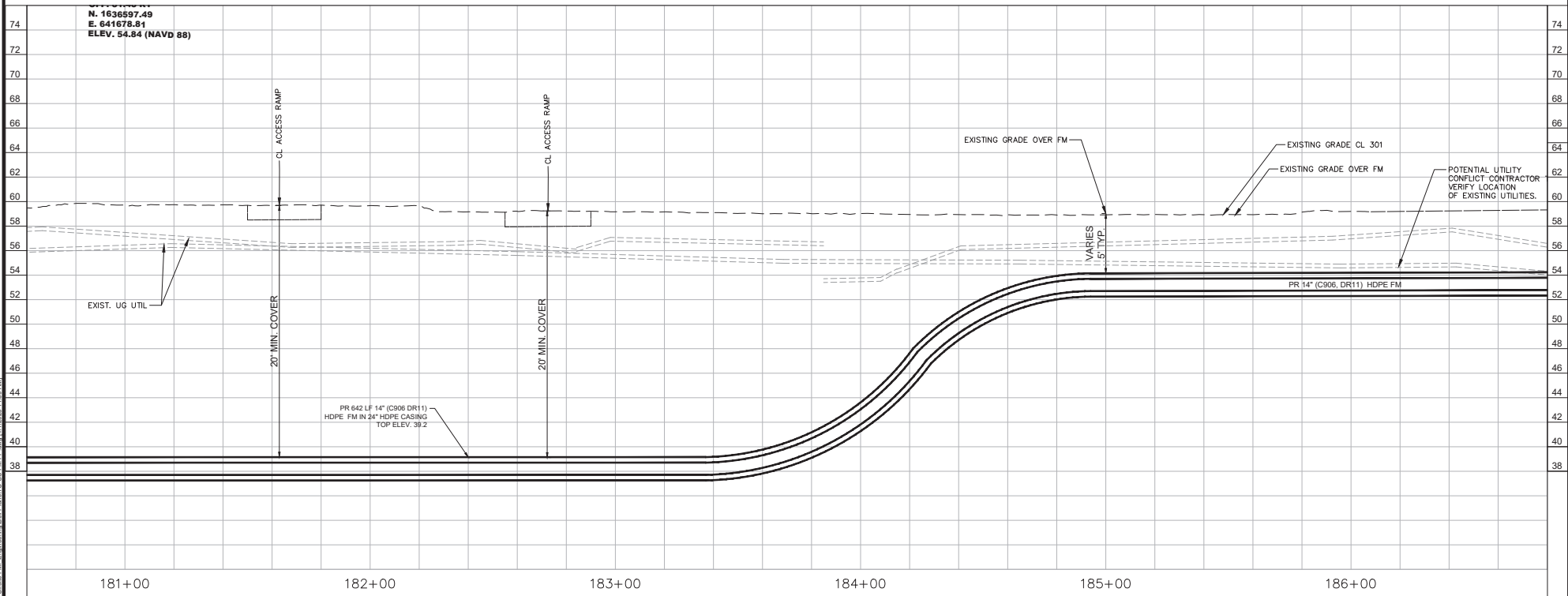
PLAN AND PROFILE

100 OAKS OFFSITE FORCEMAIN

CITY OF WILDWOOD, FLORIDA

SCALE	DATUM
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SEC-TWP-RNG	31-18S-23E
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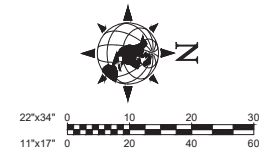
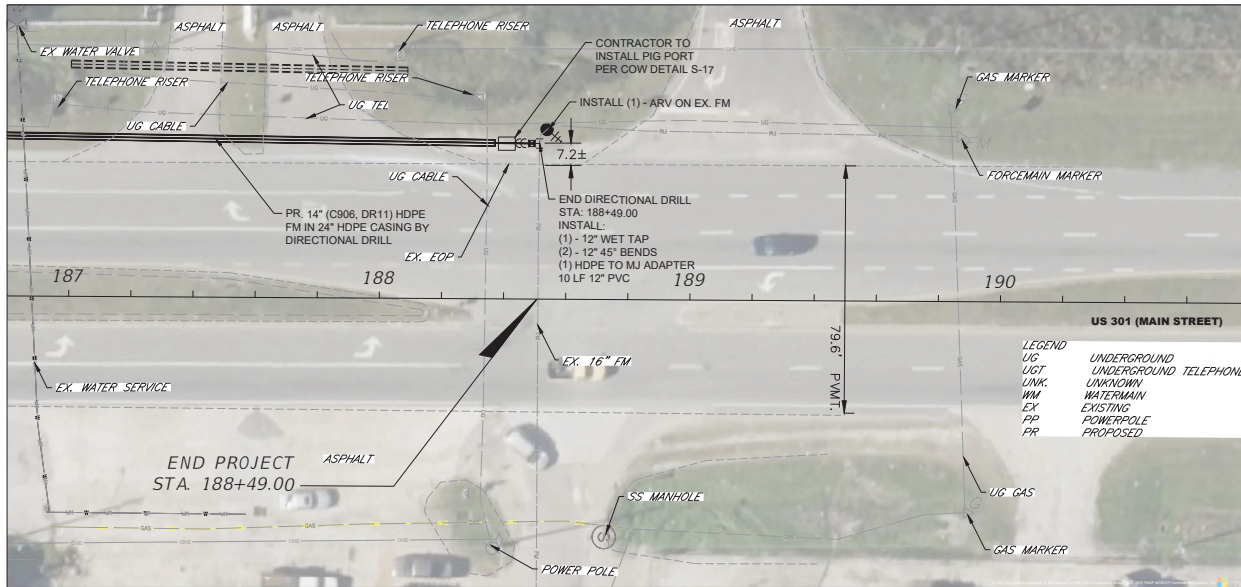
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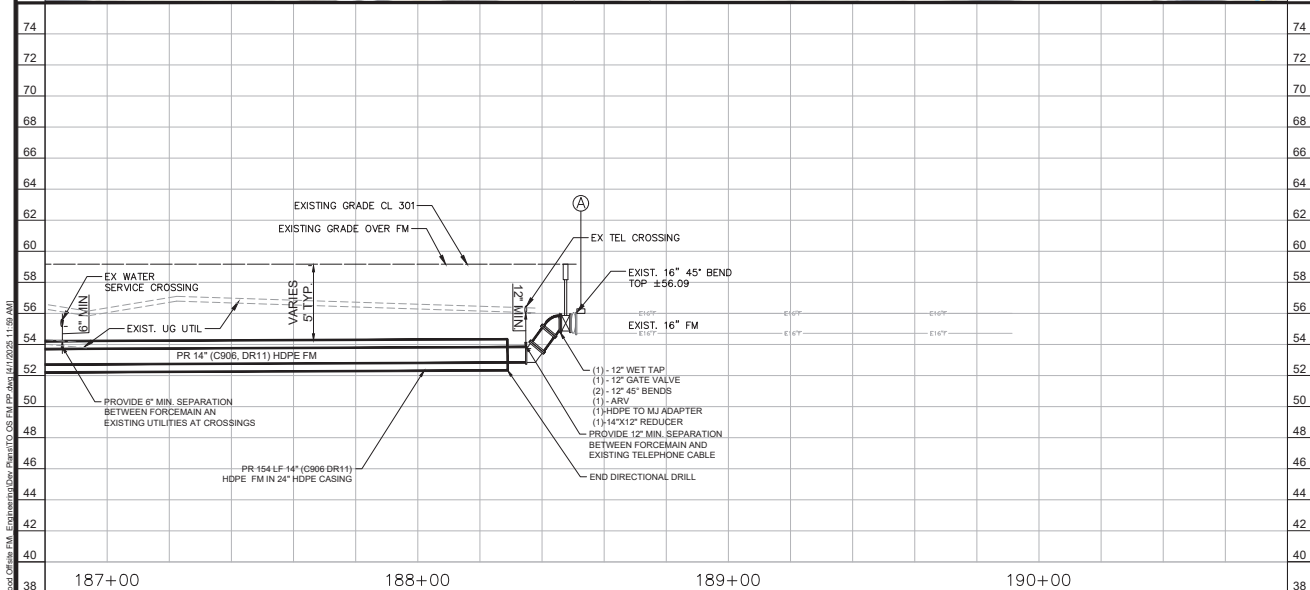
PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

SCALE	AS SHOWN	DATUM	NAVD 88
SEC-TWP-RNG	31 18S 23E	SHEET	28



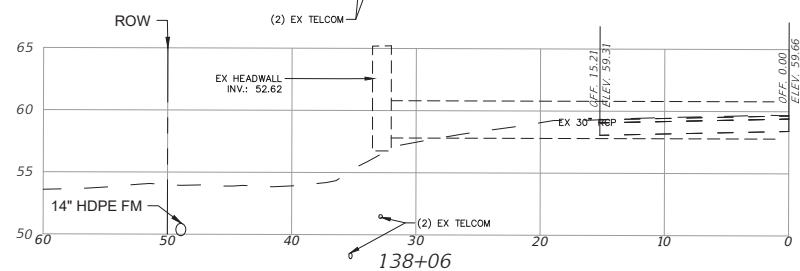
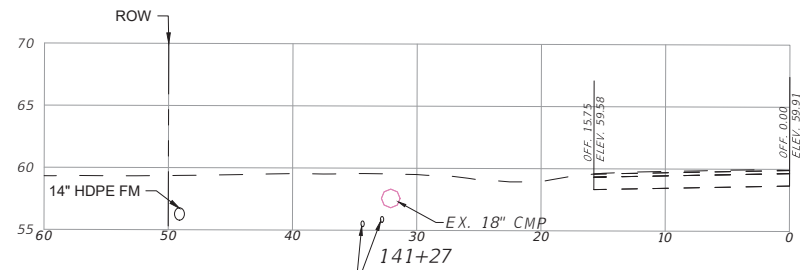
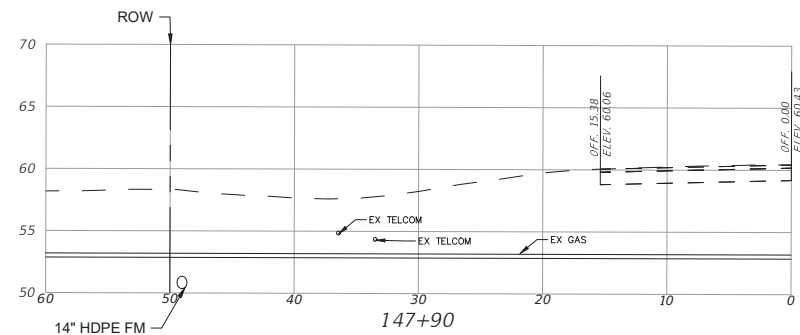
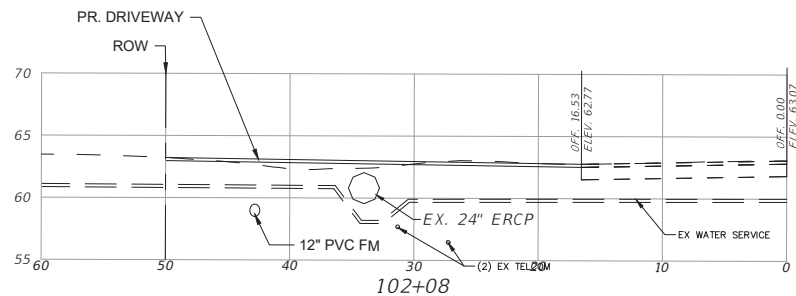
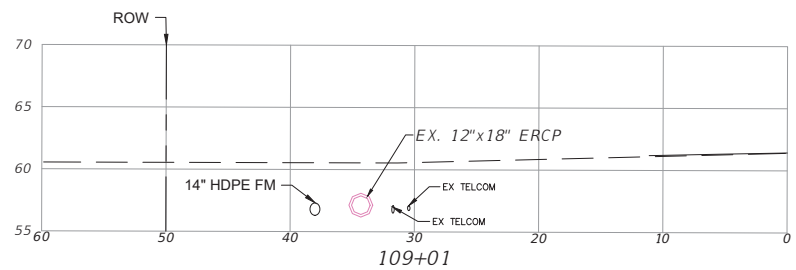
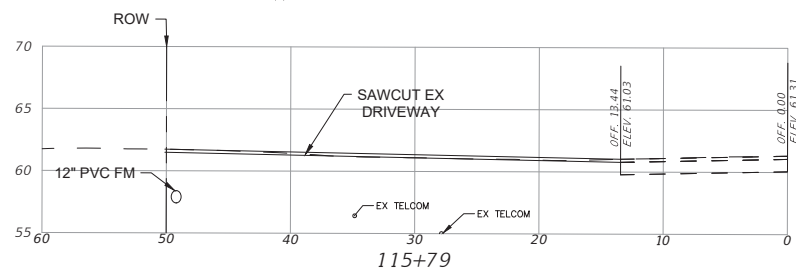
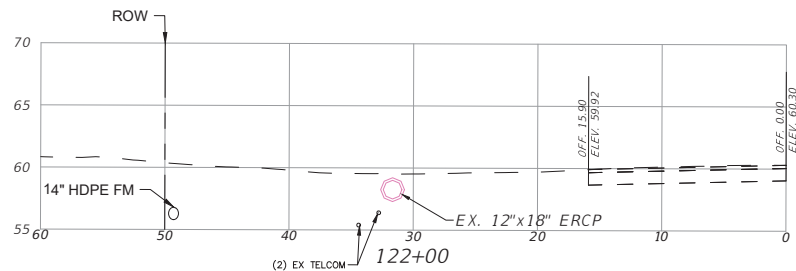
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M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6901 Professional Parkway East, Suite 105, Lakeview Ranch, Florida 32440 C.A. 26780 904-444-6844 www.morrisengineering.net		DATE 4/1/25 PROJECT 100 OAKS FM		PLAN AND PROFILE 100 OAKS OFFSITE FORCEMAIN CITY OF WILDOOD, FLORIDA		SCALE AS SHOWN		DATUM NAVD 88	
		DRAWING TO 05 FM PP.DWG				SEC-TWP-RNG 31 18S 23E			
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MATTHEW J. MORRIS P.E.
 LICENSE NUMBER 68434

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5	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA



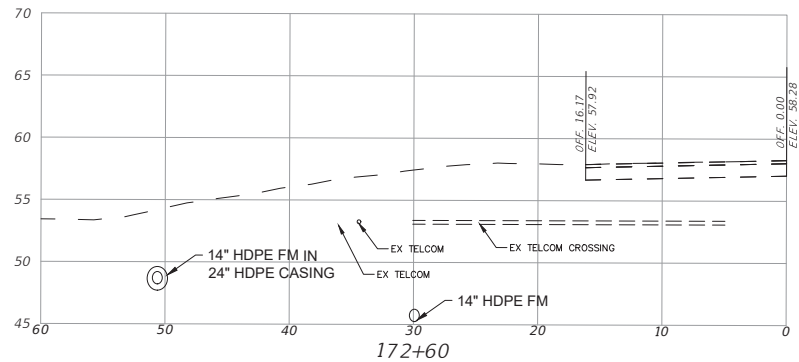
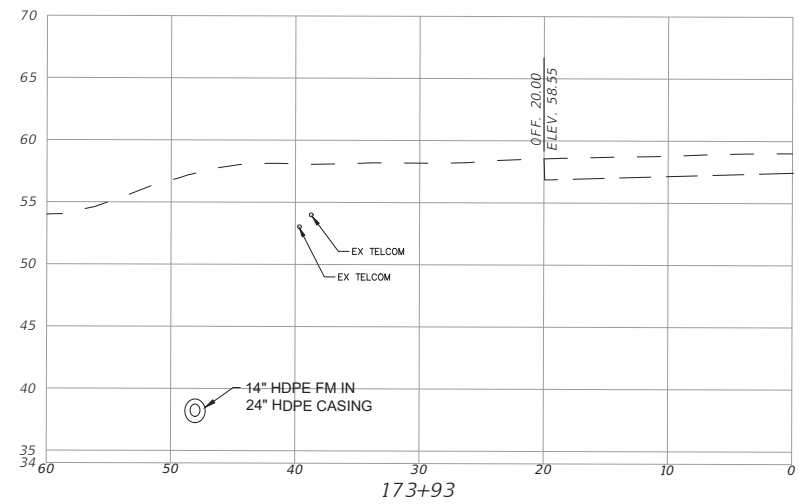
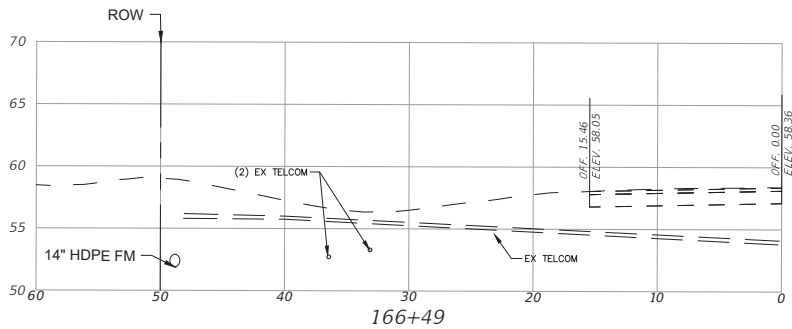
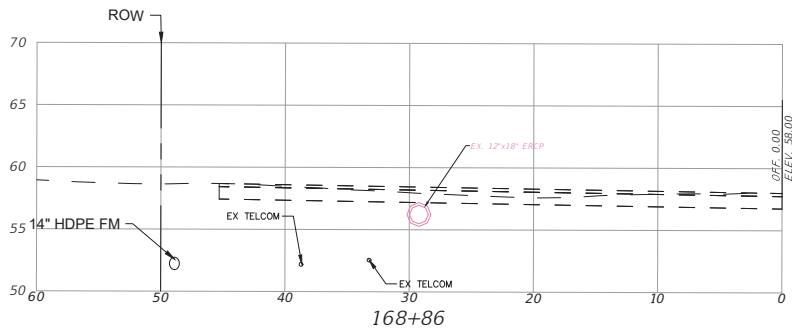
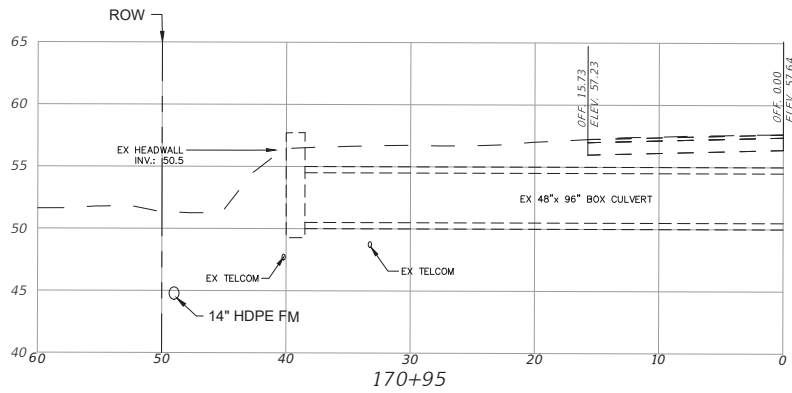
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 105, Lakeview Ranch, Florida 34240 C.A. 26780 941-444-6844 www.morrisengineering.com

DATE	3/30/25
PROJECT	100 OAKS FM
DRAWING	TO 05 FM XSECT/2WG
DRAWN	JEK
CHECKED	MJM

CROSS SECTION
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

1"=10' HORZ. 1"=5' VERT.	SCALE AS SHOWN	DATUM NAVD 88
SHEET	22	28
MATTHEW J. MORRIS P.E. LICENCE NUMBER 68434		

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NO.	DATE	REVISION DESCRIPTION	BY
8	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 WIDENING	KJA
7	07/09/23	REVISED PER FOOT COMMENTS LETTER DATED 07/09/23	KJA
1	07/14/22	REVISED PER CITY AND FOOT COMMENTS	KJA



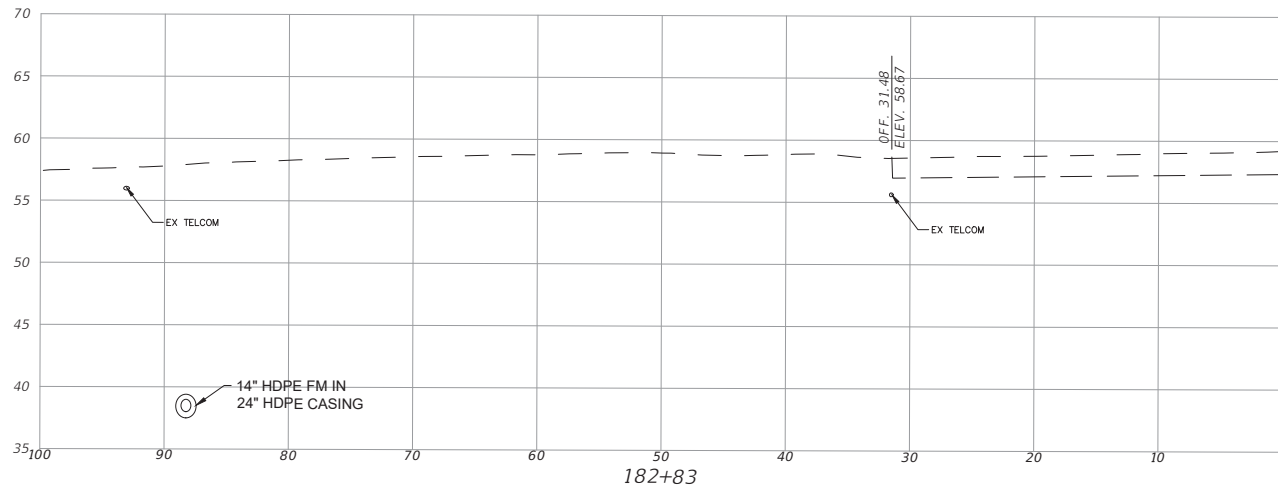
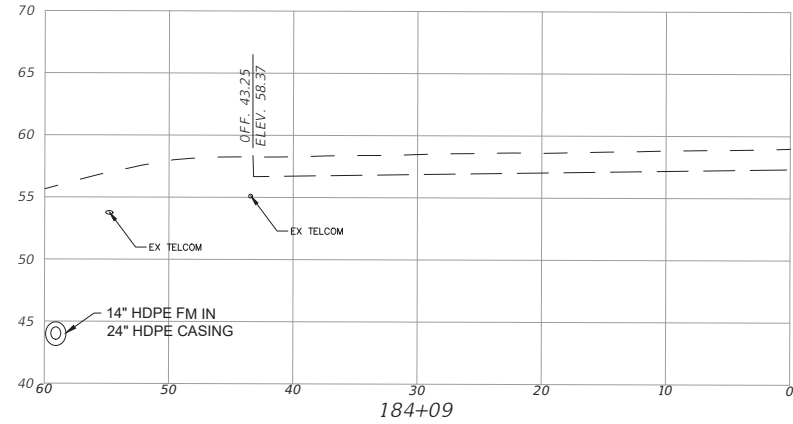
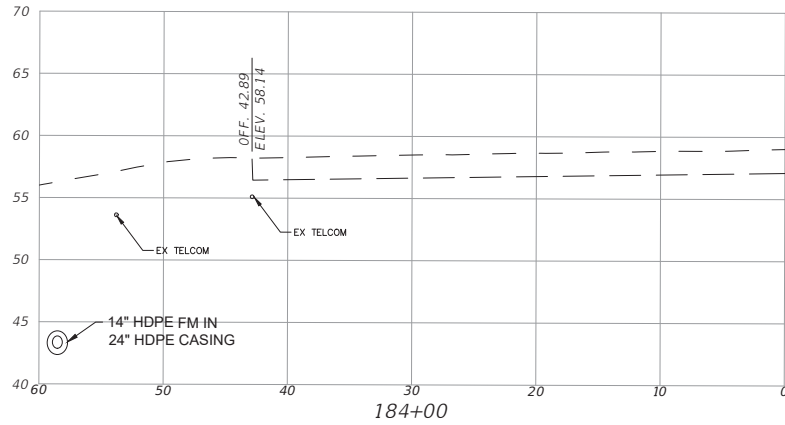
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 105, Lakeview Ranch, Florida 34240 C.A. 26780 941-484-4844 www.morrisengineering.net

DATE	3/30/25
PROJECT	100 OAKS FM
DRAWING	TO 05 FM XSECT/05
DRAWN	JEA
CHECKED	MJM

CROSS SECTION
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

1"=10' HORZ 1"=5' VERT.	SCALE AS SHOWN	DATUM NAVD 88
SHEET	31	185 23E
MATTHEW J. MORRIS P.E. LICENSE NUMBER 68434	23	28

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NO.	DATE	REVISION DESCRIPTION	BY
8	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 MEETING	KJA
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 105, Lakewood Ranch, Florida 34240 C.A. 26780 941-444-6844 www.morrisengineering.net

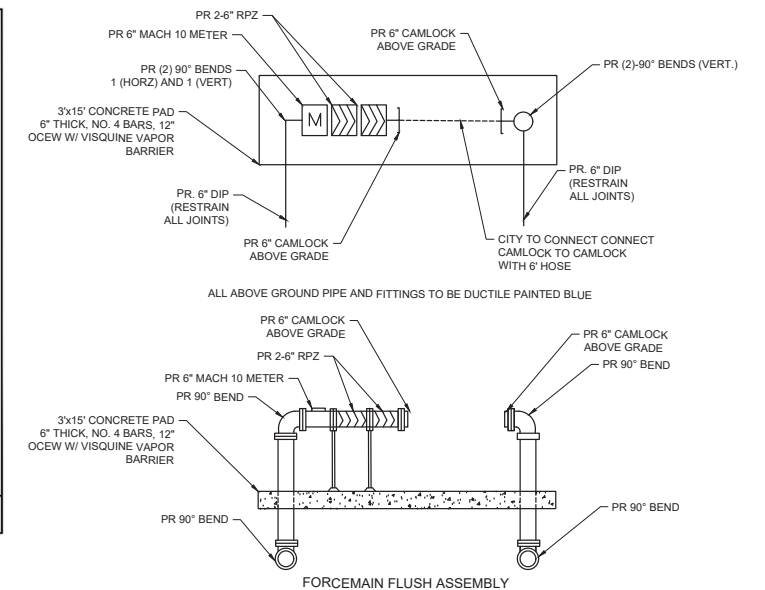
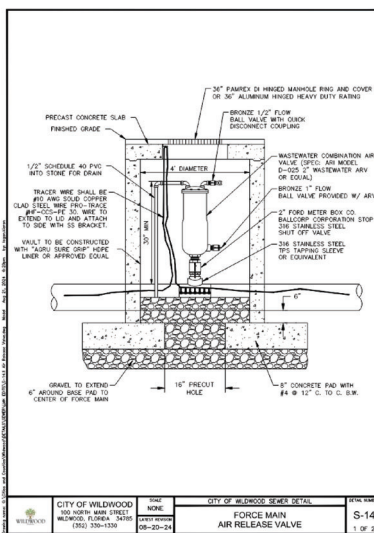
DATE	3/30/25
PROJECT	100 OAKS FM
DRAWING	TO OS FM XSECTION
DRAWN	JEK
CHECKED	MJM

CROSS SECTION
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

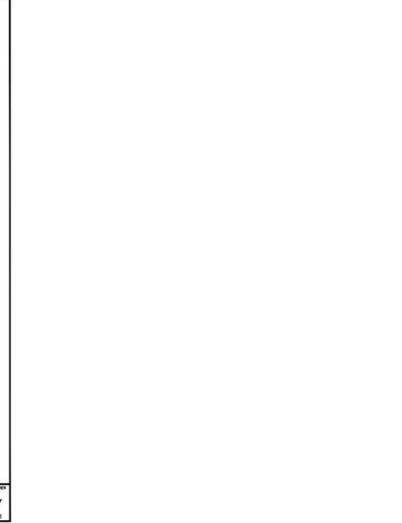
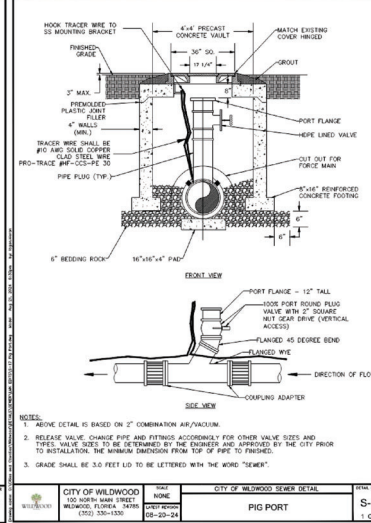
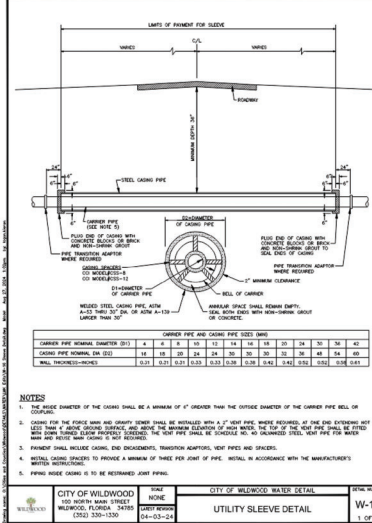
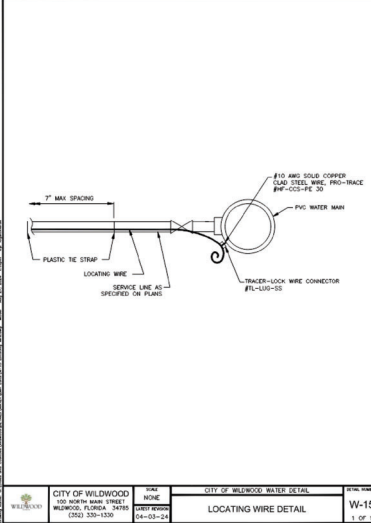
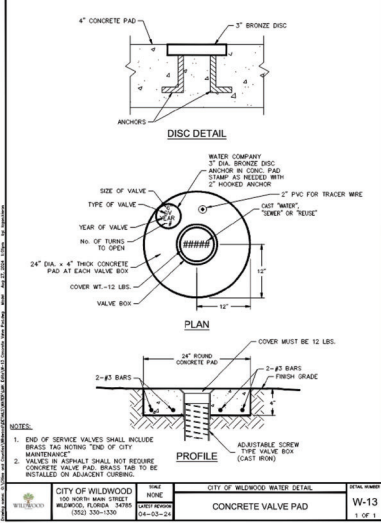
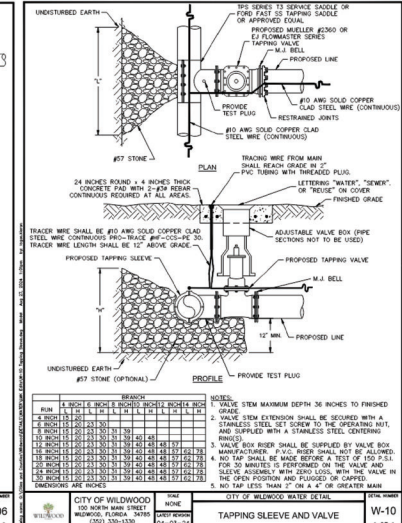
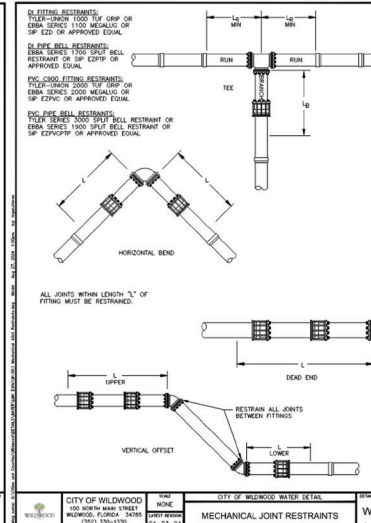
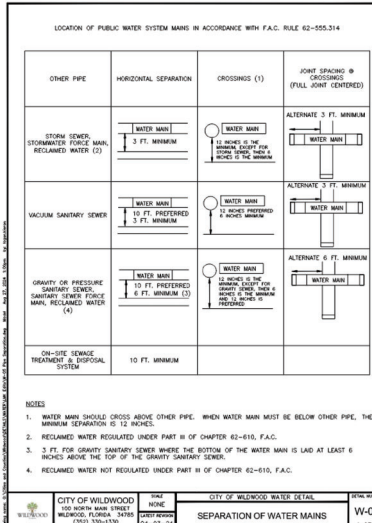
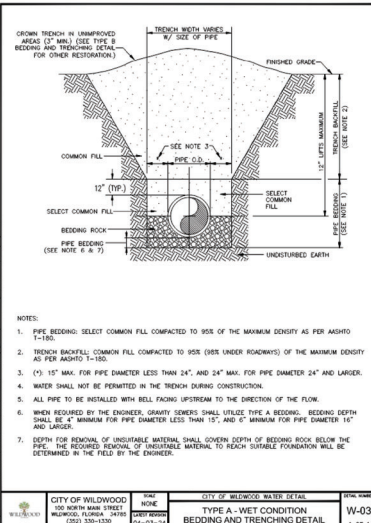
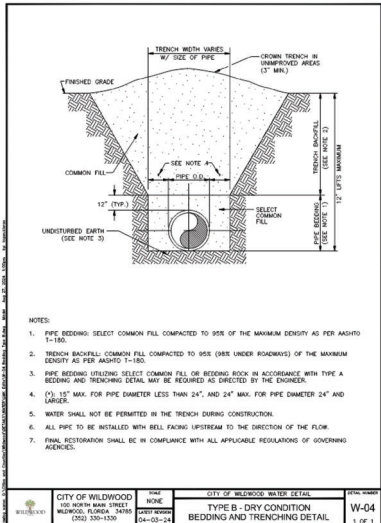
MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

1"=10' HORZ.
1"=5' VERT.

SCALE	DATUM
AS SHOWN	NAVD 83
SEC-TWP-RNG	31 18S 23E
SHEET	24
	28

[illegible][illegible][illegible]

DATE 4/1/25		UTILITY DETAILS 100 OAKS OFFSITE FORCEMAIN CITY OF WILDWOOD, FLORIDA		SCALE N/A=1"=40' DATUM NAVD 88 SEC-TWP-RNG 31 18S 23E SHEET OF 26 28	
PROJECT 100 OAKS FM					
DRAWING TO OS FM UD DETAILING					
DRAWN JEA	CHECKED MJM				
MATTHEW J. MORRIS P.E. LICENSE NUMBER 68434					



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
9901 Professional Parkway East, Suite 100, Lakewood Ranch, Florida 34240 C.A. 28700 941-444-6844 www.morrisengineering.net

UTILITY DETAILS

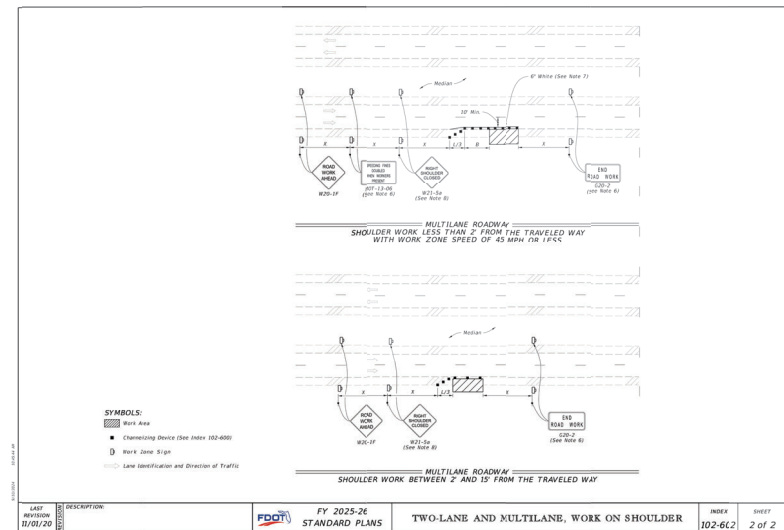
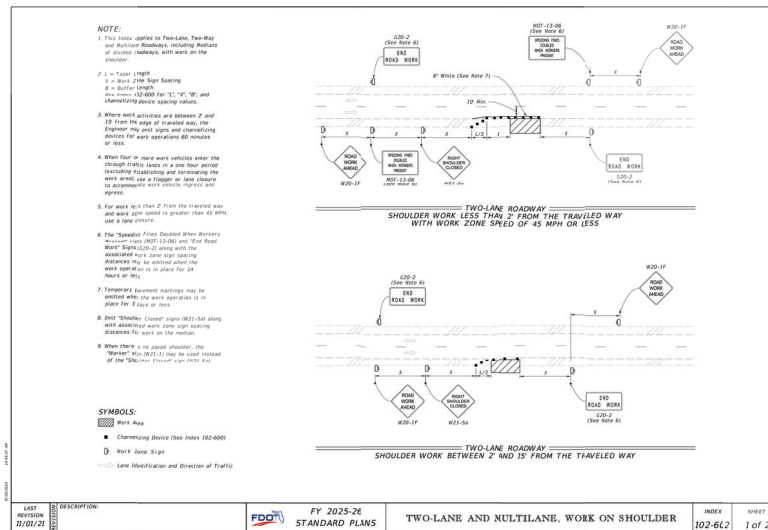
100 OAKS OFFSITE FORCEMAIN

CITY OF WILDWOOD, FLORIDA

DATE: 4/7/25
PROJECT: 100 OAKS FM
DRAWING: TO OS FM UD DETWING
DRAWN: JEA
CHECKED: MAM

SCALE: NTS
DATUM: NAVD 88
SEC-TWP-RNG: 31 18S 23E
SHEET: 27 OF 28

MATTHEW J. MORRIS P.E.
LICENSE NUMBER 68634



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-1316 Oxford Crossings - RaceTrac Lot Split

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number:	A25-1316 Oxford Crossings - RaceTrac Lot Split
Parcel Number:	D20-120, D20-121, D20-123, D20-124, D20-125
Acreage:	129.77 +/-
Property Location:	The subject parcel is generally located at the southeast corner of the intersection of C 472 and CR 114.
Owner:	Oxford Crossings, LLC Joe Nisbett Manager
Applicant:	Oxford Crossings, LLC Joe Nisbett Manager

The applicant is seeking approval from the Project Review Committee for Oxford Crossings, to split parcels D20-120, D20-121, D20-123, D20-124, and D20-125, leaving parcel 1 with 4.37 acres and parcel 2 with 125.40 acres MOL.

A25-1316 conforms with the City of Wildwood's Land Development Regulations, Design District Standards, the Oxford Crossings Planned Development (PD 1804-001) and is in line with the goals, objectives, and policies of the Comprehensive Plan.



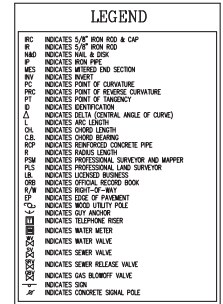
McKenna Page
Planner I, Development Services

CFB CONCRETE
FOUNDATION
BOLTING **SURVEYING**
4400 NE 130TH AVE., #11 DOWNSIDE, FL 33470
(888) 756-2478 (TOLL FREE)

FOR
BOUNDARY SURVEY
LOT SPLIT

100 50 0 100 200 300

SCALE IN FEET
1" = 100'



CFB | 環
SURVEYING
4000 NC HWY 83-50, N. 104000, P.A. 5475
(919) 766-2779 (US/CA)

DATE	REVISIONS

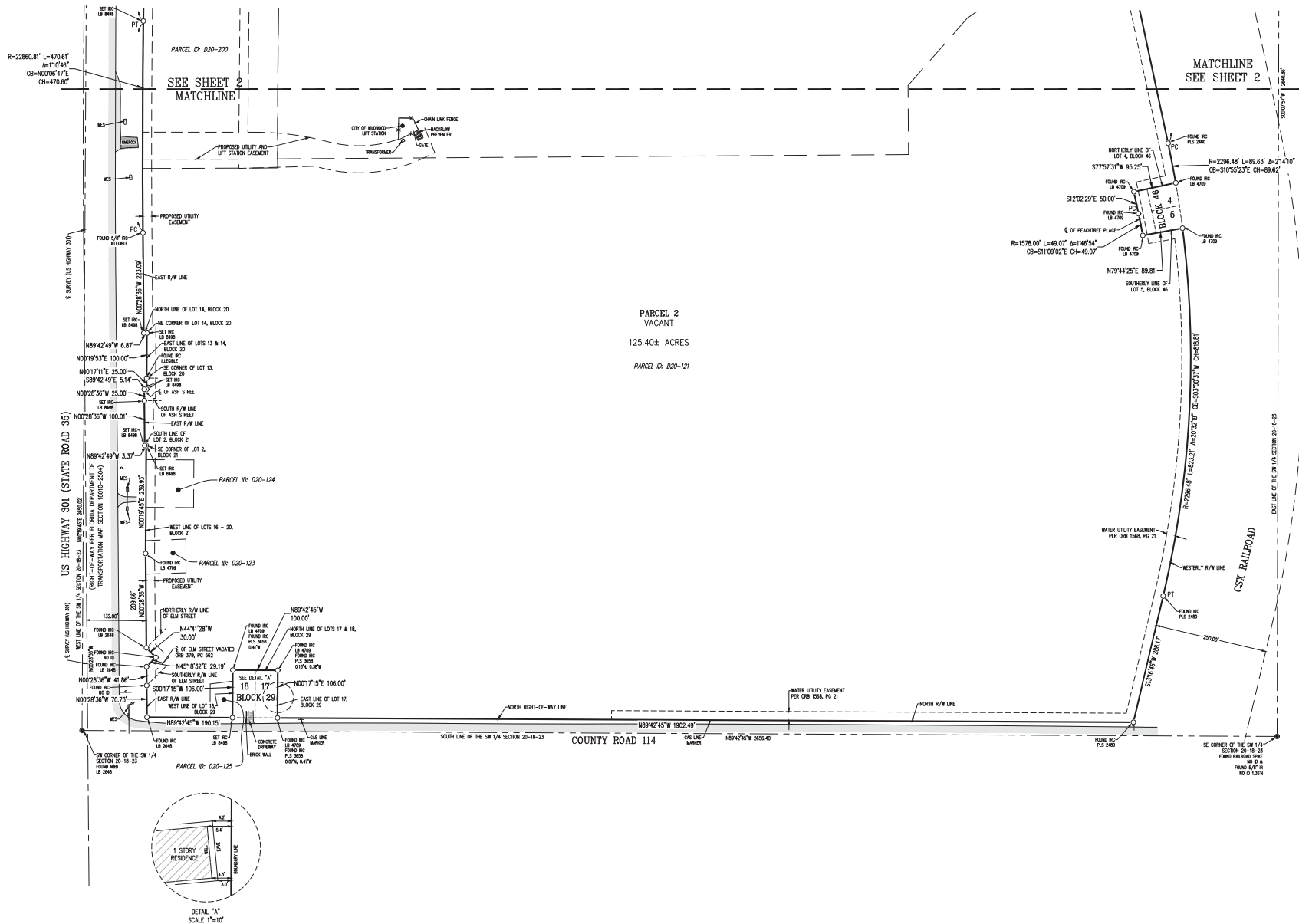
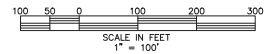
CLIENT	OXFORD CROSSINGS, LLC
JOB NO.	501023.0206
DRAWING DATE	6/13/2023
DRAWN BY	JH
CHECKED BY	KMJ
ACAD FILE	OXFORD CROSSING LOT SPLIT.dwg
DATE OF SURVEY	6/12/2023
FIELD BOOK	123-34/20

OXFORD CROSSINGS, LLC
SECTION 20,
TOWNSHIP 18 SOUTH, RANGE 23
SUMTER COUNTY, FLORIDA.

FOR
LOTSPLIT

SHEET 2 OF 3

BOUNDARY SURVEY



LEGEND	
IRC	INDICATES 5/8" IRON ROD & CAP
IP	INDICATES 5/8" IRON PIPE
NAD	INDICATES NAIL & DISK
IND	INDICATES WITNESSED END SECTION
INT	INDICATES INTERIOR
PC	INDICATES POINT OF CURVATURE
PT	INDICATES POINT OF TANGENCY
Q	INDICATES QUANTITY
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
L	INDICATES ARC LENGTH
CH	INDICATES CHORD LENGTH
C/R	INDICATES CHORD BEARINGS
KPT	INDICATES KENTON-PROFESSOR CONCRETE PIPE
R	INDICATES RADIUS LENGTH
PPM	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
P.L.S.	INDICATES PROFESSIONAL LAND SURVEYOR
LB	INDICATES LICENSED BUSINESS
OW	INDICATES OFFICIAL RECORD BOOK
R/W	INDICATES RIGHT-OF-WAY
EP	INDICATES EDGE OF PAVEMENT
CU	INDICATES CURB UTILITY POLE
UT	INDICATES UTILITY POLE
WM	INDICATES WATER METER
WV	INDICATES WATER VALVE
SRV	INDICATES SEWER VALVE
SRV	INDICATES SEWER RELEASE VALVE
BLV	INDICATES GAS BLOWOFF VALVE
SP	INDICATES SIGN
CP	INDICATES CONCRETE SIGNAL POLE



DATE	
REVISION	
CLIENT	OFFROAD CROSSINGS, LLC
JOB NO.	2019030008
DATE OF SURVEY	6/21/2023
DATE OF PLOTTING	7/27/2023
DRAWN BY	J. HAU
CHECKED BY	J. HAU
SCALE	AS SHOWN
ROAD FILE	OFFROAD CROSSING LOT SPLIT.AWG

OFFROAD CROSSINGS, LLC
SECTION 20
TOWNSHIP 18 SOUTH, RANGE 23 EAST
SUFTON COUNTY, FLORIDA

BOUNDARY SURVEY
LOT SPLIT

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2408-008 Matteo Oaks Improvement Plan

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2408-008 Matteo Oaks Improvement Plan
Owner(s)	Jeremy Bernel
Applicant(s)	Tyler Counts
Acreage	45.16 +/-
Property Location	The subject property is generally located on the west side of CR 209, approximately 0.38 miles south of the intersection of CR 209 and E C 462.
Parcel(s)	C36-102 & C36-003

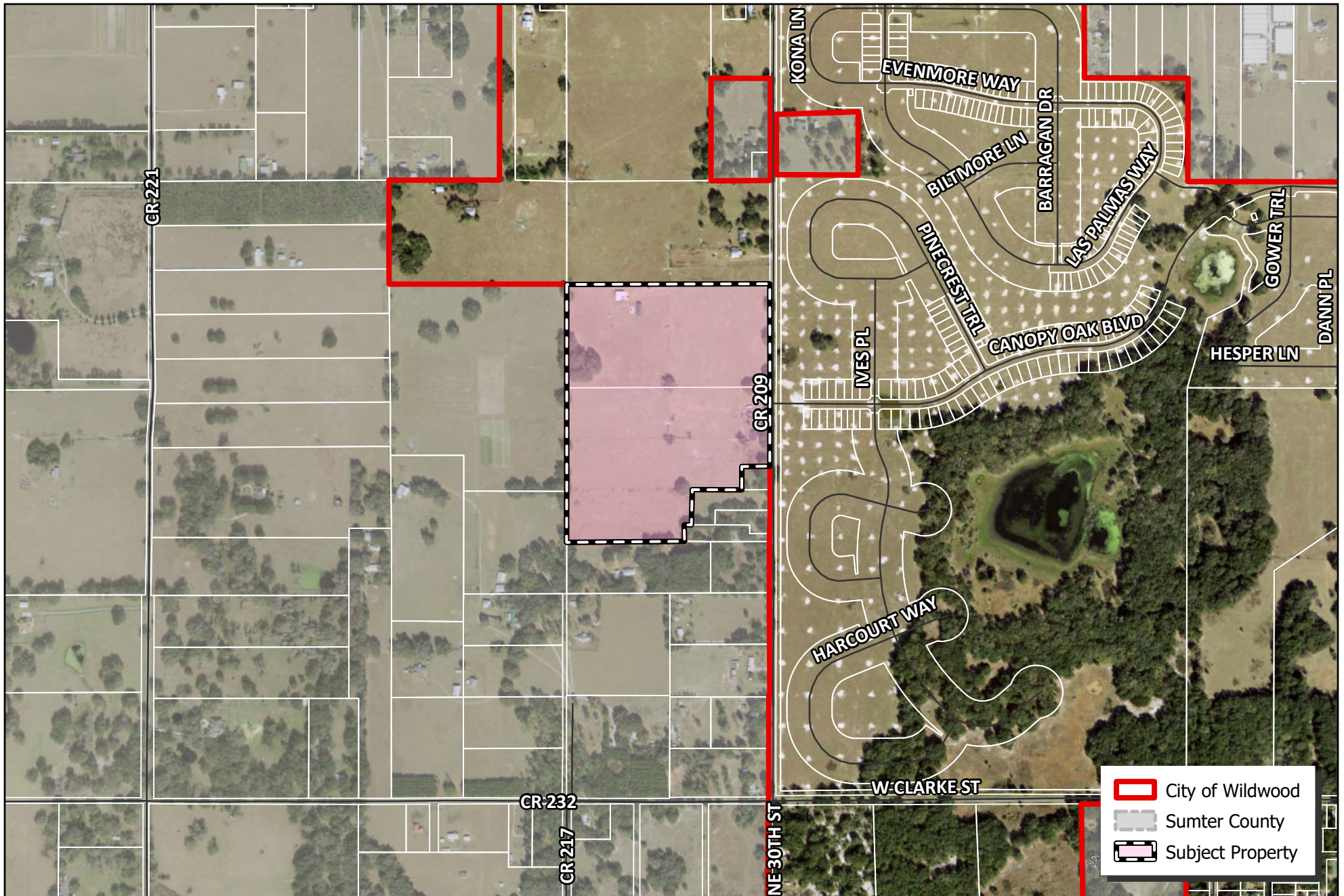
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of one hundred and eighty (180) single-family dwelling units, parking, drive aisles, and associated infrastructure on 45.16 acres MOL per the attached plans.

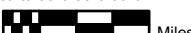
The City Attorney has one standing comment that is to be addressed prior to the final plat. See comment review sheet attached.

PLAT 2408-008 Matteo Oaks Improvement Plan meets the criteria set forth in the F.S. Chapter 177, the City's Design District Standards, the City's Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.



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	N 0.00 0.03 0.06 0.09 0.12 Miles 	PLAT 2408-008 MATTEO OAKS IMPROVEMENT PLAN PARCELS C36-003 & C36-102		MAP 1B LOCATION MAP AUG 2024
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WILDWOOD

FLORIDA

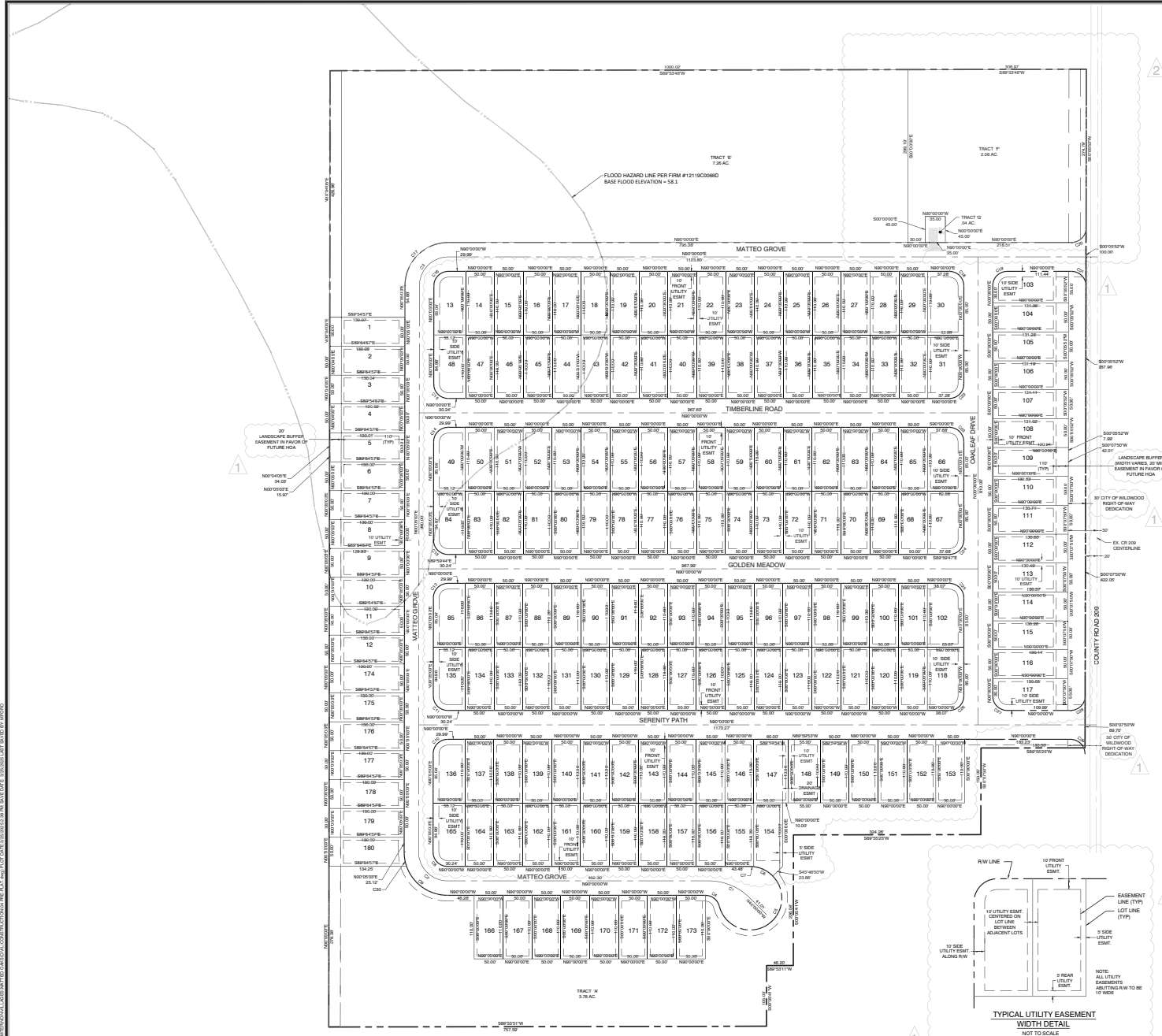
City of Wildwood

PROJECT: PLAT 2408-008 Matteo Oaks Improvement Plan
REPRESENTATIVE: Tyler Counts, P.E. Clymer Farner Barley, Inc.
DATE: 5/6/2025

CITY ATTORNEY

The following were not included in the response to review comments on 3/31/25:

1. Confirm that the City of Wildwood has agreed in writing to accept the roadways from the developer.
 - A. Response: The City of Wildwood has not agreed in writing to accept the roadways from the developer yet. Can the city respond to this comment and acknowledge whether they are willing to accept these roadways into their system? These roadways have been designed to City of Wildwood standards.
 - I. Response acknowledged; City will discuss internally.
 - a. Response: Acknowledged.
 - i. Developer will need to provide a performance bond for the roadways and any other infrastructure to be dedicated to the City.
 - a) **Response: Acknowledged. As discussed, this would be provided prior to the final plat.**
 1. **Standing comment.**
2. City Attorney reserves the right to make further comments upon resubmittal.
 - A. Response: Acknowledged.
 - I. Standing comment.
 - a. **Response: Acknowledged.**
 - i. **Standing comment.**



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	78.54	100.00	45°00'00"	41.42	N67°30'00"W	78.54
C2	78.61	50.00	90°05'03"	50.07	S44°57'29"E	78.61
C3	78.47	50.00	89°54'57"	49.93	S45°02'31"W	78.47
C4	32.95	25.00	75°31'24"	19.37	N52°14'21"W	32.95
C5	201.34	55.00	209°44'31"	207.13	N60°36'05"E	201.34
C6	37.41	55.00	38°58'23"	19.46	N65°42'22"W	37.41
C7	6.53	55.00	6°48'27"	3.27	N86°35'47"W	6.53
C8	39.31	25.00	90°05'03"	25.04	S44°57'29"E	39.31
C9	92.56	75.00	70°42'46"	53.21	S54°38'37"E	92.56
C10	39.23	25.00	89°54'57"	24.96	S45°02'31"W	39.23
C11	39.31	25.00	90°05'03"	25.04	S44°57'29"E	39.31
C12	39.23	25.00	89°54'57"	24.96	S45°02'31"W	39.23
C13	39.31	25.00	90°05'03"	25.04	S44°57'29"E	39.31
C14	39.23	25.00	89°54'57"	24.96	S45°02'31"W	39.23
C15	39.31	25.00	90°05'03"	25.04	S44°57'29"E	39.31
C16	39.23	25.00	89°54'57"	24.96	S45°02'31"W	39.23
C17	117.70	75.00	89°05'03"	74.89	S45°02'31"W	117.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"W	39.27
C19	39.27	25.00	90°00'00"	25.00	S45°00'00"W	39.27
C20	39.23	25.00	89°05'08"	24.96	N45°02'56"E	39.23
C21	39.31	25.00	90°05'52"	25.04	N44°57'04"W	39.31
C22	39.27	25.00	90°00'00"	25.00	N45°00'00"E	39.27
C23	39.27	25.00	90°00'00"	25.00	N45°00'00"W	39.27
C24	39.27	25.00	90°00'00"	25.00	N45°00'00"E	39.27
C25	39.27	25.00	90°00'00"	25.00	N45°00'00"W	39.27
C26	39.27	25.00	90°00'00"	25.00	N45°00'00"E	39.27
C27	39.27	25.00	90°00'00"	25.00	N45°00'00"E	39.27
C28	39.31	25.00	89°52'10"	24.94	N45°03'55"E	39.31
C29	39.33	25.00	90°07'50"	25.03	N44°56'00"W	39.33
C30	25.36	75.00	19°22'17"	12.80	S09°36'05"E	25.36

SITE NOTES

BUILDING SETBACKS = 5' SIDE YARD, 20' REAR YARD, 30' FRONT YARD.

LANDSCAPE BUFFERS = 20' ON THE EAST SIDE OF THE PROPERTY 20' ON THE WEST SIDE OF THE PROPERTY

PORTIONS OF LOTS 38 THROUGH 58, 66 THROUGH 70, AND 170 THROUGH 180, AS WELL AS TRACT 'E' ARE LOCATED WITHIN THE CURRENT FEMA 100 YEAR FLOOD ZONE.

TRACT 'A' = 1.51 AC + 2.242 AC = 2.83 AC, OF OPEN SPACE*

TRACT 'E' = 2.81 AC + 6.372 AC = 9.18 AC, OF OPEN SPACE*

LANDSCAPE BUFFERS = 0.80 AC, OF OPEN SPACE

TOTAL OPEN SPACE = 9.43 AC.

PROJECT AREA = 45.16 AC.

OPEN SPACE % = 9.43 AC / 45.16 AC * 100 = 20.8% OPEN SPACE

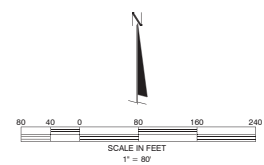
POND OPEN SPACE CREDIT* (2.242 AC + 6.372 AC) / 9.43 AC * 100 = 45.7%

* PER CITY OF WILDMOOD LAND DEVELOPMENT REGULATIONS, UP TO 50% OF THE DRAINAGE RETENTION AREAS MAY BE INCLUDED IN THE OPEN SPACE CALCULATION. HOWEVER, THE AMOUNT OF OPEN SPACE CREDIT FROM DRAINAGE RETENTION AREAS SHALL NOT EXCEED 50% OF THE TOTAL OPEN SPACE REQUIREMENT.

ALL ROADS TO BE DEDICATED TO THE CITY OF WILDMOOD.

FOUR (4) AMENITIES ARE TO BE PROPOSED WITHIN TRACT 'E'. THE AMENITIES ARE: SWIMMING POOL, CABANA, CORNHOLE, AND PICKLEBALL.

SITE DATA	
TOTAL ACRES	45.16 AC.
NUMBER OF UNITS	180
ZONING	R-1
LAND USE	LDR
DENSITY (DU/AC)	4.00 DU/AC
LENGTH OF ROADWAY	6,752 L.F.
MINIMUM LOT WIDTH	50'
MINIMUM LOT LENGTH	110'
WATER & SEWER SUPPLIED BY	CITY OF WILDMOOD
ELECTRIC SUPPLIED BY	SECO



REVISIONS

DATE	BY	REVISIONS
10-21-24	MF	REVISED SITE NOTES & SITE DATA, ADDED AND DELETED UNLTY EASEMENT NOTHS.
1-15-25	MF	ADDED DETAIL, SHIFTED LOT 8 WEST, SHIFTED LOT UNITS 9 EAST
2-03-25	MF	ADDED UNLTY EASEMENT TO TRACT 'E' & C.D.
		REVISED DATE

CLYMER FARMER BARTLEY, INC.

4400 NE 58th DR, WILDMOOD, FL 34715
352.292.9292

MATTEO OAKS

CITY OF WILDMOOD, FL

PRELIMINARY PLAT

SAVE DATE

3/25/2025

DRAWN BY

MF

CHECKED BY

TDC

PROJECT #

EP2504.05893

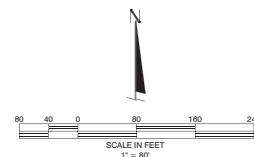
FILE NAME

10 PREL.PLT

STATE OF FLORIDA
Professional Engineer
No. 12589
Matthew J. Bartley
Civil Engineering
Exp. 12/31/2026

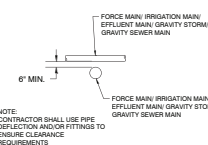
SHEET NUMBER

04



PROPOSED		EXISTING
	POTABLE WATER MAIN	
	VALVE (TYPE)	
	REDUCER (SIZE)	
	CAP	
	BLOW-OFF VALVE	
	SINGLE SERVICE	
	DOUBLE SERVICE	
	TEE	
	BEND (ANGLE)	
	FIRE HYDRANT ASSEMBLY	
	AIR RELEASE VALVE	
	SAMPLE POINT	

1. IF ADJACENT SYSTEMS ARE EXISTING, REMOVE PLUGS & CONNECT.
2. IF ADJACENT SYSTEMS ARE NOT EXISTING, PLACE A GATE VALVE, A MIN. OF 40' OF PIPE, AND A PLUG BEYOND THE LAST SERVICE BEING CONSTRUCTED.
3. ALL FIRE HYDRANTS TO BE PAINTED OR ORDERED FROM SUPPLIER AS 'YELLOW' IN COLOR.



POTABLE WATER MAIN

12" MIN.

FORCE MAIN/ IRRIGATION MAIN/ EFFLUENT MAIN/ GRAVITY STORAGE GRAVITY SEWER MAIN

NOTE:

NOTE:
CONTRACTOR SHALL USE PIPE
DEFLECTION AND/OR FITTINGS TO
ENSURE DEEP CLEARANCE
REQUIREMENTS

DATE	REVISIONS	BY
10-30-24	1. RELOCATED GW HYDRANTS, UPDATED WATER LINE SETTINGS	MJF
	2. RELOCATED HYDRANT NOTE, REVISED WATER SERVICE ALONG STREET A	MJF
1-16-25	3. REVISED WATER LINE, REMOVED NOTE 4	MJF
3-25-25	4. MOVED FW VALVES CLOSER TO TEE, ADDED VALVES TO HYDRANT ASSEMBLIES	MJF



MATTEO OAKS
CITY OF WILDWOOD, FL

MATTEO OAKS

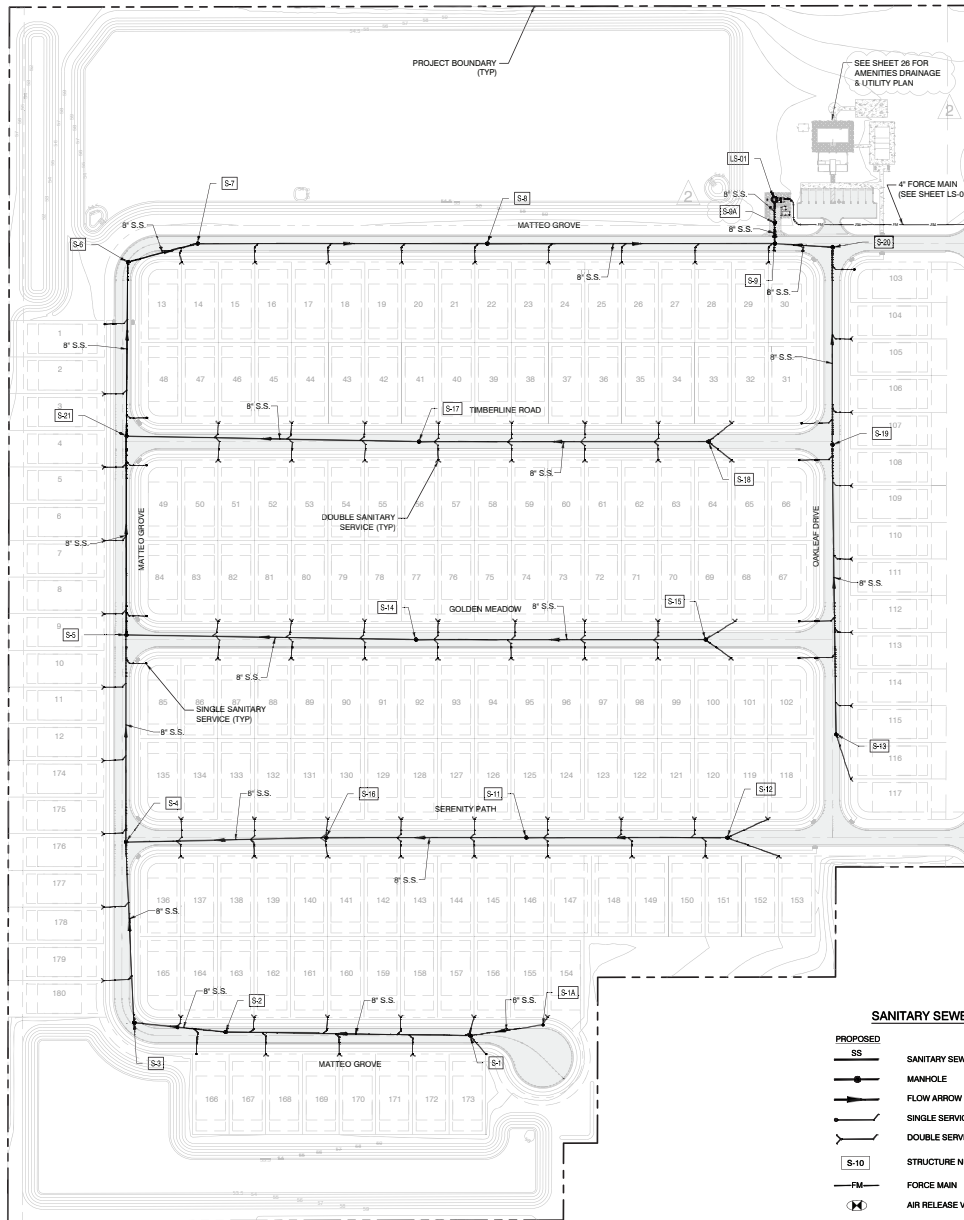
SAVE DATE	3/25/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.0090
FILE NAME	12 MASTER WAT



Upper Limbs – Issues of Flexion, Pronation/Supination, Extension, Rotation

SHEET NUMBER 12

REVISIONS
DATE
10/21/24
1/18/25
BY
M.F.
M.F.
M.F.



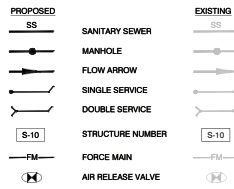
APPROXIMATE LOCATION OF
12" FORCE MAIN INSTALLED
WITH TWISTED OAKS

CONNECT TO EX 12"
(SEE SHEET LS-01)

CLEARANCE REQUIREMENTS FOR POTABLE WATER, SANITARY, STORM SEWER, RECLAIMED WATER, AND NON-POTABLE IRRIGATION PIPING

- THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(G) - (I), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.
- NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

SANITARY SEWER LEGEND



STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
LS-01	LIFT STATION RM / GRATE EL. = 59.75 8" INV IN = 43.58 (S)
S-1	SAN. MANHOLE RM / GRATE EL. = 60.66 8" INV IN = 54.50 (E) 8" INV OUT = 54.40 (W)
S-1A	SAN. CLEANOUT RM / GRATE EL. = 60.32 8" INV OUT = 55.50 (W)
S-2	SAN. MANHOLE RM / GRATE EL. = 59.91 8" INV IN = 53.06 (E) 8" INV OUT = 52.96 (W)
S-3	SAN. MANHOLE RM / GRATE EL. = 59.69 8" INV IN = 52.45 (E) 8" INV OUT = 52.35 (N)
S-4	SAN. MANHOLE RM / GRATE EL. = 60.09 8" INV IN = 51.37 (S) 8" INV OUT = 51.27 (N)
S-5	SAN. MANHOLE RM / GRATE EL. = 60.49 8" INV IN = 50.14 (E) 8" INV OUT = 50.04 (N)
S-6	SAN. MANHOLE RM / GRATE EL. = 59.83 8" INV IN = 47.91 (S) 8" INV OUT = 47.81 (E)
S-7	SAN. MANHOLE RM / GRATE EL. = 60.15 8" INV IN = 47.41 (W) 8" INV OUT = 47.31 (E)
S-8	SAN. MANHOLE RM / GRATE EL. = 60.77 8" INV IN = 45.73 (W) 8" INV OUT = 45.63 (E)
S-9	SAN. DROP MANHOLE RM / GRATE EL. = 59.86 8" INV IN = 44.05 (W) 8" INV IN = 50.02 (E) 8" INV OUT = 43.95 (N)
S-9A	SAN. MANHOLE RM / GRATE EL. = 59.66 8" INV IN = 43.83 (S) 8" INV OUT = 43.72 (N)

STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
S-11	SAN. MANHOLE RM / GRATE EL. = 60.34 8" INV IN = 53.75 (E) 8" INV OUT = 53.65 (W)
S-12	SAN. MANHOLE RM / GRATE EL. = 61.08 8" INV IN = 54.86 (E) 8" INV IN = 54.95 (NE) 8" INV OUT = 54.85 (W)
S-13	SAN. MANHOLE RM / GRATE EL. = 60.59 8" INV IN = 58.05 (S) 8" INV OUT = 57.95 (N)
S-14	SAN. MANHOLE RM / GRATE EL. = 61.29 8" INV IN = 52.02 (E) 8" INV OUT = 51.92 (W)
S-15	SAN. MANHOLE RM / GRATE EL. = 60.15 8" INV IN = 53.90 (SE) 8" INV IN = 53.90 (NE) 8" INV OUT = 53.80 (W)
S-16	SAN. MANHOLE RM / GRATE EL. = 60.61 8" INV IN = 52.56 (E) 8" INV OUT = 52.46 (W)
S-17	SAN. MANHOLE RM / GRATE EL. = 61.24 8" INV IN = 53.05 (E) 8" INV OUT = 52.95 (W)
S-18	SAN. MANHOLE RM / GRATE EL. = 59.83 8" INV IN = 54.93 (NE) 8" INV IN = 54.93 (SE) 8" INV OUT = 54.83 (W)
S-19	SAN. MANHOLE RM / GRATE EL. = 60.67 8" INV IN = 56.17 (S) 8" INV OUT = 56.07 (N)
S-20	SAN. MANHOLE RM / GRATE EL. = 59.96 8" INV IN = 50.48 (S) 8" INV IN = 50.48 (N) 8" INV OUT = 50.38 (W)
S-21	SAN. MANHOLE RM / GRATE EL. = 60.09 8" INV IN = 48.96 (S) 8" INV IN = 48.96 (E) 8" INV OUT = 48.86 (N)

REVISIONS

DATE	BY	REVISION
10/21/24	M.F.	UPDATED STRUCTURE TABLE
1/18/25	M.F.	ADDED MANHOLE, UPDATED SANITARY STRUCTURE TABLE

CLYMER FARMER BARKLEY, INC.
4400 NE 58TH AVE, SUITE 200, FT. LAUDERDALE, FL 33309
(954) 581-1111

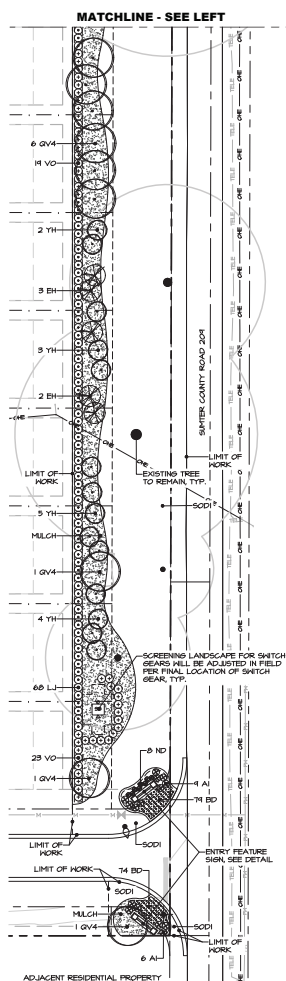
CFB

MATTEO OAKS
CITY OF WILDMOOD, FL

MASTER SANITARY PLAN

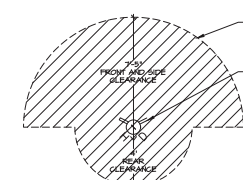
SAVE DATE: 2/20/2025
DRAWN BY: TDC
CHECKED BY: TDC
PROJECT #: EP2504.00903
FILE NAME: 11 - MASTER SANITARY PLAN

SHEET NUMBER 11



Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	39	African Iris, white Dietes vegeta - (AI)	#1; Full; 5-6' pop min; 42" oc	Allow natural growth; deadhead regularly
BA	9	Bamboo Bambusa multiplex Alphonse Karr - (BA)	#15; 6-8' ht; 15+ canes; full; 18" oc	15-20' ht x full mass; control encroachment
BD	274	Blue Daze Evolvulus glomeratus My Mind - (BD)	#1; Full; 12" + spr; 18" oc	Allow natural growth and massing; keep in bounds
EH	5	Eastgate Holly Ilex x Eastgate Eastgate - (EH)	#45; 8" x 8" 3-4' spr; 2" DBH min (aggregate)	Allow natural growth; control encroachment
FG	29	Fakachetee Grass Tripsacum dactyloides - (FG)	#3; 24" ht x 12" + spr; 5" oc	Maintain informally; cut back if root damaged
LEG	195	Emerald Goddess Lingue Ligularia muscari Emerald Goddess - (LEG)	#1; Full; 5-7' pop min; 18" oc	18" ht x full mass
LJ	180	Ligustrum Ligustrum japonicum - (LJ)	#7; 3" ht x 2" + spr; 4" oc	6" ht x 6"; full hedge; may be sheared
LTT	3	Ligustrum, tree-type Ligustrum japonicum - (LTT)	#45; 8" x 8" x 2" + spr; multi-trunk; 4-5 min open below DBH min (aggregate)	2" Allow natural growth; 6-8' open below; prune informally, do not clear
ND	20	Heavenly Bamboo Nandina domestica - (ND)	#7; 28" ht x 2" + spr; 5 canes min	Allow natural growth
PHP	40	Princely Dwarf Japanese Yew Podocarpus macrophyllus Princely - (PHP)	#3; 10-12' ht x 12-18" + spr; 3" oc	10-12' ht x full mass; maintain informally; do not shear
QV4	52	Live Oak Quercus virginiana - (QV4)	#65; 12-14" ht x 6" spr; 3" DBH (min 4" ca)	Allow natural growth; prune only for form or dead wood
SP14	1	Sabal Palm Sabal palmetto - (SP14)	BR; hurricane cut; 14" CT HT	Allow natural growth; prune only dead fronds to keep full round hedge
SP16	2	Sabal Palm Sabal palmetto - (SP16)	BR; hurricane cut; 16" CT HT	Allow natural growth; prune only dead fronds to keep full round hedge
SP18	1	Sabal Palm Sabal palmetto - (SP18)	BR; hurricane cut; 18" CT HT	Allow natural growth; prune only dead fronds to keep full round hedge
SP20	3	Sabal Palm Sabal palmetto - (SP20)	BR; hurricane cut; 20" CT HT	Allow natural growth; prune only dead fronds to keep full round hedge
VO	323	Sweet Viburnum Viburnum odoratissimum - (VO)	#15; 3-4' ht x 30" + spr; 20" CT HT	5" ht x 6"; full hedge
VS	46	Sandankian Viburnum Viburnum suspensum - (VS)	#7; 3" ht x 3"; full hedge	
YH	179	Yaupon Holly, tree type Ilex vomitoria - (YH)	#45; 8" ht min x 3-4' spr; multi-trunk; 2" DBH min (aggregate)	Allow natural growth; do not shear; prune only for form or dead wood
R57		#57 Stone - (R57)	2" x 17.1" 3-4' depth over landscape fabric	
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD1		Argentine Bahia Paspalum notatum Argentine - (SOD1)	Pallet	

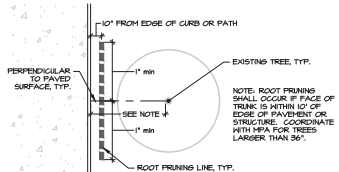
SCALE: 1"=30'



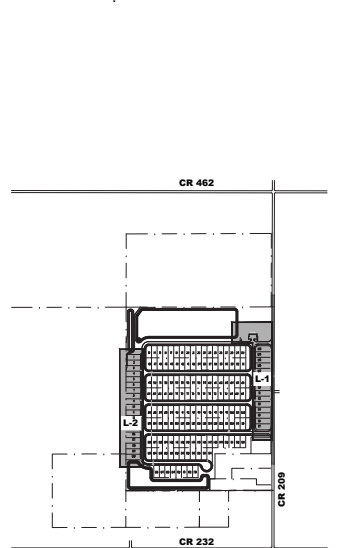
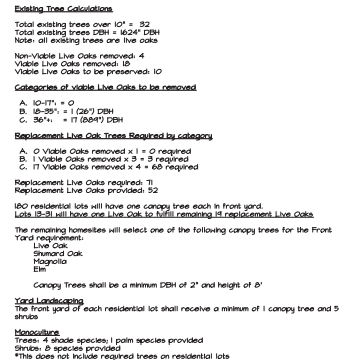
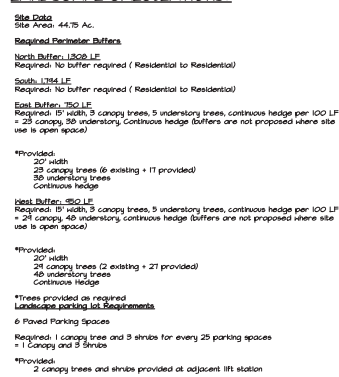
- Any damage to existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to original condition.
- This plan is intended to reflect the applicable requirements of the City of Hialeah Code. The Owner reserves the right to add non-regulated landscaping and/or trees to the project in addition to the landscaping that is required, consistent with or may exceed code requirements.
- Any trees or shrubs that are damaged or damaged beyond the ability to prevent destruction or damage to trees and native vegetation shall be taken on site and replaced with a tree of the same or similar size. The contractor shall determine the location ratings of trees and native vegetation that are destroyed or damaged beyond the ability to prevent destruction or damage, as referenced in the Hialeah Tree Market Study (January 2021).
- All site areas that are not built upon or paved shall be landscaped, sodded, and/or planted with matched, native plants.
- All plant material used shall meet or exceed the grade of Florida #1, as per grades and Standards for Nursery Plants, State of Florida, latest edition.
- All trees and shrubs shall be installed in accordance with the International Nursery Practices as set by the Florida Nursery, Growers and Landscape Association.
- The Owner, including successors and assigns, shall be responsible for the maintenance of the landscaping on-site and the growth of right-of-way.
- All trees and shrubs shall be irrigated by a 100% automatic irrigation system with a rain sensor and a backflow preventer. The irrigation system water source shall be the existing 6" water line (see Irrigation Permit Plan for details).
- All landscaping conforms generally to native-efficient design principles, including the use of native and/or drought-tolerant species.
- All trees existing shall be removed within one (1) year of installation.
- All trees in root zones shall undergo root pruning prior to permanent irrigation installation.

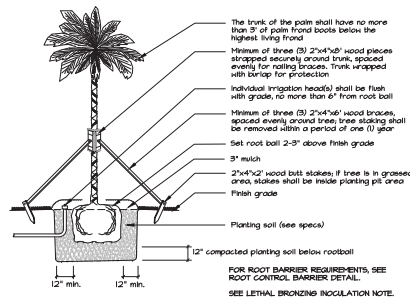
1. The Landscape Contract shall generally include the following work:

1. The Landscape Contractor shall generally include the following work:
 - A. Finish grading all of its areas of work.
 - B. Finish planting existing trees critical root zones prior to commencing irrigation.
 - C. Finish planting new trees and shrubs in accordance with the work schedule.
 - D. Finish planting new trees and shrubs in accordance with the work schedule, and apply application of post-emergent herbicides at least two weeks prior to the start of the irrigation system.
 - E. Supplying of plant material of the specified type, size, and quality.
 - F. Supplying of mulch of the specified type, size, and quality.
 - G. Proper amendment of the soil used for planting preparation of bed areas.
 - H. Installation of plants within the limits shown on the plan, in a neat, finished manner.
 - I. Completion and acceptance.
 - J. Irrigation system design, engineering, layout, finished specification, and material on the plans.
 - K. Installation of ground line staking within one year of installation.
 - L. Uncovered rootball sticks shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
 - A. The design, construction, and maintenance of the irrigation system or other any conditions which would affect the health and performance of the landscaping.
 - B. The design, construction, and maintenance of the irrigation system, whether or not they are stipulated in the bid documents.
 - C. The design, construction, and maintenance of the irrigation system, whether or not they are stipulated in the bid documents.
 - D. Reporting and repairing any damage caused by his work or actions.
 - E. Reporting and repairing any damage caused by his work or actions.
 - F. Coordination of or with irrigation installation in order to achieve proper watering and drainage.
 - G. Coordination of or with irrigation installation in order to achieve proper watering and drainage.
 - H. Coordination of or with irrigation installation in order to achieve proper watering and drainage.
 - I. Maintaining the work in a continuous and direct manner until it is complete.
 - J. Following all administrative and technical requirements of the bid documents.
3. Mutual Payment & Associates, P.A. is responsible for ensuring that the work meets the specifications and that the work is completed in accordance with the work schedule. It is not subject to rejection and replacement by the contractor at its own risk.

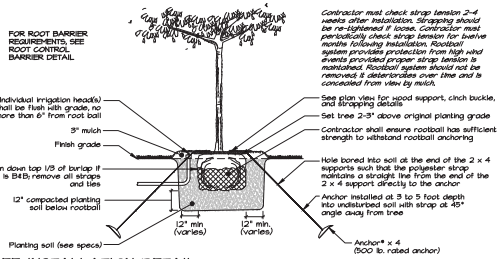
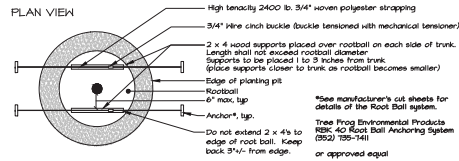


TYPICAL ROOT PRUNING PLAN
SCALE: 1" = 10'

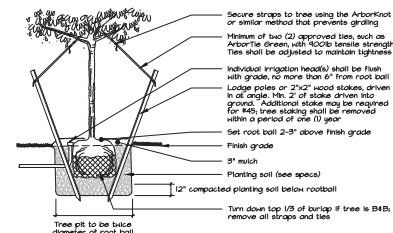




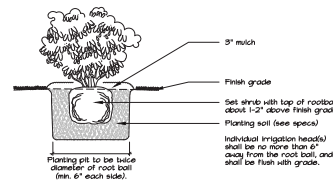
PALM INSTALLATION DETAIL



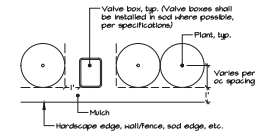
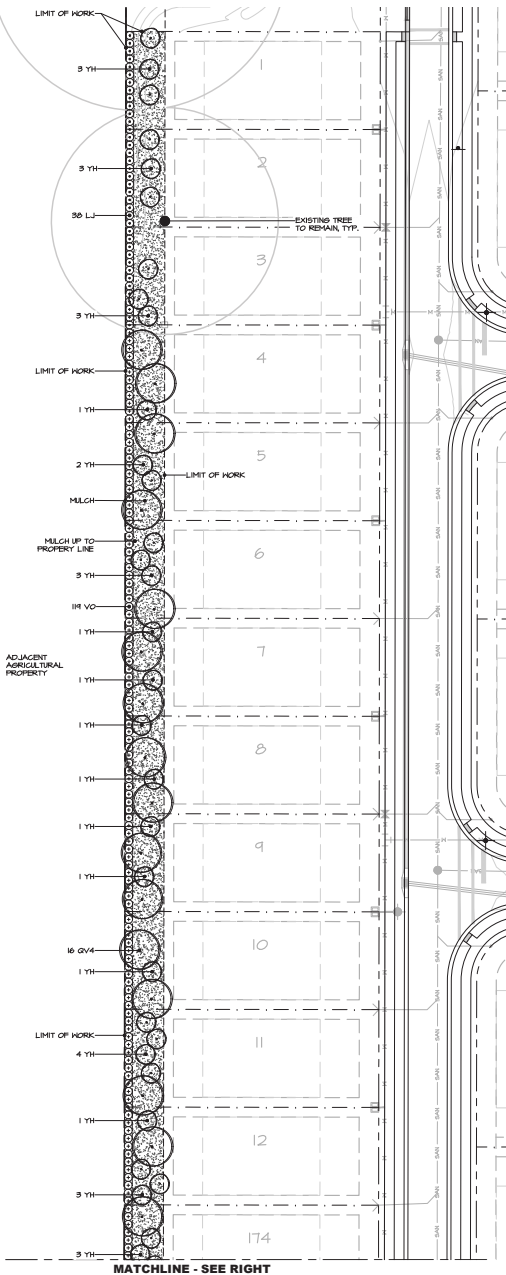
TREE INSTALLATION DETAIL
FOR 3-4" CAL. 65-100 GAL. TREES OR B4B TREES UP TO 40" DIAMETER ROOTBALL.



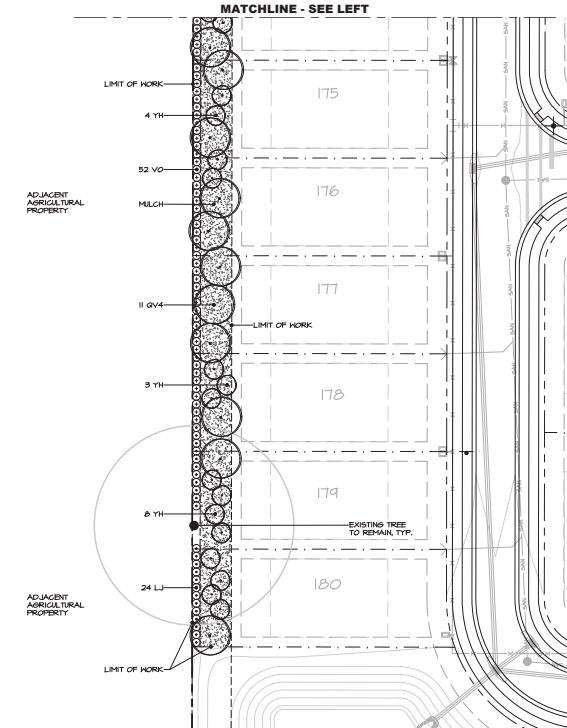
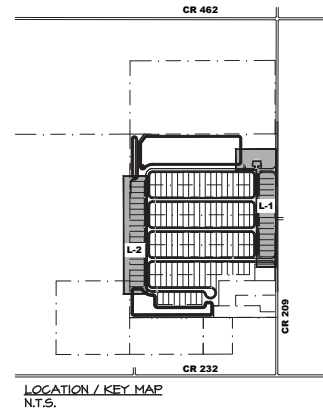
TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



SHRUB INSTALLATION DETAIL



OFFSET DETAIL
N.T.S.



REVISIONS

DATE BY

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2331 SE 17th Street, Ocala, FL 32301-3500 • www.mpa-la.com



MATTEO OAKS WILLOWOOD, FLORIDA
LANDSCAPE PLAN

DATE: 04/10/22
DNL BY: RGG/RAZ
GND BY: JJJ/MSH

SHEET 2 OF 2

L-2

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-1127 VOSO Shanty Creek Villas Master Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

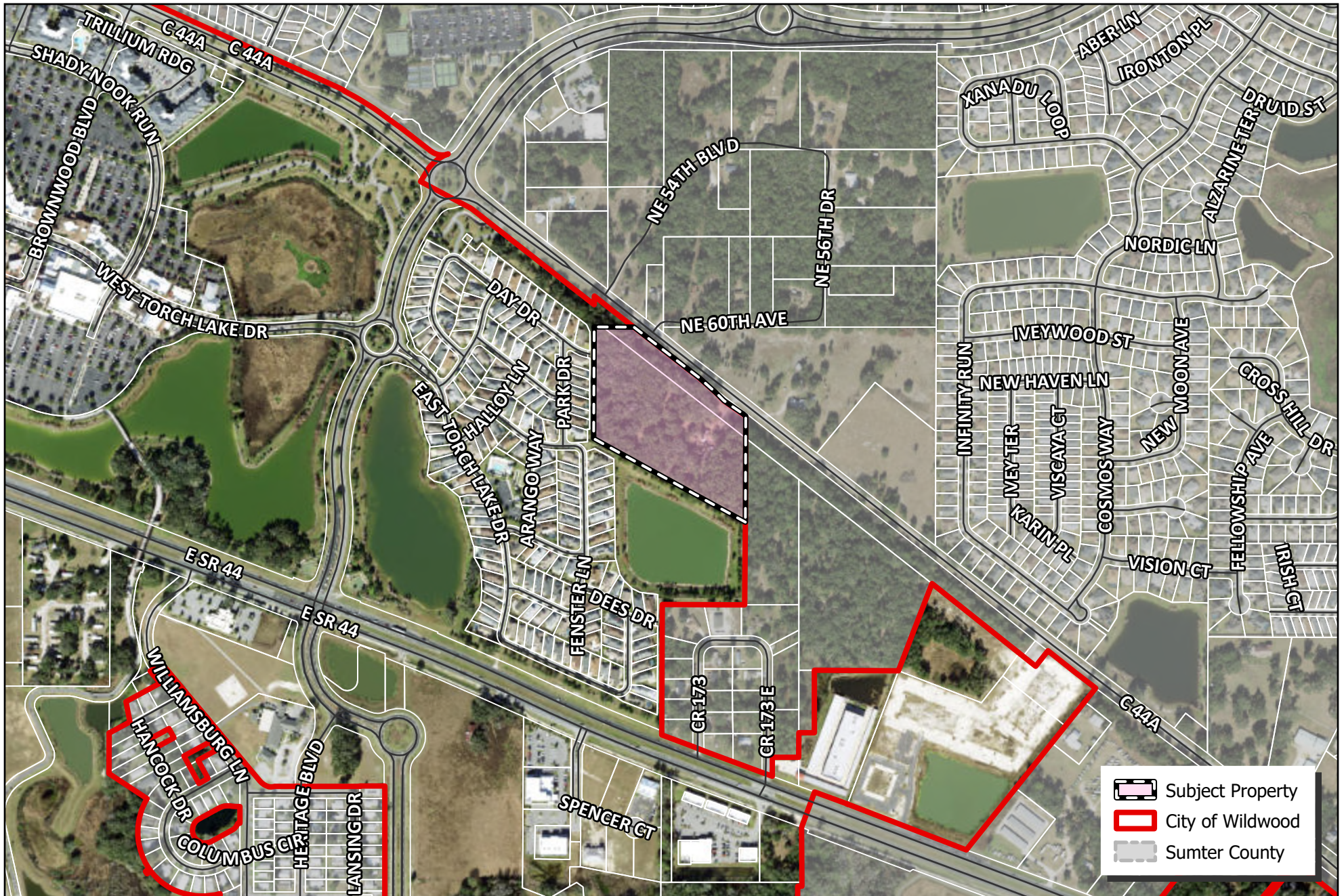
Case Number	A25-1127 VOSO Shanty Creek Villas Master Plan
Applicant(s)	The Villages of Lake Sumter, Inc.
Owner(s)	The Villages of Lake Sumter, Inc.
Acreage	9.74 +/-
Property Location	The subject property is generally located approximately 0.18 miles southeast of the intersection of C 44A and S Buena Vista Boulevard.
Parcel(s)	G16-005 & G16-112
Date	May 6, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas not to exceed 80 units, and nonresidential areas, on 9.74 acres MOL, per the attached plan.

A25-1127 meets the criteria set forth within the Villages of Southern Oaks Chapter 163 Agreement, the City's Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's 2050 Comprehensive Plan.



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	N 0 0.1020.040.060.08 Miles	PJ #A25-1127 VOSO - SHANTY CREEK VILLAS MASTER PLAN PARCELS G16-005 & G16-112	MAP 1B LOCATION MAP APR 2025
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Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.

Villages of Southern Oaks

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0036 Twisted Oaks Commercial Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

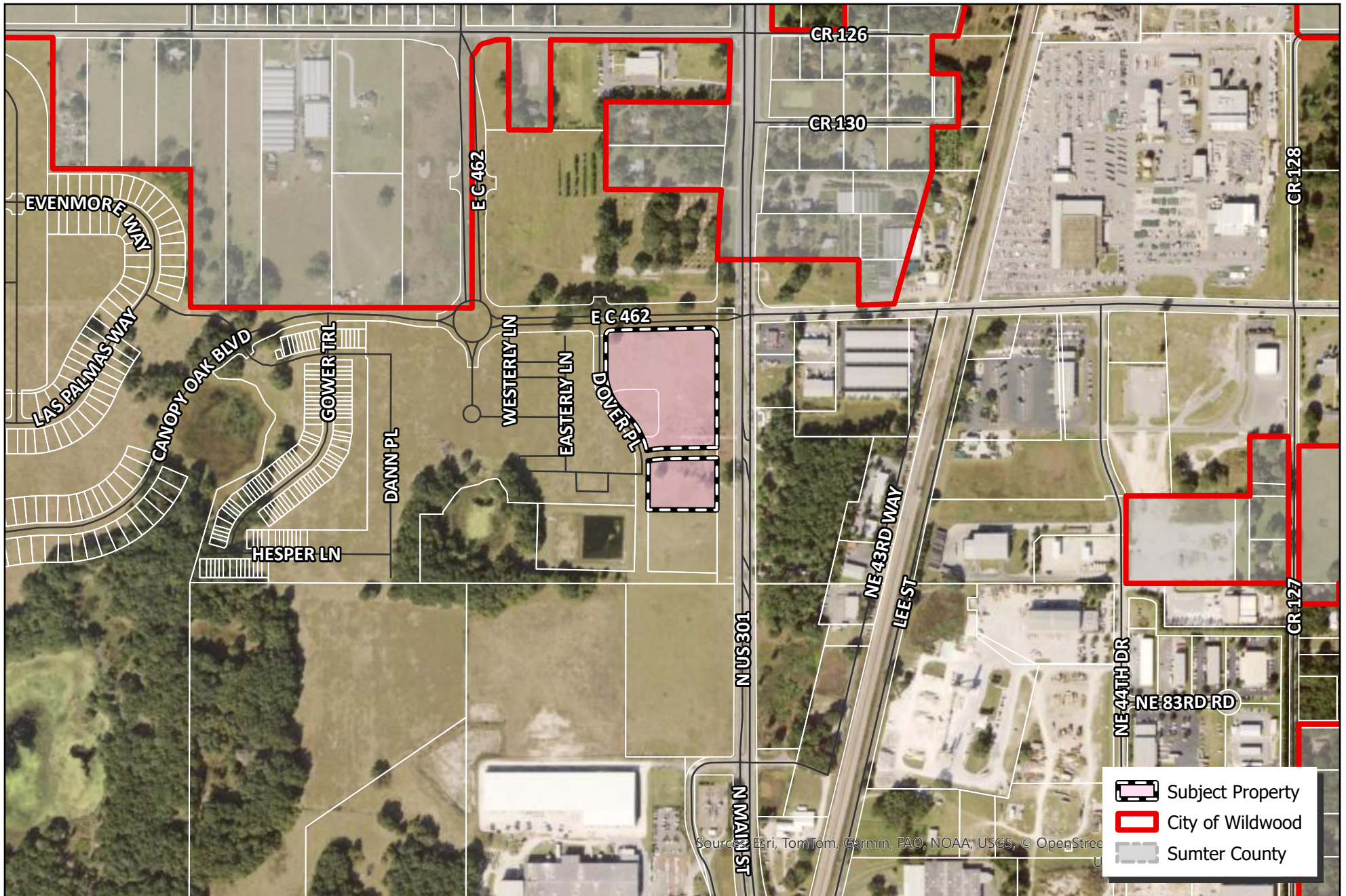
Case Number	A25-0036 Twisted Oaks Commercial Final Plat
Owner(s)	KL Twisted Oaks LLC
Applicant(s)	James P. Harvey
Acreage	8.119 +/-
Property Location	The subject property is generally located at the southwest corner of the intersection of N US 301 and E C 462.
Parcel(s)	D31A216 & D31A218

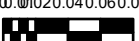
The applicant is seeking favorable recommendation from the Project Review Committee for a replat of Tracts C-2B, C-2A, C-3, C-4, C-5, and P-3 within the Twisted Oaks Final Plat (PLAT 2308-004 PB 21/Page 18), creating tracts C2-C, C2-A, C-3A, and C-3B for the Twisted Oaks Commercial Final Plat on 8.119 acres MOL, per the attached plan.

A25-0036 Twisted Oaks Commercial Final Plat meets the criteria set forth in the F.S. 177 and the Land Development Regulations, Design District Standards, and Twisted Oaks Planned Development.



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	N  0.001020.040.060.08  Miles	PJ #A25-0036 TWISTED OAKS COMMERCIAL FINAL PLAT PARCELS D31A216 & D31A218	MAP 1B LOCATION MAP JAN 2025
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TWISTED OAKS COMMERCIAL

A REPLAT OF TRACTS C-2A, C-3, C-4, C-5 AND P-3, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

DESCRIPTION:

A REPLAT OF TRACTS C-2A, C-3, C-4, C-5 AND P-3, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

ALSO DESCRIBED AS

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

BEGIN AT THE NORTHWEST CORNER OF TRACT C-2B, OF SAID TWISTED OAKS; THENCE ALONG THE EAST AND SOUTH BOUNDARY OF TRACT R-1B, OF SAID TWISTED OAKS, RUN THE FOLLOWING FOUR (4) COURSES: 1) N.00°09'52"E, A DISTANCE OF 214.84 FEET; 2) THENCE NORTHERLY, 19.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 0°21'49" (CHORD BEARING N.01°31'03"W, 19.37 FEET); 3) THENCE 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 11°02'57" (CHORD BEARING N.83°36'45"E, 91.87 FEET); 4) N.89°09'43"E, A DISTANCE OF 238.58 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT RD-3, OF SAID TWISTED OAKS ALSO BEING POINT A; THENCE ALONG SAID WEST BOUNDARY, S.00°00'04"E, A DISTANCE OF 248.86 FEET TO THE NORTHEAST CORNER OF TRACT C-2B, OF SAID TWISTED OAKS; THENCE ALONG THE NORTH LINE OF SAID TRACT C-2B, N.89°50'08"W, A DISTANCE OF 329.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.855 ACRES, MORE OR LESS.

TOGETHER WITH

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

BEGIN AT AFORESAID POINT A; THENCE ALONG THE NORTH AND EAST BOUNDARY OF AFORESAID TRACT R-1B, RUN THE FOLLOWING FIVE (5) COURSES: 1) S.89°09'43"W, A DISTANCE OF 239.31 FEET; 2) THENCE WESTERLY, 97.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 10°40'52" (CHORD BEARING S.83°49'17"W, 97.73 FEET); 3) THENCE NORTHWESTERLY, 211.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 36°43'46" (CHORD BEARING N.30°46'35"W, 207.94 FEET); 4) THENCE NORTHWESTERLY, 229.99 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 48°48'20" (CHORD BEARING N.24°14'18"W, 223.10 FEET); 5) N.00°09'52"E, A DISTANCE OF 169.79 FEET; THENCE ALONG THE SOUTH BOUNDARY OF TRACT R-1A, OF SAID TWISTED OAKS, RUN THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTHEASTERLY, 38.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°30'50" (CHORD BEARING N.44°29'17"E, 34.89 FEET); 2) N.88°40'42"E, A DISTANCE OF 472.27 FEET; 3) THENCE SOUTHEASTERLY, 55.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 91°18'59" (CHORD BEARING S.45°33'10"E, A DISTANCE OF 525.00 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT RD-3, OF SAID TWISTED OAKS ALSO BEING POINT A; THENCE ALONG SAID WEST BOUNDARY, S.00°00'04"E, A DISTANCE OF 539.61 FEET TO THE **POINT OF BEGINNING**.

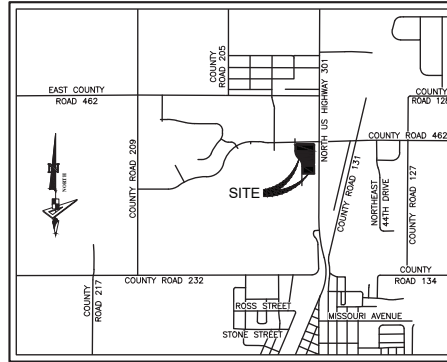
CONTAINING 6.264 ACRES, MORE OR LESS.

NOTES:

- 1) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF TRACT C-2B, TWISTED OAKS, AS RECORDED IN PLAT BOOK 201, PAGES 18-18T, OF THE PUBLIC RECORDS OF FLORIDA, HAVING A GRID BEARING OF N.89°50'08"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- 3) THE SUBJECT PLAT LIES IN FLOOD ZONES "X" AND "A", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12119C0068D FOR SUMTER COUNTY, DATED 09/27/2013, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN, IF ANY, HAVE BEEN DIGITALLY TRANSLATED FROM OFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
- 4) ALL DISTANCES SHOWN ARE IN FEET.
- 5) WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (NR). ALL OTHER LINES ARE RADIAL.
- 6) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8) THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 9) THE RADIUS ON THE EXTERIOR OF WETLANDS BUFFER IS 25.00' UNLESS NOTED OR DICTATED.
- 10) TRACTS C-2A, C-2C, C-3A, C-3B, C-4, C-5 AND P-3 FOR A TOTAL OF 7 TRACTS.
- 11) AT THE TIME OF RECORING THIS REPLAT IS AFFECTED BY THE FOLLOWING RECORDED EASEMENTS FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA: (WHICH THIS REFERENCE DOES NOT ACT TO REIMPOSE SAME)
 - a. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TWISTED OAKS, RECORDED IN PLAT BOOK 21, PAGE 18, 18A THROUGH 18T.

LEGEND:

C.C.R. -----	CERTIFIED CORNER RECORD	■	INDICATES (P.R.M.) SET
U.E. -----	UTILITY EASEMENT		PERMANENT REFERENCE
D.E. -----	DRAINAGE EASEMENT		MONUMENT 1/2" IRON ROD AND
PC -----	POINT OF CURVATURE		CAP STAMPED "PRM LB7768"
PT -----	POINT OF TANGENCY		UNLESS OTHERWISE NOTED.
PRC -----	POINT OF REVERSE CURVATURE	⊕	INDICATES (P.R.M.) FOUND
PCC -----	POINT OF COMPOUND CURVATURE		PERMANENT REFERENCE
LS -----	LICENSE SURVEYOR		MONUMENT 1/2" IRON ROD AND
LB -----	LICENSE BUSINESS		CAP STAMPED "PRM LB7768"
O.R. -----	OFFICIAL RECORDS BOOK		UNLESS OTHERWISE NOTED.
(NR) -----	NON-RADIAL	●	INDICATES (P.C.P.) PERMANENT
● -----	LOT CORNER OR CHANGE		CONTROL POINT STAMPED
	OF DIRECTION		"PCP LB7768"



LOCATION MAP
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
SCALE: 1" = 2000'

CERTIFICATE OF CLERK OF COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 2025, AT _____, FILE NUMBER _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME	SIGNATURE
DEPUTY CLERK	DEPUTY CLERK

REVIEWING SURVEYOR'S CERTIFICATE:

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

SIGNATURE	DATE
-----------	------

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

CERTIFICATE OF APPROVAL BY CITY OFFICIALS:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS _____ DAY OF _____, 2025.

ATTTEST:

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

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS _____ DAY OF _____, 2025.

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

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____, 2025.

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

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

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

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION AND GRANT OF EASEMENTS:

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

1. TO THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD");
 - a. ALL UTILITY EASEMENTS (U.E.) TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL UTILITY EASEMENTS (U.E.) IDENTIFIED HEREON INCLUDING THE RIGHT OF ACCESS FOR CDD PURPOSES, AND THE RIGHT AND OBLIGATION TO CONSTRUCT, ACQUIRE, OWN, AND TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES WITHIN SUCH EASEMENTS.
 - b. TRACT P-3 FOR STORMWATER DRAINAGE PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACT.
 2. TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE:
 - a. NON-EXCLUSIVE EASEMENTS OVER ALL UTILITY EASEMENTS AND AS SHOWN ON THE PLAT HEREIN FOR THE RIGHTS OVER THE ROADS FOR INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ELECTRIC FACILITIES, STREET LIGHTS, AND OTHER SIMILAR FACILITIES.
 3. ALL LANDS SUBJECT TO THIS PLAT THAT ARE NOT OTHERWISE DEDICATED ABOVE ARE HEREBY RESERVED BY THE OWNER FOR FUTURE USES.
- IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAS EXECUTED THIS PLAT ON THE _____ DAY OF _____, 2025.
KL TWISTED OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNATURE	SIGNATURE	BY _____ AUTHORIZED SIGNATORY
PRINT NAME	PRINT NAME	

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE _____ DAY OF _____, 2025.
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT ("CDD")

SIGNATURE	SIGNATURE	BY _____ AUTHORIZED SIGNATORY
PRINT NAME	PRINT NAME	

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

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF SUMTER } SS
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____, AS THE _____ OF KL TWISTED OAKS; WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.
NOTARY PUBLIC SIGNATURE

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

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF SUMTER } SS
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____, AS THE AUTHORIZED SIGNATORY, OF COMMUNITY DEVELOPMENT DISTRICT; WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.
NOTARY PUBLIC SIGNATURE

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

CERTIFICATE OF SURVEYOR:

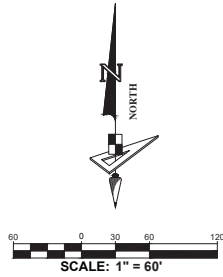
I HEREBY CERTIFY THAT THIS PLAT OF TWISTED OAKS COMMERCIAL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE PLACED ON THE _____ DAY OF _____, 2025; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

TWISTED OAKS COMMERCIAL

A REPLAT OF TRACTS C-2A, C-3, C-4, C-5 AND P-3, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS

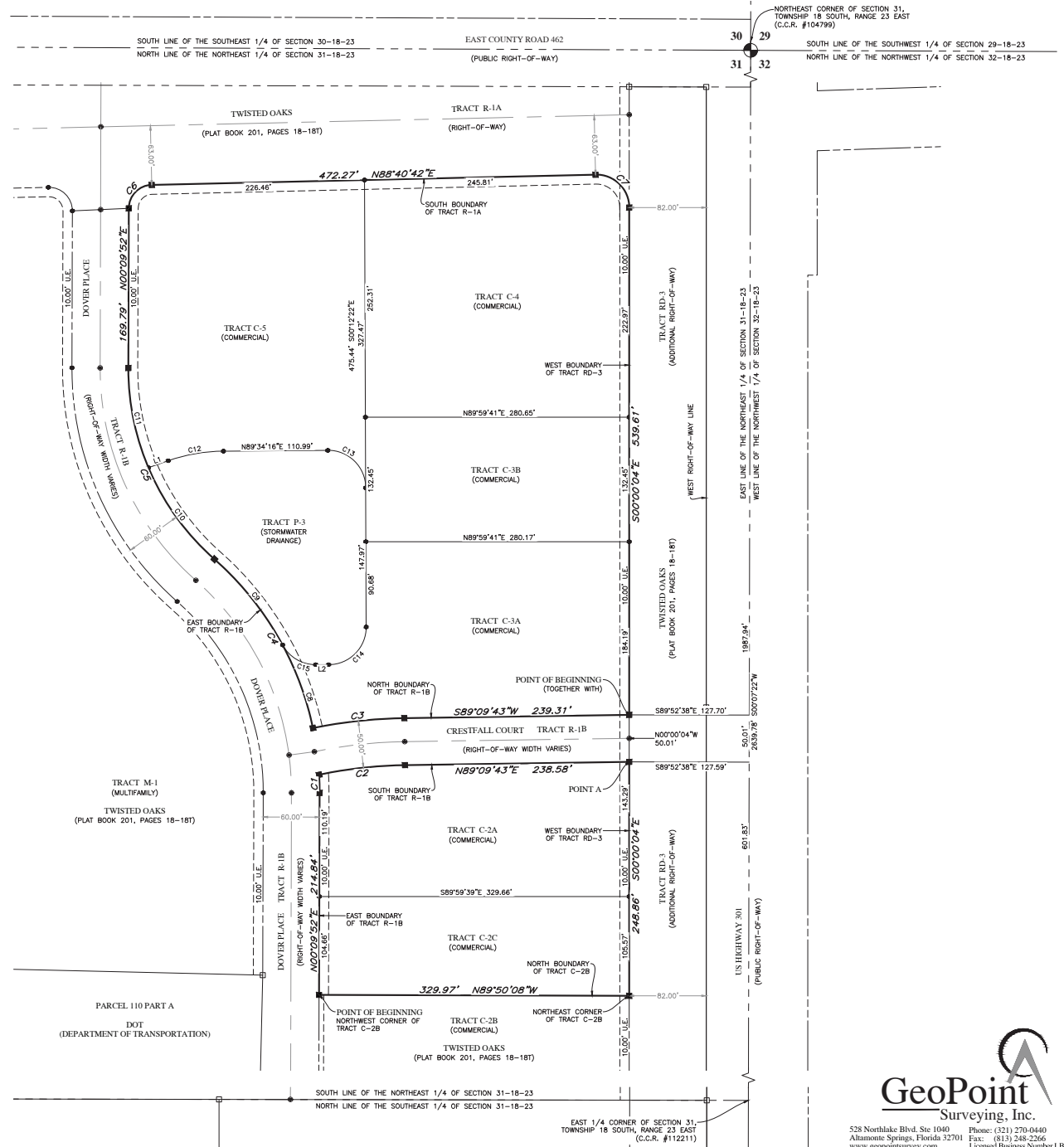


No.	Radius	Arc	Δ	Bearing	Chord
C1	330.00'	19.37'	3°21'49"	N01°31'03"W	19.37'
C2	475.00'	92.02'	11°05'57"	N83°36'45"E	91.87'
C3	525.00'	97.87'	10°40'52"	S83°49'17"W	97.73'
C4	330.00'	211.55'	36°43'48"	N30°16'35"W	207.94'
C5	270.00'	229.99'	48°48'20"	N24°14'18"W	223.10'
C6	25.00'	38.62'	88°30'50"	N44°25'17"E	34.89'
C7	35.00'	55.78'	91°18'59"	S45°39'48"E	50.06'
C8	330.00'	94.46'	16°23'59"	N20°06'42"W	94.13'
C9	330.00'	117.09'	20°19'46"	N38°28'35"W	116.48'
C10	270.00'	121.08'	25°41'38"	S35°47'39"E	120.07'
C11	270.00'	108.91'	23°06'42"	S11°23'29"E	108.17'
C12	182.50'	59.89'	18°48'07"	N80°10'12"E	59.62'
C13	40.00'	62.99'	90°13'22"	S49°19'03"E	56.68'
C14	40.00'	62.97'	90°12'04"	S44°53'39"W	56.67'
C15	40.00'	43.07'	61°41'37"	N59°09'30"W	41.02'

No.	Bearing	Length
L1	N70°46'08"E	22.34'
L2	S89°59'41"W	13.75'

LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORD
- U.E. ----- UTILITY EASEMENT
- P.U.E. ----- DRAINAGE EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- PRC ----- POINT OF REVERSE CURVATURE
- PI ----- POINT OF INTERSECTION
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ⊕ ----- INDICATES (P.R.M.) SET PERMANENT REFERENCE MONUMENT 1/2" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ★ ----- INDICATES (P.R.M.) FOUND PERMANENT REFERENCE MONUMENT 1/2" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



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

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2410-003 Oxford Crossings Racetrac

REQUESTED ACTION: Staff recommends approval contingent upon addressing the outstanding comments

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2410-003 Oxford Crossings Racetrac
Parcel Number:	D20-121 & D20-120
Acreage:	3.34 +/-
Property Location:	The subject parcel is generally located at the southeast corner of US Hwy 301 and CR 472
Owner:	Oxford Crossings LLC, Joe Nisbett, Manager
Applicant:	Joe Nisbett, Manager with Oxford Crossings LLC

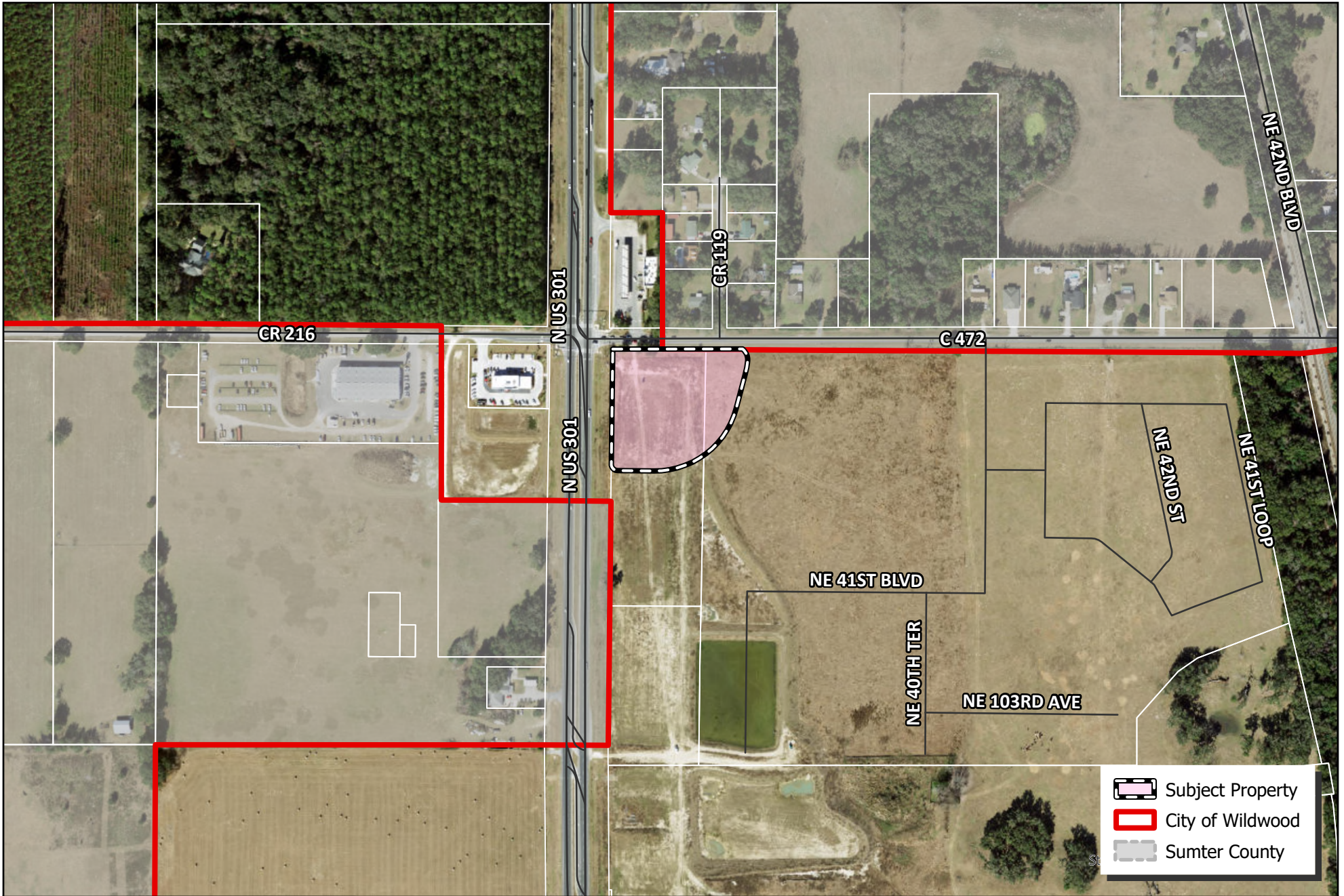
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 6,008-square-foot Convenience Store with a Gas Canopy featuring seven gas pump stations, four semitrailer fueling stations, a dumpster and associated improvements consisting of parking lot areas, landscaping buffers, commercial road, and connection to off-site stormwater retention, in 3.34 acres MOL, as per the attached plans. The site plan has to be developed in line with the terms of the Oxford Crossings Planned Development Ordinance O2018-32.

The site plan has a couple of outstanding comments City Engineer, the DSD Dept. and City attorney. Once these comments are resolved, SP 2410-003 is expected to meet the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 5/06/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.01 0.03 0.04 0.06 Miles	SP 2410-003 OXFORD CROSSINGS - RACETRAC PARCELS D20-120 & D20-121	MAP 1B
			LOCATION MAP
			NOV 2024



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2410-003 Oxford Crossing - Racetrac

Representative:

Date: 05/XX/2025

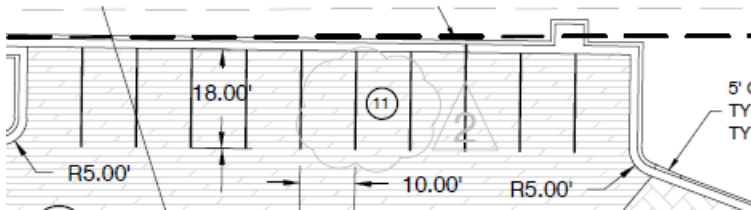
*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. *****

CITY ENGINEER

1. If the roadway is to be dedicated to the city, shouldn't a sidewalk be provided?

DEVELOPMENT SERVICES

1. LDR4.4(C)(1)(i) Please provide the metes and bounds within the civil plan set.
2. DDS Chapter 1(H)(4)(b) Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of one-hundred feet (100') or ten (10) spaces, whichever is more restrictive.



3. General: A right-of-way deed will be needed since this road will not be a part of the Oxford Crossing's Final Plat. Please provide a road exhibit and the legal description of the road so the city attorney can draft the document.

CITY ATTORNEY

Pending comments.

FIRE

No comments.

SUMER COUNTY PUBLIC WORKS

No comments.

PUBLIC WORKS (WILDWOOD)

UTILITIES – WATER/WASTEWATER

Utilities Miscellaneous – Standing Comment

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

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD	SP 2410-003	2024-10-18	UNDER REVIEW
SWFWMD	4302936-011	2024-10-18	UNDER REVIEW
FWP WATER SELF CERTIFICATION			
FWP SEWER SELF CERTIFICATION			
FOOT DRAINAGE			

DATE	REVISION	BY
2025-01-21	CITY OF WILDWOOD RAI #1	CPS
2025-02-21	CITY OF WILDWOOD RAI #2	KFM
2025-04-11	CITY OF WILDWOOD RAI #3	KFM

MAJOR SITE PLAN FOR OXFORD CROSSING RACETRAC

GENERAL NOTES:

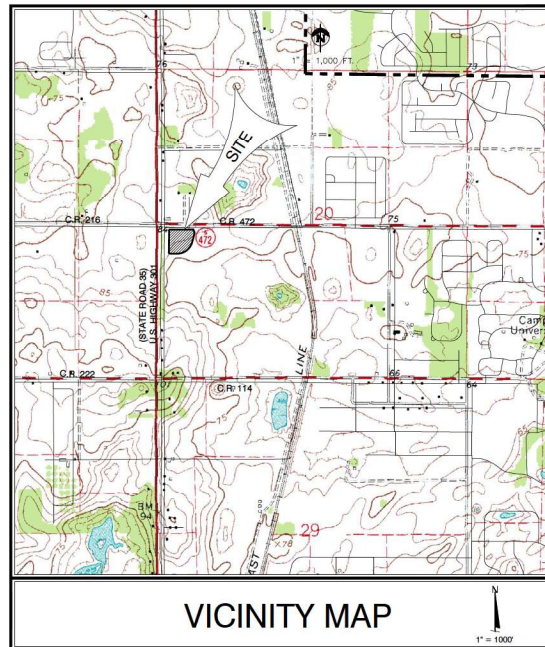
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES JURISDICTION OVER THE WORK, INCLUDING LANSING/MS/MS.
- CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
- CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTORS NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRUCKS, AND UTILITY COMPANIES AS THEY AFFECT THE OVERALL PROJECT.
- ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 RUN S89°00'15"E A DISTANCE OF 134.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE RUN S00°21'01"W A DISTANCE OF 63.01 FEET TO A LINE THAT IS 50.00 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 472 FOR THE POINT OF BEGINNING; THENCE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID CENTERLINE RUN N89°00'15"E A DISTANCE OF 489.28 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 43.00 FEET AND A CHORD BEARING AND DISTANCE OF S16°14'40"W, 22.51 FEET TO WHICH A RADIAL LINE BEARS N89°07'44"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°21'01", AN ARC DISTANCE OF 22.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°11'20", AN ARC DISTANCE OF 75.96 FEET TO THE POINT OF TANGENCY; THENCE S14°42'35"W A DISTANCE OF 111.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'09", AN ARC DISTANCE OF 437.74 FEET TO THE POINT OF TANGENCY; THENCE N89°17'19"W A DISTANCE OF 115.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'04", AN ARC DISTANCE OF 01.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE ALONG A NON-TANGENT LINE AND SAID EAST RIGHT-OF-WAY LINE RUN N00°42'10"E A DISTANCE OF 468.57 FEET TO THE POINT OF BEGINNING.



SECTION 20; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

PROJECT TEAM

OWNER/DEVELOPER:
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Tyler D. Counts
2025-04-22
14-4627-0007

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COVER
1892 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER COUNTY

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DRAWN BY: JTHOMAS
DATE: 9/26/2024
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DRAWING NAME: 01 COVER.dwg
SHEET NO. 01
VERSION

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.

- ## GENERAL DEMOLITION NOTES & SPECIFICATIONS

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED TO CARRY OUT THE WORK AS SHOWN ON THE DEMOLITION PLAN.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
5. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF THE UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO REMOVE THE UTILITY SERVICES FROM THE PLANS AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
7. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK TO BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS NOT RESPONSIBLE FOR PAYING ALL SUCH CHARGES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PAVES, WALLS, FLOUREMS, FOUNDATIONS, PARKING, DRIVE, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE REMOVED TO SUITABILITY IF MATERIAL AND REBUILT TO GRAD WITH SURFACES, COMPACT FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROPRIATE MANNER, AND REBUILT TO SUITABILITY.
9. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE TELEVISION SERVICES ARE TO BE REMOVED. EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED IN THE REMOVAL, OR RELOCATION OF ANY UTILITY THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES.
12. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT BUSINESSES AND UTILITIES. IF THE CONTRACTOR IS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE BE OCCUPIED BY THE CONTRACTOR. IF ANY UTILITIES EXISTING WILL BE IMPACTED, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NOTICE TO THE UTILITIES SHOULD BE ABANDONED OR REMOVED WITHOUT APPROVAL FROM THE TENANT.
13. THE SITE MAY BE OCCUPIED BY EXISTING STRUCTURES, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IF THE CONTRACTOR IS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE BE OCCUPIED BY THE CONTRACTOR. IF ANY UTILITIES EXISTING WILL BE IMPACTED, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NOTICE TO THE UTILITIES SHOULD BE ABANDONED OR REMOVED WITHOUT APPROVAL FROM THE TENANT.
14. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUTS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO REMAIN AND REBUILT TO SUITABILITY PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
15. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
16. THE EXISTING IN PLACE SEPTIC TANKS (FOUR CIRCLED) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SITE SHALL BE REBUILT TO SUITABILITY. THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS SHALL BE REBUILT TO SUITABILITY. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
17. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
18. EXISTING MANHOLE COVERS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON THE CONTRACTOR PAYING FOR THE REPAIRS AND REBUILT TO SUITABILITY.
19. PRIOR TO ANY WORK ON-SITE, THE CONTRACTOR SHALL CONTACT THE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
20. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON-SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
21. THE CONTRACTOR SHALL OBTAIN A CURRENT SURVEY AND AFFORDANCE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE DEMOLISHED.
22. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL EXISTING UTILITIES TO BE REMOVED OR REBUILT TO SUITABILITY. ALL NEW WORK AS REQUIRED BY OTHER PROVISIONS OF THE CONTRACT DOCUMENTS.
23. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
24. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

1. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN ON THE EROSION CONTROL PLAN AT THE PERIMETER OF THE DISTURBED AREA PRIOR TO LAND CLEARING ACTIVITIES.

2. LAND DISTURBING ACTIVITIES SHALL BE KEPT TO A MINIMUM AND WILL NOT EXCEED BEYOND THE LIMITS SHOWN ON THE PLANS.
3. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. CONTRACTOR SHALL INSTALL A TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO ANY EARTHWORK OPERATIONS.
5. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT. UTILITY ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
6. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
7. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 90 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURERS SPECIFICATIONS.
8. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY AND ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION OF ALL GRADED AREAS, INCLUDING THE DURATION OF THE STABILIZATION PERIOD.
9. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NECESSARY REMOVAL OF OR ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
10. ANY EROSION CONTROL MEASURES EXCEPT THE REQUIRED RMP OR PAF ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY ALL GRADING JURISDICTIONS.
11. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
12. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UNOIL COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS SOON AS FINAL GRADINGS ARE ESTABLISHED IN AN UNPAVED CONDITION, THE CONTRACTOR SHALL STABILIZE WITH A PERMANENT FAST GROWING COVER AND/OR MULCH. A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOG AT THE PROPER TIME OF YEAR.
13. FILL SLOPES SHALL BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SLOPES SHALL BE PLANTED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH. THE CONTRACTOR SHALL SLOPES CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE PLANT.
14. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW AT THEIR PROPOSED CONSTRUCTION TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITH OUT PERMANENT STABILIZATION.
15. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE N.P.D.'S. STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, EXISTING UTILITIES, CURBS, SIDEWALKS, ETC., AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

1. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY ROGERS ENGINEERING, LLC DATED 02/22/2024.

3. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, EXISTING UTILITY LOCATIONS, EXISTING UTILITY DEPTHS, EXISTING UTILITY MATERIALS, EXISTING UTILITY SIZES, EXISTING UTILITY SPACING, EXISTING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATIONS OF ALL WATER, SEWER, SEWER, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UTILITIES WITH A MAJOR MAINTENANCE CONTRACTOR AND CONFLICTS SHALL BE RESOLVED AS ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND THE LOCATIONS AND/OR CONNECTIONS TO THEIR FACILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED FOR ALL SITE IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REGULATIONS AND ORDINANCES AND SHALL BE APPROVED BY THE AGENCIES.
5. EXISTING UTILITY LINES SHOWN ARE APPROPRIATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
6. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
7. ALL NECESSARY PERMITS APPROVED BY ALL AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS IDENTIFIED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS. ALL PROPERTY CORNERS, AND COORDINATION OF A SURVEYOR AND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
9. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE RATE.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR CORRECTION TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT, STOPPING, CURB, AND ALL REPAIRS SHALL BE QUAL. TO OR BETTER THAN EXISTING CONDITIONS.
11. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. CONTRACTOR SHALL COORDINATE WITH ANY JOBS WITHIN THE PROJECT AREA FOR UNDERGROUND UTILITY SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TREATMENT.
12. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
13. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
14. CONSTRUCTION SHALL COMPLY WITH ALL GOVENDING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ANY JOBS WITHIN THE PROJECT AREA SPECIFICATIONS.
16. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL REGULATORY AGENCIES REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

1. THIS SET OF DRAWINGS IS BOTH THE PERMIT AND CONSTRUCTION SET. YOUR PLANS ARE INTENDED TO PROVIDE THE CONTRACTOR WITH TOOLS TO ACCURATELY BID AND BUILD THE PROJECT.
2. THE PROJECT ADDRESS MUST BE ON THE PLANS PRIOR TO CONSTRUCTION BIDDING. PLEASE PROVIDE ALL APPLICABLE COUNTY, PARISH, PARCEL ID INFORMATION, ETC. RELATIVE TO SITE.
3. MODIFY THE PROJECT INFORMATION TABLE TO REFLECT ALL REQUIRED PERMITS FOR CONSTRUCTION. MUST INCLUDE ALL DATES OF APPROVAL AND EXPIRATION DATES.

1. ALL DIMENSIONS SHOWN TO BUILDING ARE TO FACE OF STRUCTURAL CMU.
2. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL MAINTAIN A MINIMUM GROUND COVER OF 3" OVER UNDERGROUND STORAGE TANKS

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY CLYMER FARNER BARLEY, LLC DATED 06/12/2023. IF CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE EXISTING PLAN IS BASED ON RECORD AND/OR EITHER THE VARIOUS UTILITY COMPANIES, VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR WHEREAS POSSIBLE. MEASUREMENTS TAKEN IN THE FIELD. RACETRACK PETROLEUM DOES NOT WARRANT THAT THE DATA OBTAINED FROM THESE SOURCES IS EXACT AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL MINIMUM THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS (TWO DAYS) BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH ARE DAMAGED OR DESTROYED BY THE IMPROVEMENTS SHOWN ON THE PLANS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 1:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. CONVICTION SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STRUCTURES, UTILITIES, AND ELEVATIONS. ALL UTILITIES PRIOR TO CONSTRUCTION.
7. CLEANING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS AND CORNERS DAMAGED BY CONSTRUCTION.
8. EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NEARLY AS POSSIBLE TO EXISTING CONDITIONS OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL UNSURFACED AREAS IN DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE CITY OF RACETRACK, FLORIDA PLAN AND CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
12. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
13. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT TO LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. REFERENCE STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION AND COMPLETION.
16. CONTRACTOR TO REVIEW BORING LOGS PROVIDED BY RACETRACK.
17. ALL STORM PIPE EXISTING STRUCTURES SHALL BE GROUTED TO ASSURE CONCORDANCE WITH STORM SEWER WATERWAY.
18. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.
19. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO ACHIEVE A SMOOTH TRANSITION TO THE NEW PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
20. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
21. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AROUND BUILDING AND FOR ALL NATURAL AREAS.
22. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL, BEING PLACES ADJACENT TO RETAINING WALLS.

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT

2. REFERENCE DETAIL SHEETS FOR STORM WATER DETAILS.
3. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A REGISTERED ENGINEER, SHALL REPRESENT ACTUAL FIELD CONDITIONS, AND SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

1. DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS:

- B. TRENCH DRAINS SHALL BE AQUADUCT, PROVIDED BY RACETRAC AND INSTALLED BY GENERAL CONTRACTOR.

1. CONTRACTOR TO INCLUDE FOR ALL SECONDARY CONDUITS (CONDUIT ONLY) DEPICTED ON UTILITY PAGE IN BASE BID. INCLUDE FOR LENGTH UP POLE APPROX 30FT. WIRE IS ASSUMED TO BE BY UTILITY

2. DEPARTMENT, SECONDARY WORK WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDLED AS A CHANGE ORDER IF REQUIRED.
3. CONTRACTOR TO INCLUDE TWO (2) 1" CONDUIT TO BOTH SIGN LOCATIONS.
- A. ONE (1) 1" CONDUIT IS FOR ELECTRICAL.
- B. ONE (1) 1" CONDUIT IS FOR COMMUNICATION.
- C. CONTRACTOR IS RESPONSIBLE TO PROVIDE CAT 5 HOME-RUN BETWEEN PRICE SIGN AND FINAL DESTINATION INSIDE THE BUILDING. FINAL DESTINATION TO BE DETERMINED BY INACETRAC CONSTRUCTION MANAGEMENT DURING CONSTRUCTION.
3. CONTRACTOR TO SEE SHEET SD0 FOR AIRVAC SERVICE STATION ELECTRICAL REQUIREMENTS.
- A. CONTRACTOR TO PROVIDE SMALL CONCRETE UTILITY VAULTS FOR UTILITY JUNCTIONS. CONCRETE VAULT TO BE FLUSH WITH CONCRETE CURB OR LANDSCAPING.
- B. AIRVAC SERVICE STATION ELECTRICAL CONDUITS TO BE 1".
- C. INCLUDE A WEATHER PROOF JUNCTION BOX INSIDE OF THE CONCRETE VAULT. LEAVE THREE (3) PULL STRINGS INSIDE CONDUIT FOR FUTURE USE.

1. STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE. DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.

- AREA OVER CATCHES, DUMPTER PAD, AND THE APPROACH IN FRONT OF THE DUMPTER TO BE EIGHT (8) FEET (2.44 M) WIDE. THE APPROACH SHALL BE CONCRETE WITH 1/2" (12.7MM) MESH AND NUMBER FIVE (5) REBARs PLACED EIGHTEEN INCHES (457MM) ON CENTER EACH WAY.
3. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INSTALMENT OF STRIP OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE FINAL POUR.
4. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE TESTING MATERIAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES AND MATERIALS.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. THE CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STOPPING WITHIN PARKING LOT AND AROUND BUILDING.
8. SEE IRRIGATION PLAN AND MEET PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEPING AN CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.
9. ALL HANDICAP PARKING, STOPPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT.
10. CONTRACTOR TO SUBMIT A POURING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.
11. CONTRACTOR SHALL INSTALL SLAB CONSTRUCTION JOINTS AT THE END OF A DAYS POUR. SLAB CONSTRUCTION AND SLAB CONSTRUCTION JOINTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AS SHOWN ON THE RACETRAC STANDARD DETAILS, SHEETS SED AND SDA.
12. CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND FINISHING OF THE DRIVEWAY AND DUMPTER PAD.
13. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED DRIVEWAY AND DUMPTER PAD TO THE EXISTING DRIVEWAY AND DUMPTER PAD. OWNER, ENGINEER, AND CONTRACTOR IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
14. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING TO PROVIDE A SMOOTH TRANSITION.
15. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
16. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
17. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

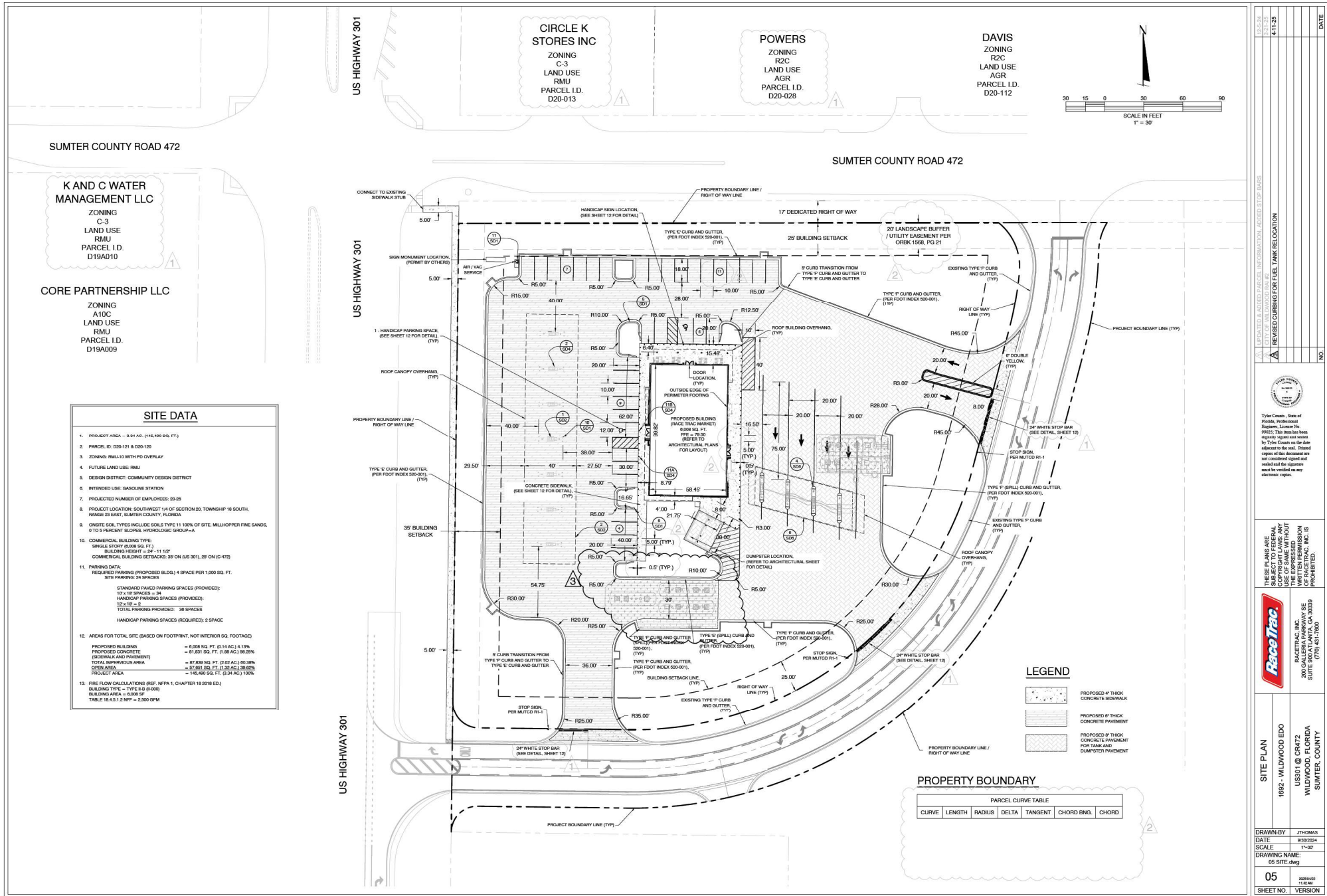
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (GAS, WATER, SEWER, ETC.) SHOWN ON THE PLANS IS BASED ON RECORDS.

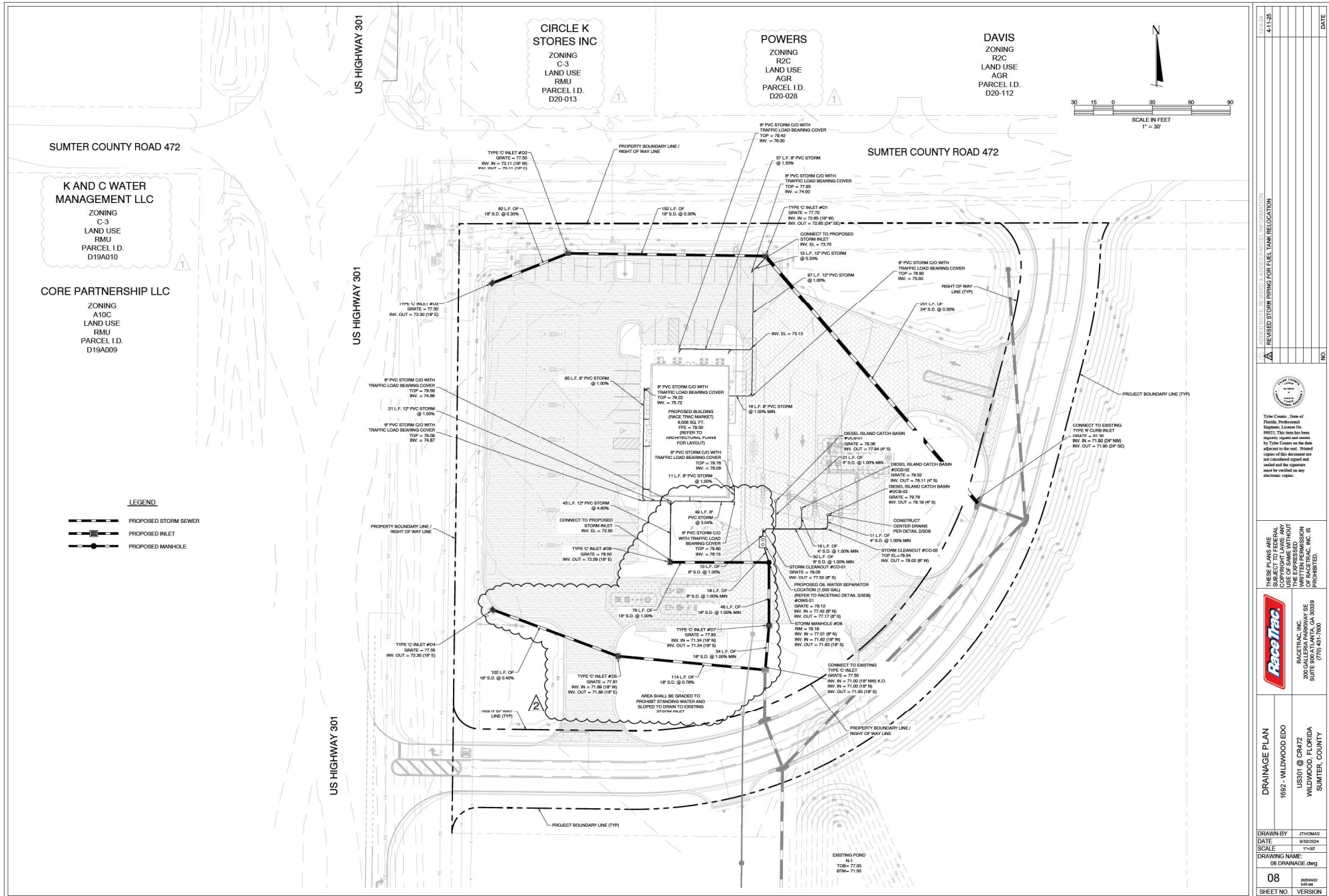
- ENTER THE VARIOUS UTILITY COMPANIES, VISUAL OBSERVATIONS AT THE SITE, EXISTING RECORDS AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. REELECT PETROLEUM DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. CONTRACTOR SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY RECORDS AND INFORMATION FROM THE UTILITY COMPANIES BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST FORTY EIGHT HOURS (48 HRS) BEFORE ANY EXCAVATION TO REQUEST EXACT EXISTING LOCATION OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, AND CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGNAGE, PAVEMENT, UNDERGROUND CABLES, AND ANY OTHER EXISTING UTILITIES OR STRUCTURES. CONTRACTOR SHALL REMOVE AND WHERE NEEDED, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS PART OF THE EXCAVATION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WATER SERVICE, ELECTRICAL, AND TELEPHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR LOCATIONS AND SCHEDULING FOR THE IN-SERVICE CONNECTIONS TO ANY EXISTING EXISTING FACILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, A TELEPHONE COMPANY, AND ALL OTHER UTILITIES TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.
7. SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OHIO DESIGN DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER METHODS TO MAINTAIN THE EXISTING EXCAVATION BUT NOT TO EXCEED THE EXISTING EXCAVATION AND TRENCHING. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE OHIO DEPARTMENT OF TRANSPORTATION.
9. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO AVOID ANY CONFLICT OF UTILITIES.
10. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN (10) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS FIVE (5) FEET.
11. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
12. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITY TO VERIFY THE LOCATION OF UTILITIES.
13. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITY.
14. SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECONNECTION OF ALL UTILITIES. IF THE UTILITY IS NOT RECONNECTED DURING ANY PHASE OF THE CONSTRUCTION PROCESS, THIS INCLUDES FEES INCURRED THROUGH RELOCATING AND/OR RE-ANCHORING VENDORS OR EQUIPMENT TO ACCOMMODATE.
15. ALL NEW CONSTRUCTION SHALL BE PERPENDICULAR WITH A FULL STICK DUCTILE IRON PIPE IN THE SEWER LINES AT THE CROSSING.
16. CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR AND ARCHITECT FOR EXISTING LOCATION OF SIGNAGE, REQUIRED ELECTRICAL, CABLES, FOUNDATIONS, ETC.
17. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
18. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND

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DRAWN BY DATE		JTHOMAS 8/30/2024								
SCALE		N/A								
DRAWING NAME		02 NOTES.dwg								
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SHEET NO.		02/05/2024 LSC/PS								
VERSION										DATE

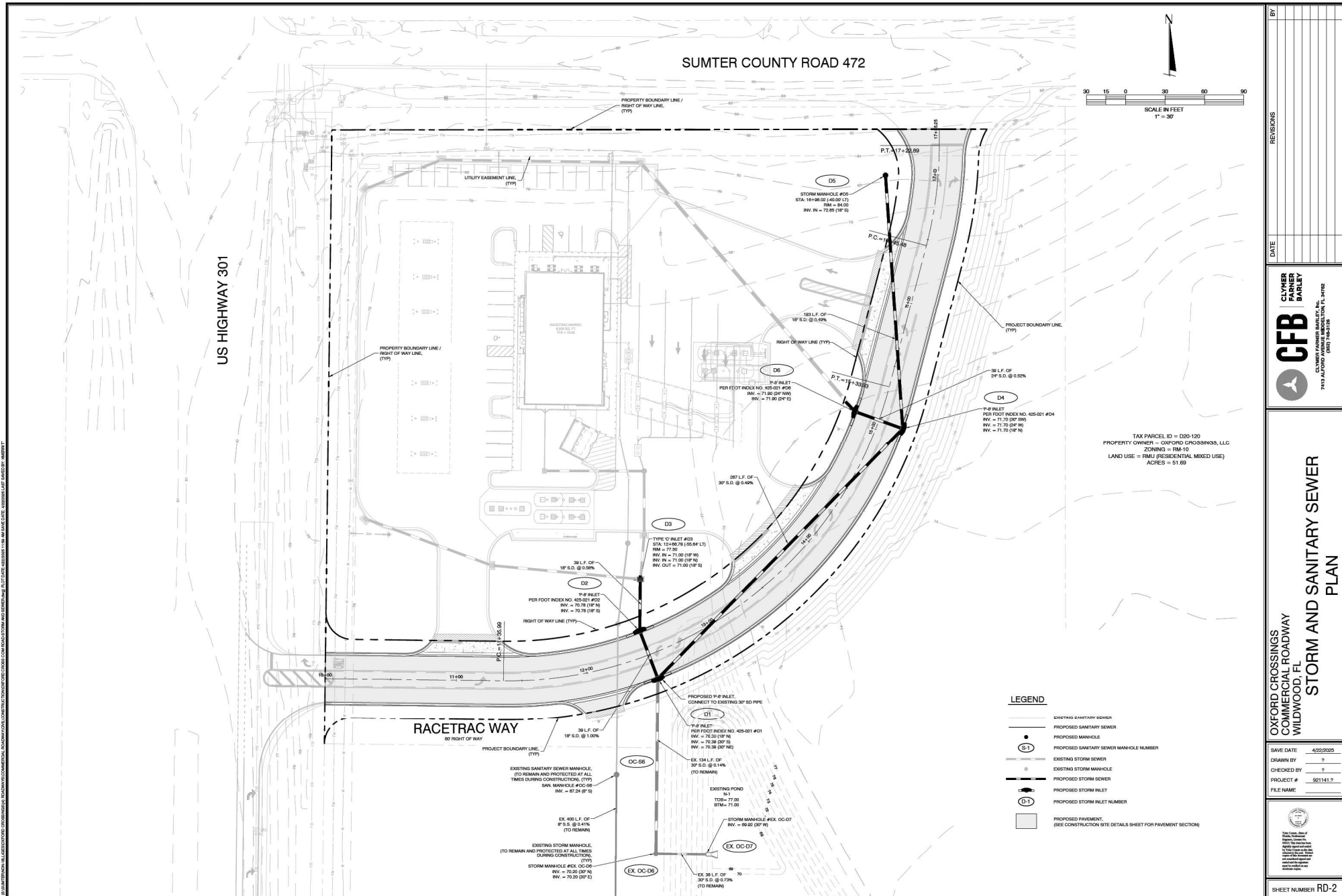


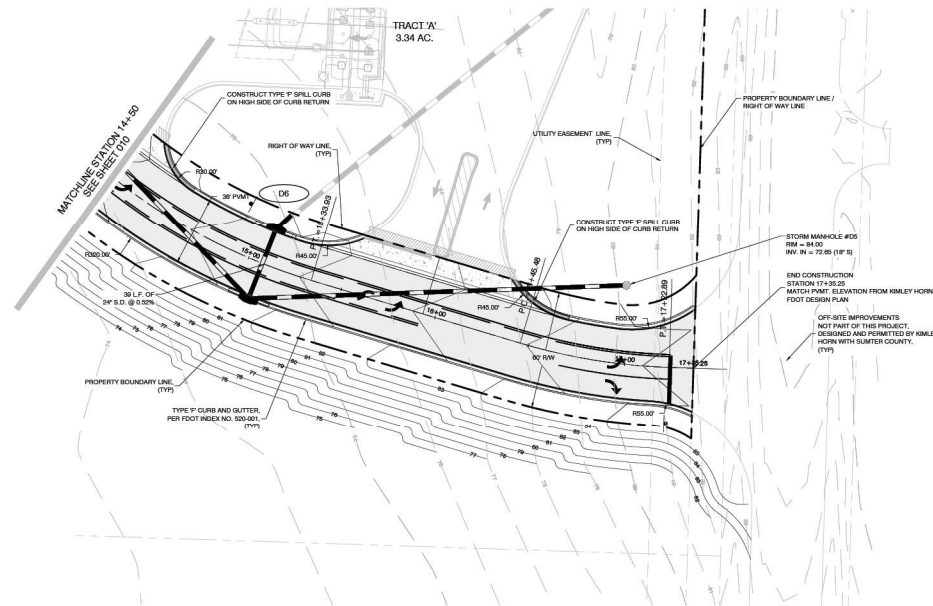
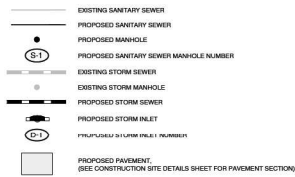
12-23-24		DATE
ADDED PARCEL INFORMATION		NO.
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RaceTrac		
AERIAL MAP		
1892 - WILDWOOD EDO		
US 301 @ CR 472		
WILDWOOD, FLORIDA		
SUMTER COUNTY		
DRAWN BY JTHOMAS		
DATE 9/26/2024		
SCALE 1"=100'		
DRAWING NAME 03 AERIAL.dwg		
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SHEET NO. VERSION		



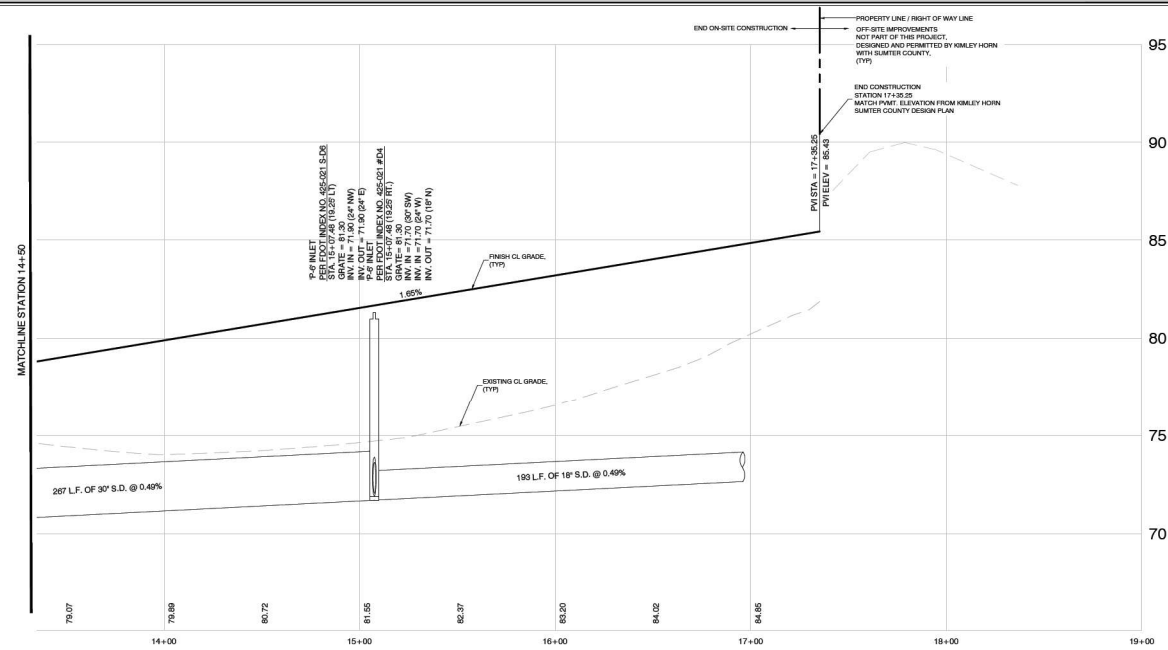
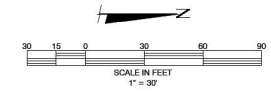








SUMTER COUNTY RD 472

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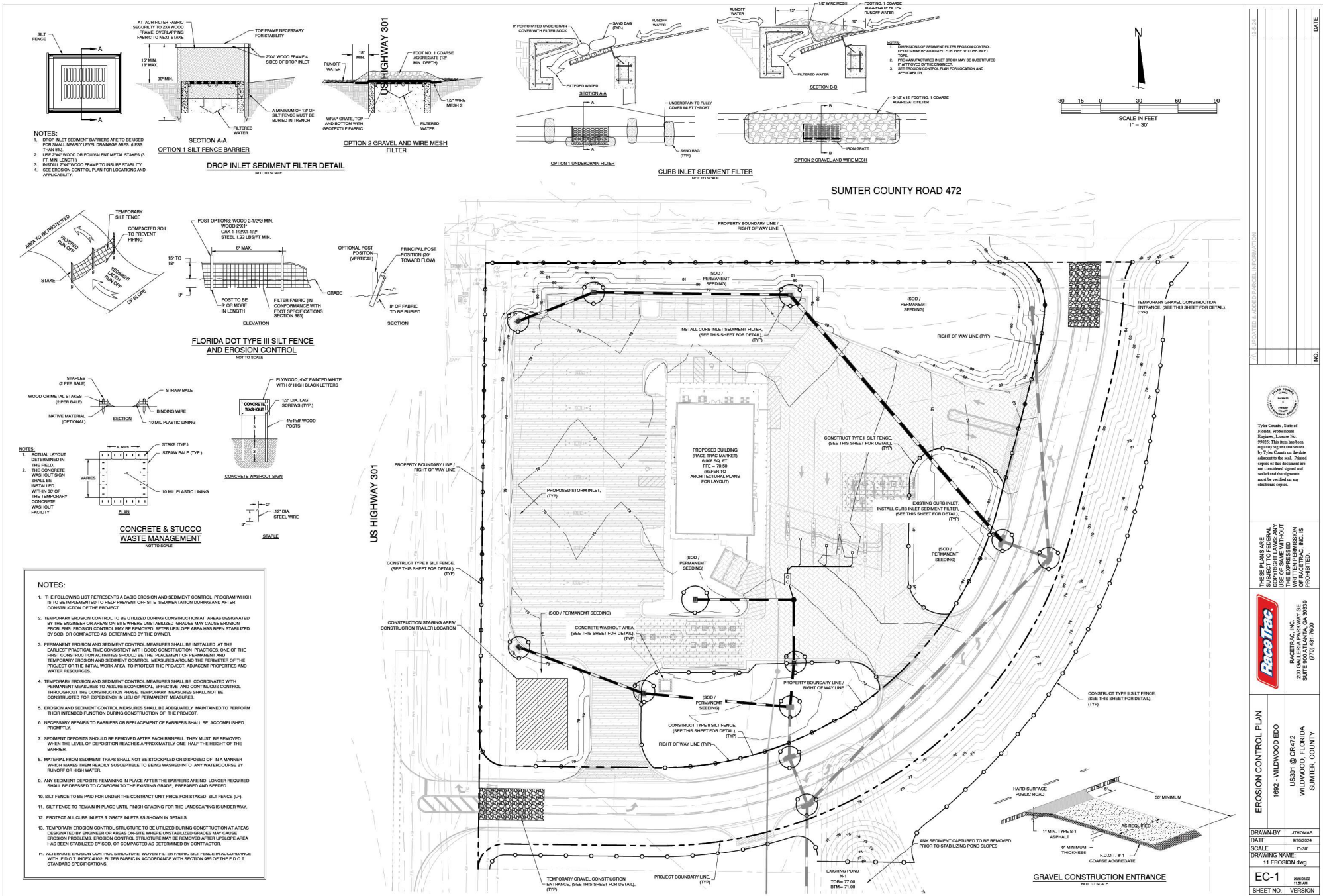
OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

ROADWAY PLAN AND PROFILE

SAVE DATE	4/22/2025
DRAWN BY	?
CHECKED BY	?
PROJECT #	921141.?
FILE NAME	



SHEET NUMBER RD-5

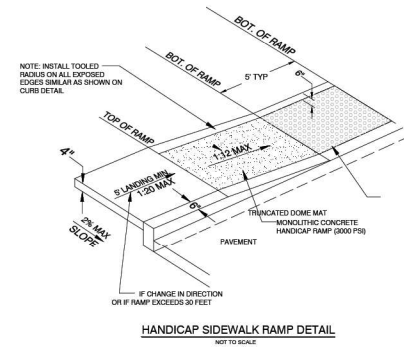
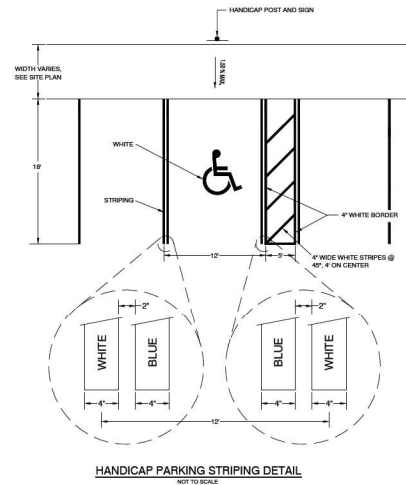
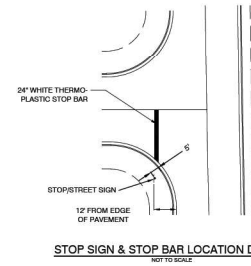


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	RACETRAC, INC. 200 GALLERIA PARKWAY SE SUITE 100 ATLANTA, GA 30339 (770) 311-7600	
	CITY OF WILWOOD DETAILS	
	1692 - WILWOOD EDO	US301 @ CR472 WILWOOD, FLORIDA SUMTER, COUNTY
	DRAWN BY	JTHOMAS
	DATE	8/26/2024
SCALE		N/A
DRAWING NAME:		12 DETAILS.dwg
D1		2024/08/26 15:09



GENERAL DETAILS		 RACETRAC, INC. 200 GALLEDIA PARKWAY SE SUITE 100 ALBUQUERQUE, NM 87105 (770) 431-7000		THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS ANY USE OF SAME WITHOUT WRITTEN PERMISSION OF RACETRAC, INC. IS PROHIBITED.		 Tyler Counts, State of Florida, Prefectural Engineer, License No. 099525. This item has been electronically signed and sealed by Tyler Counts on the date affixature to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.		NO.		DATE	
DRAWN-BY		JTHOMAS03									
DATE		9/20/2024									
SCALE		N/A									
DRAWING NAME		12 DETAILS.dwg									
D4											
SHEET NO.		VERSION									



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10' DURING
2. SAWCUT CONTRACTION JOINTS 18" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS SET
3. SUFFICIENTLY TO PREVENT TRAVELING OR DISLOCATING AGGREGATES.
4. SAWCUT CONTRACTION JOINTS 18" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SE
5. DETAIL 38, SHEET G03. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE
6. CURB RACKING WIDTH:
7. A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIIUS OF DRIVEWAYS AND O
8. STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O C EACH WAY.
9. B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIIUS OF LANDSCAPE ISLANDS
10. HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED
11. C. ONE (1) FOOT BACKING IS TO BE USED FOR A PEDESTAL WALKWAY WITHIN LANDSC
12. AREAS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
13. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS H SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET S1
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

SEE SITE PLAN FOR EXACT LOCATIONS

NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE. THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 18" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONTRACTION JOINTS 18" WIDE BY 1" DEEP, SIMILAR TO DETAIL BA, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.

NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) $\frac{1}{2}$ " x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SLOPE/GRADE COMPACTION REQUIREMENTS.

1" CONDUIT FROM BUILDING. REFER TO "SITE ELECTRICAL" FOR EXACT LOCATION.

NOTES:

DURING INSTALLATION

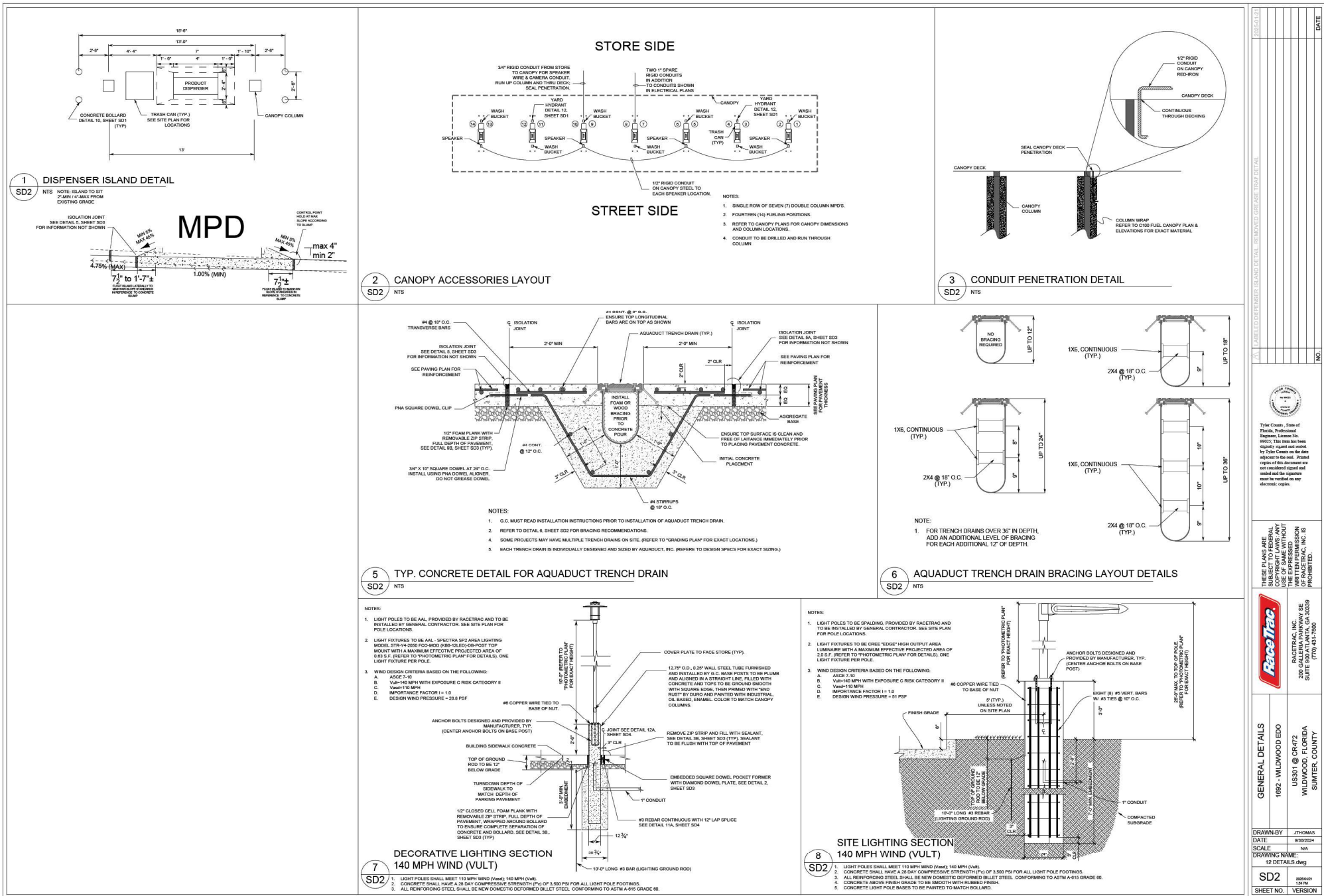
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET S03. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TREX DRAINS. SEE PLAN FOR LOCATIONS.

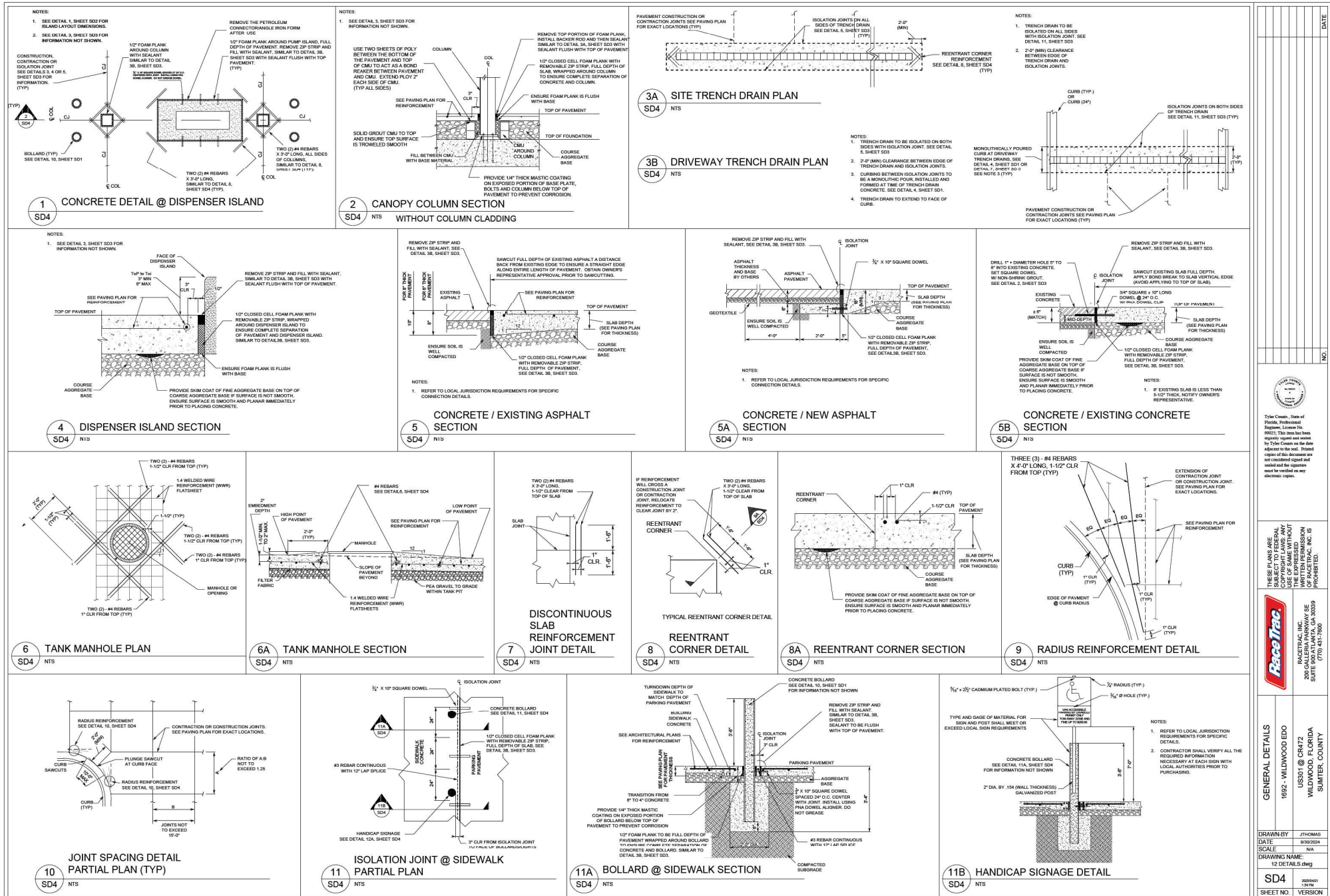
NOTES:
ALTERNATIVE SHERWIN WILLIAMS SETFAST CHLORINATED RUBBER ZONE MARKING PAINT SPEC. TM5127
LED-FREE, TO BE USED

NOTES:

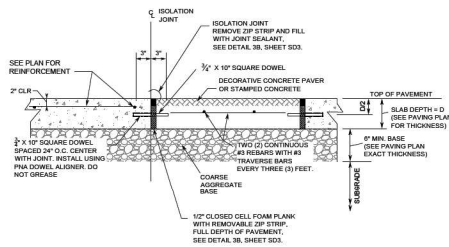
1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH &

Page 133 of 158

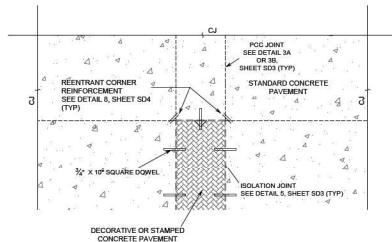




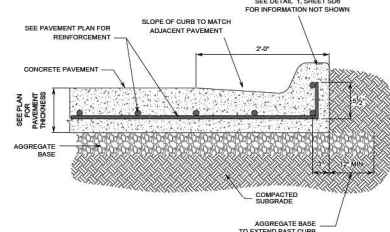
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1
SD5 NTS
DECORATIVE PAVER SECTION DETAIL

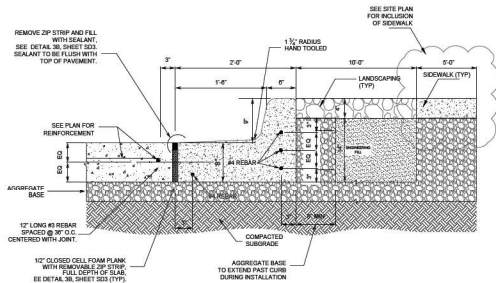


2
SD5 NTS
DECORATIVE PAVER PARTIAL PLAN



- NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
 2. SAWCUT CONTRACTION JOINTS 1/8\"/>

3
SD5 NTS
MONOLITHIC CURB (L-BACK) DETAIL



- NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
 2. SAWCUT CONTRACTION JOINTS 1/8\"/>

4
SD5 NTS
TRUCK PARKING CURB

DATE

NO.



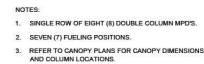
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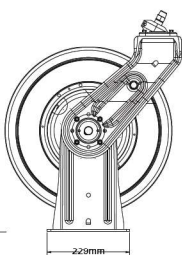


GENERAL DETAILS
1892 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER COUNTY

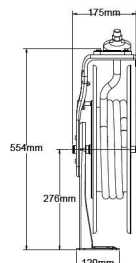
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DATE: 6/10/2024
SCALE: N/A
DRAWING NAME: 12 DETAILS.dwg
SD5
SHEET NO. VERSION



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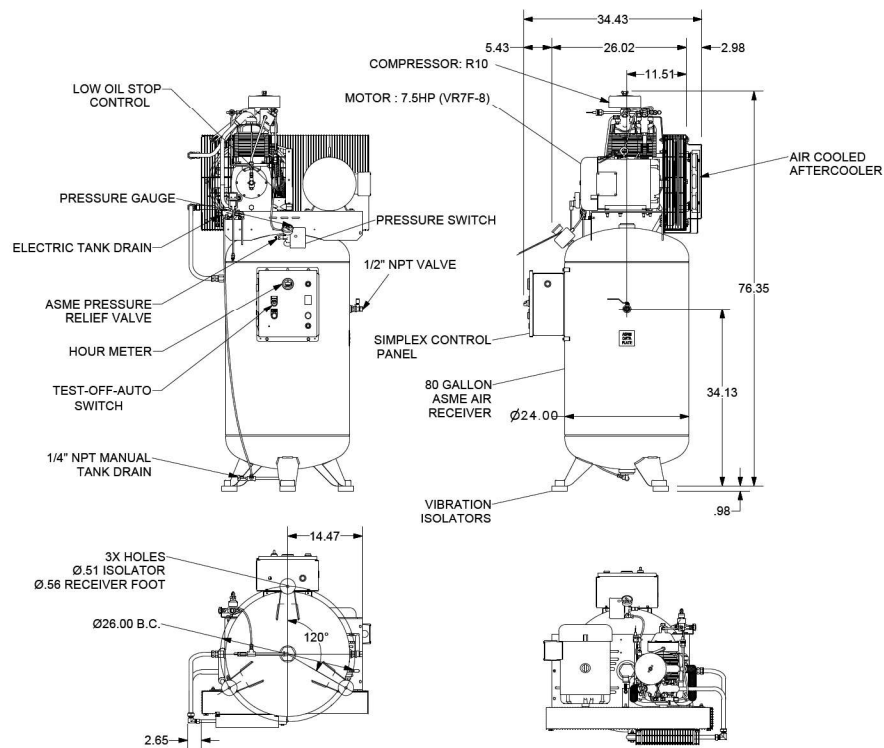


SD7 **NOTES:**
1. NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS



UNLESS OTHERWISE NOTED:
DIMENSIONS ARE IN MILLIMETERS
SILICONE-FREE STD 4,1208
DIM & TOL STD 1.0402 & ASME Y14.5M - 1994
TOLERANCES: SEE GRACO STANDARDS
GENERAL FINISH: VARIATION STD 1.0406
HOLES STD 1.0407
SHEET METAL STD 4.0100
PLATED & HT TR PARTS STD 1.0409
BURRS & EDGES STD 1.0420
THREADS STD 1.0425
SURFACE ROUGHNESS STD 1.0445

DECIMALS	ANGLES
X .XX	
+1 .05	+0.20
	+0.5°



SD7 NOTES:

1. NTS
2. SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
3. ALL DIMENSIONS ARE IN INCHES.

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES

TOL. ON DECIMALS: X = ± .05
TOL. ON DECIMALS: XX = ± .02
TOL. ON DECIMALS: XXX = ± AS SPECIFIED
TOL. ON ANGLES: = ± 0°-30'

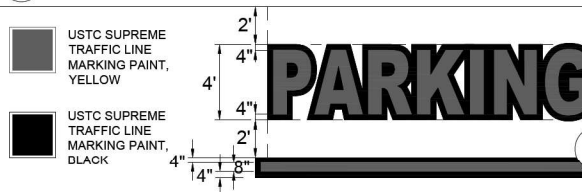
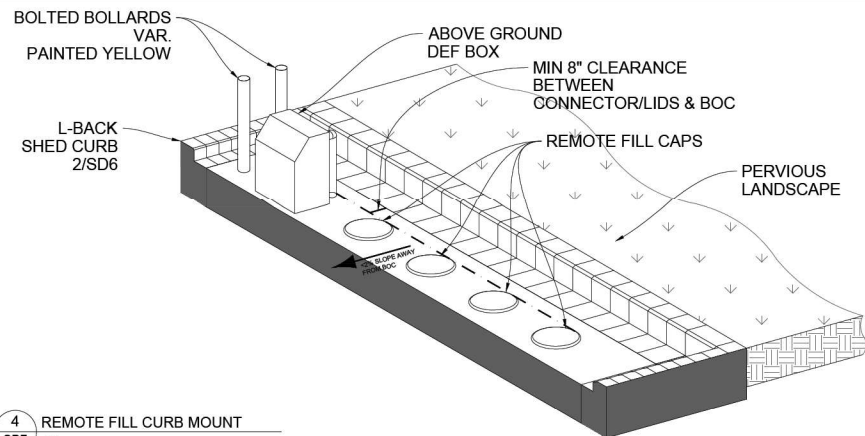
DIMENSIONING AND TOLERANCING PER ASME Y14.5-2009
THREADS PER ASME B1.1 GAGING SYSTEM 21 U.O.S., ANSI
B1.20.1 & B1.20.3

Gardner
Denver



SD7 **NOTES:**

1. NTS
2. HOSE REEL LOCATION ALTERNATES FROM TO APPROACH SIDE
3. REFERENCE **6** **SDR** FOR ALL OTHER ACCESSORY LAYOUTS

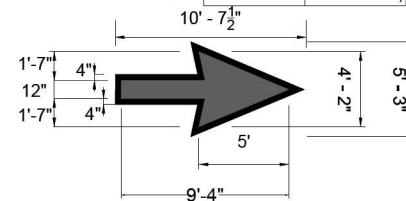


STRIPING WIDTHS		
	YELLOW BAND	BLACK OUTLINE
PARKING LINE	0'-8"	0'
PARKING TEXT	4' TALL	0'
STOP BAR	2'-0"	N
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'

SD7 NTS

NOTE:

- REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE
- CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR
- STANDARD MUTCD 48" STENCIL, IF 48" UNAVAILABLE, COORDINATE WITH CPM ON ALTERNATIVE



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OF RACETRAC, INC. IS

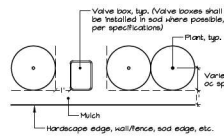


ACETRAC, INC.
MILLER PARKWAY SE
ATLANTA, GA 30339

GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA

DRAWN-BY	JTHOM
DATE	9/30/20
SCALE	N/A
DRAWING NAME:	
12 DETAILS.dwg	

SD7	2025/04/1 1:04 PM
SHEET NO.	VERS.



OFFSET DETAIL N.T.S.

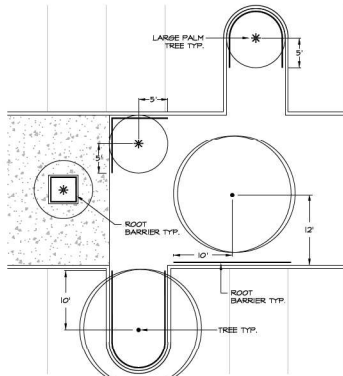
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE.

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINO PALS, HAWAIIAN PALM.

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY KDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.

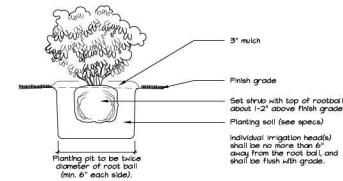


ROOT CONTROL BARRIER DETAIL 1" = 10'

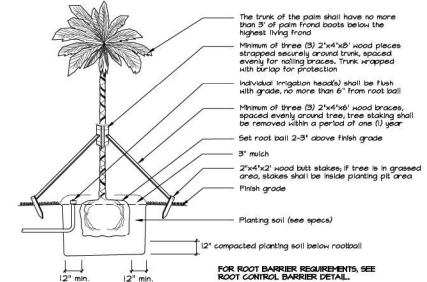
LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

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

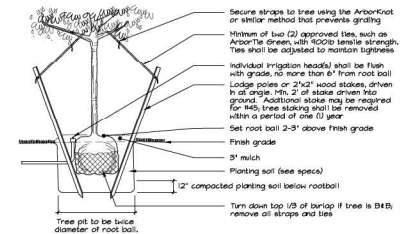
REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



SHRUB INSTALLATION DETAIL

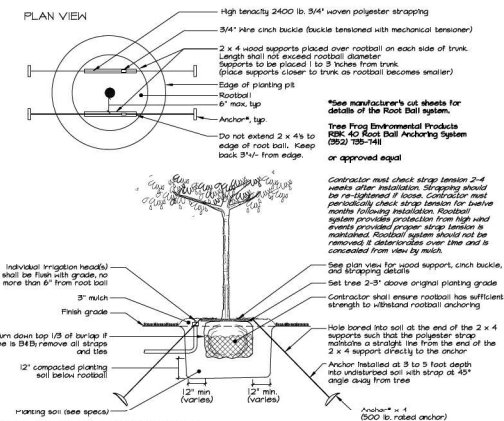


PALM INSTALLATION DETAIL



TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 9" CAL., OR CONTAINER TREES UP TO 45 GAL.



TREE INSTALLATION DETAIL

FOR 3-4" CAL., 45-100 GAL. TREES OR B4B TREES UP TO 40" DIAMETER ROOTBALL.

REVISIONS

DATE BY

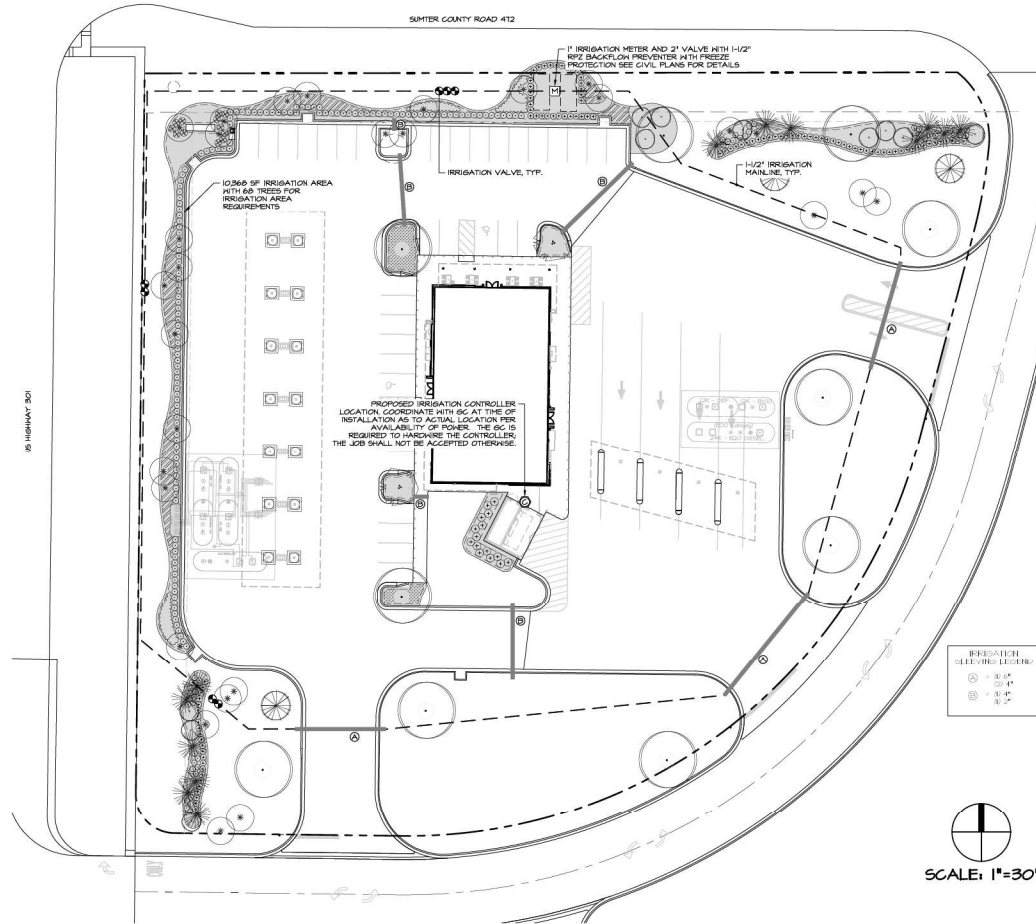
Michael Pope
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 77th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com



OXFORD CROSSING RACETRAC
MILWAUKEE, FLORIDA
LANDSCAPE PLAN

DATE: 02-17-25
DWN BY: JST
CHKD BY: SWS
SHEET 2 OF 2

L-2



CONTRACTORS:

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

IRRIGATION DEMAND:

The anticipated irrigation demand for this site shall be 6,681 gallons per week or 3,444 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI AS200 PART 3, PART 4, AND PART 5. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2020.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SOODED, SEED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA II AS PER GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROVERS AND LANDSCAPE ASSOCIATION, FNLGA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHT-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO P.S. CHAPTER 378. THE WATER SOURCE SHALL BE A 1" PORTABLE METER WITH BACKFLOW PREVENTION DEVICE. SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAAH SOD MAY BE IRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR PROVEN TOLERANT SPECIES.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Irrigation Contractor shall generally include the following work:
 - A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
 - B. Root pruning existing trees critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
 - C. Documentation and submission of actual water supply performance prior to commencing installation.
 - D. Separation of lines covering annular for independent operation where applicable.
 - E. Adjustment of pipe, head or valve location or depth to allow for undercutting.
 - F. Adjustment of head or pipe head minimums to provide coverage to all plant material.
 - G. Programming and testing of controller to provide zone schedule and Controller Operations Manual to the Landscape Architect.
 - H. Submission of two copies of manual with contents as described in the specifications.
 - I. Submission of on-site plans illustrating dimensioned locations of all major components and any changes to the bid plan.
 - J. Provision of a written guarantee.
2. The Irrigation Contractor shall be responsible for:
 - A. Observing and reporting any conditions which would affect the performance of the system.
 - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - C. Providing competent supervision of the work at all times.
 - D. Reporting and repairing any damage caused by his work or actions.
 - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - F. Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
 - G. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - H. Following all administrative and technical requirements of the bid documents.
3. Michael Page & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not fit is subject to rejection and replacement by the contractor at his own cost.

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

CITY OF WILDWOOD IRRIGATION CODE:

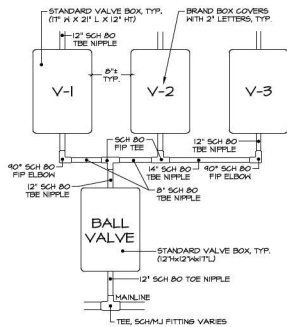
ALL LANDSCAPING WILL BE REQUIRED TO PROVIDE AN ADEQUATE IRRIGATION SYSTEM AS REQUIRED FOR THE MAINTENANCE OF THE PLANT MATERIAL. IRRIGATION SYSTEM, HOSE, ETC.) REUSE WATER MUST BE UTILIZED FOR IRRIGATION WHEN AVAILABLE TO PROTECT SITE. ON COMMERCIAL SITES, THE IRRIGATION SYSTEMS SHALL MEET THE FLORIDA BUILDING CODE SPECIFICATIONS AND P.S. 378.02 FOR RAIN SENSOR SHUT-OFF DEVICES FOR LANDSCAPE IRRIGATION INSTALLATION AS OUTLINED IN APPENDIX F OF THE PLUMBING CODE, AND/OR MEET THE CURRENT REQUIREMENTS STANDARDS AS PUBLISHED BY THE FLORIDA IRRIGATION SOCIETY. HIGH-IRRIGATION MAY BE UTILIZED TO CONSERVE WATER RESOURCES PROVIDED IT IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. WATERING FOR NEW LANDSCAPES SHALL COMPLY WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES IN FORCE AT ANY GIVEN PERIOD. ALL IRRIGATION SYSTEMS INSTALLED WITHIN THE CITY SHALL MAINTAIN THE FOLLOWING AS FINISH STANDARDS FOR INSTALLATION AND MAINTENANCE:

- (a) PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS SHUT OFF DEVICES;
- (b) BACK FLOW PREVENTION VALVES;
- (c) SEPARATE IRRIGATION ZONES FOR TURF AND NON-TURF AREAS;
- (d) MATCHING PRECIPITATION RATES OR HEAD WITHIN A ZONE (I.E. ROTORS AND SPRAY HEADS ON SEPARATE ZONES);
- (e) USE OF PRESSURE REGULATED VALVES AND HEADS;
- (f) LOOK OVERLAPPING RATES (OR HEADS) COVERAGE;
- (g) MAXIMUM FLOW VELOCITY OF FIVE FEET (5') PER SECOND;
- (h) CHECK VALVES IN LOW TOPOGRAPHIC AREAS TO PREVENT SYSTEM DRAIN DOWN;
- (i) APPROPRIATE IRRIGATION SCHEDULING THAT SUPPLEMENTS RAINFALL, SO TURF AREAS RECEIVE NO MORE THAN ONE AND ONE-HALF (1 1/2) INCHES OF TOTAL MOISTURE (RAIN AND IRRIGATION PER WEEK, AND LESS IN BED AREAS, AND
- (j) REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND REPLACE OR REPLACE RATES AND SPRAY HEADS AS NEEDED
- (k) ALL LAWN IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO P.S. CH. 378, OR AS AMENDED.

NOTES:

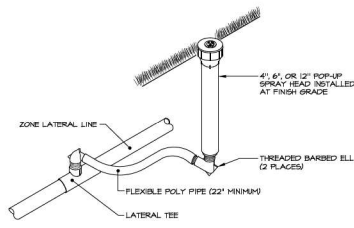
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.



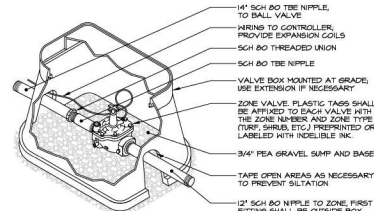
VALVE BOX LAYOUT - PLAN VIEW

SCALE: N.T.S.



SPRAY HEAD INSTALLATION

SCALE: N.T.S.



INSTALL TOP OF VALVE A MAXIMUM OF 3" FROM FINISHED GRADE.
INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

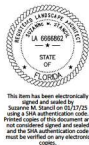
ZONE VALVE

SCALE: N.T.S.

SCALE: 1"=30'

REVISIONS

Michael Page & Associates, P.A.
MPA
LAND PLANNING - SITE DESIGN - LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL 32825-1500 • www.mpa-la.com

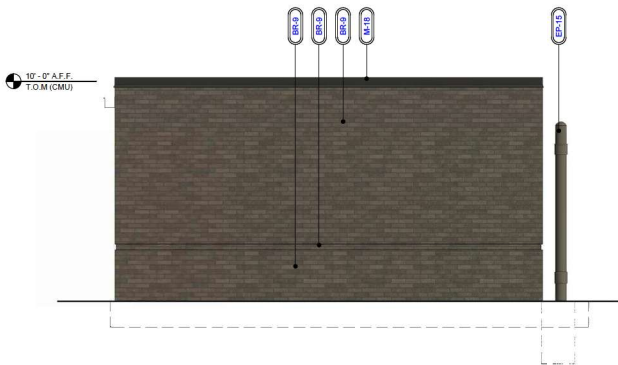


OXFORD CROSSING RACETRAC
WILDWOOD, FLORIDA
IRRIGATION PERMIT PLAN

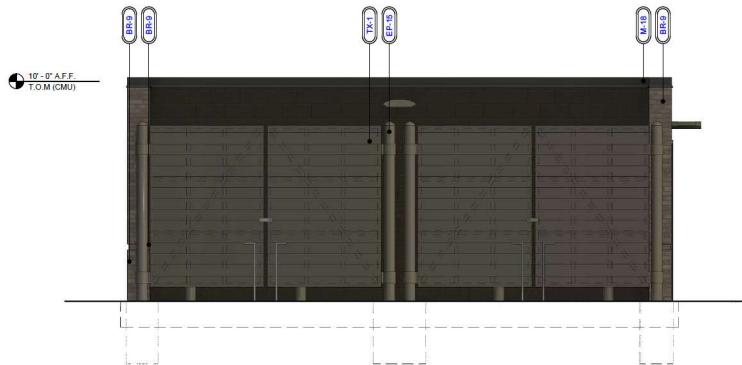
DATE: 02-17-25
DWN BY: SAZ
CRD BY: SAZ

SHEET 1 OF 1

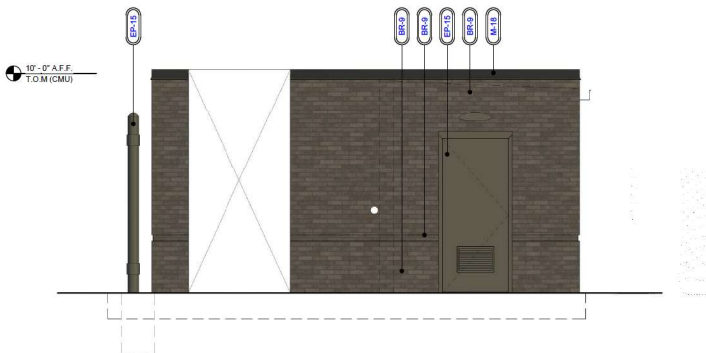
IR-1



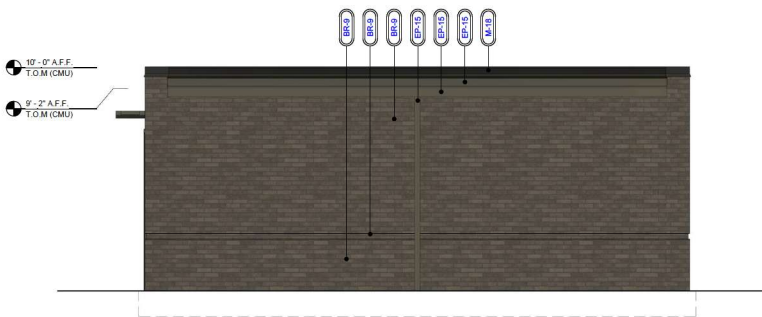
4 DUMPSTER ENCLOSURE RIGHT ELEVATION
3/8" = 1'-0"



5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"

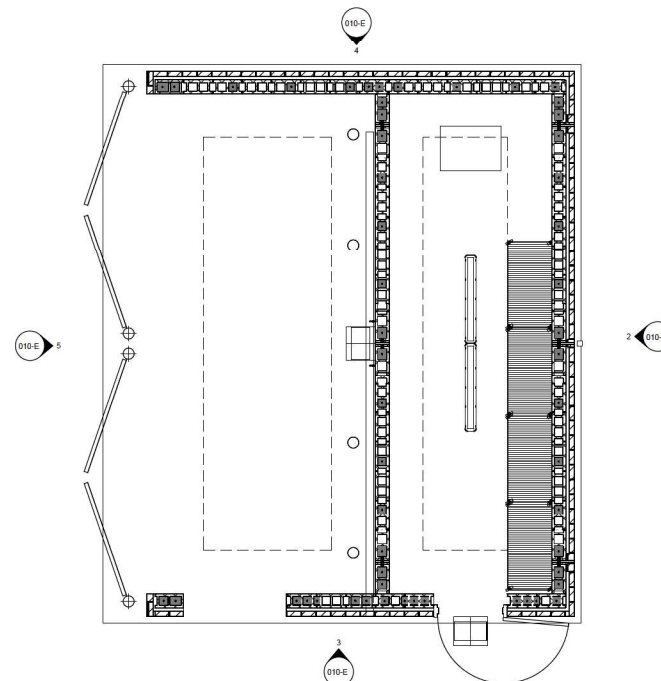


3 DUMPSTER ENCLOSURE LEFT ELEVATION
3/8" = 1'-0"



2 DUMPSTER ENCLOSURE REAR ELEVATION
3/8" = 1'-0"

This item has been digitally signed and sealed by **M. Salopek** on the date adjacent to the seal.
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1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

DUMPSTER FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-2	GENERAL SHALE	STONE MOUNTAIN QUEEN (1/2 BOND)	MORTAR: ARGOS MAGNOLIA (DARK)
METAL			
M-13		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
PAINT			
EP-13	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7043
TREX			
TX-1	SELECT COMPOSITE	1"X6"	WOODLAND BROWN

RaceTrac
STORE NUMBER
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DESIGN PROFESSIONALS

Mark S. Salopek, LLC

701 W. LARSEN DR. APT. 403
COLUMBUS, OH 43213

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/06/24	PRELIM PACKAGE

08/06/24 PRELIM PACKAGE

RaceTrac

RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 500
ATLANTA, GEORGIA 30339
(770) 421-7000

PROJECT NAME

WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER

#1692

PROTOTYPE SERIES 2024

2024 LH MO

PLAN MODIFICATION NOTICE

SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETIN (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE FILING BETWEEN RECORDS COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETIN NOT INCORPORATED HEREIN.



PROJECT NUMBER

2024157.22

SHEET TITLE

DUMPSTER ENCLOSURE ELEVATIONS

SHEET NUMBER

010-E

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DESIGN PROFESSIONALS

Mark S. Salopek, LLC

7910 LAKESIDE AVE., #710 103
CLEVELAND, OH 44113

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/06/24	PRELIM PACKAGE

RaceTrac

RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 500
ATLANTA, GEORGIA 30339
(770) 421-7600

PROJECT NAME

WILDWOOD

WILDWOOD

FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER

#1692

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2024 LH MO

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SHEET TITLE

**FUEL CANOPY
ELEVATIONS**

SHEET NUMBER

100

2 CANOPY FRONT ELEVATION
1/8" = 1'-0"

1 CANOPY ELEVATION
1/8" = 1'-0"

This item has been digitally signed and sealed by M. Salopek on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must
be verified on any electronic copies.

"This submittal is for general informational purposes only and is preliminary in
nature. As such, any other use or reliance is strictly prohibited."

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-	-	2" BLUE STRIPE
RED	-	-	REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-	-	8" WHITE STRIPE
PAINT	-	-	-
EP-15	SHERWIN WILLIAMS	-	PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART			
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION	
"TAN"	LANE CANOPIES	ETT TAN FASCIA	
	MOORE CANOPIES	E-11 TAN FASCIA	
"RED"	MADISON CANOPIES	PUERLO TAN FASCIA	
	LANE CANOPIES	TRD RED FASCIA	
"RED"	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED	
	MADISON CANOPIES	PROGRAM RED FASCIA	

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DESIGN PROFESSIONALS

Mark S. Salopek, LLC

7910 LAKESIDE AVE., 4TH FLOOR
CLEVELAND, OH 44113

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/06/24	PRELIM PACKAGE

RaceTrac.

RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 500
ATLANTA, GEORGIA 30339
(770) 421-7600

PROJECT NAME

WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER

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PROTOTYPE SERIES 2024

2024 LH MO

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PROTOTYPE SERIES SET AT ORIGINAL RELEASE.
THE PLAN BULLETIN RECORD COLUMN ABOVE
LISTS ANY REVISIONS OR SPB INCORPORATED IN
THIS SET AFTER THE ORIGINAL RELEASE.
CONTACT RACETRAC ENGINEERING AND
CONSTRUCTION FOR ANY SUBSEQUENT
BULLETIN NOT INCORPORATED HEREIN.

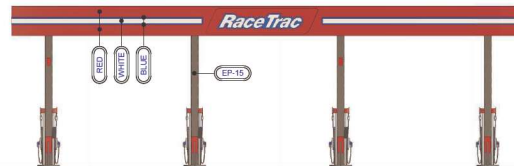


SHEET TITLE

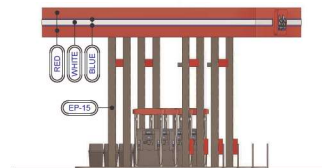
**EDO FUEL CANOPY
ELEVATIONS**

SHEET NUMBER

200



2 EDO CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 EDO CANOPY ELEVATION
1/8" = 1'-0"

This item has been digitally signed and sealed by M. Salopek on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must
be verified on any electronic copies.

"This submittal is for general informational purposes only and is preliminary in
nature. As such, any other use or reliance is strictly prohibited."

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-	-	2" BLUE STRIPE
RED	-	-	REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-	-	8" WHITE STRIPE
PAINT	-	-	-
EP-15	SHERWIN WILLIAMS	-	PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART			
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION	
"TAN"	LANE CANOPIES	ETT TAN FASCIA	
	MCCLE CANOPIES	E-11 TAN FASCIA	
"RED"	MADISON CANOPIES	PUEBLO TAN FASCIA	
	LANE CANOPIES	TRD RED FASCIA	
"RED"	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED	
	MADISON CANOPIES	PROGRAM RED FASCIA	

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	705 28	701946	701946-M150	BLUON MODUS POL3	LED	701946-MWT	Absolute	1.00	118.5
		701946	701946-M150	PETROLEUM CANOPY	LED LUMINAIRE	W73-M150-IES			
□	7058 12	701946	701946-M150	BLUON MODUS POL3	LED	701946-MWT	Absolute	1.00	118.5
		701946	701946-M150	PETROLEUM CANOPY	LED LUMINAIRE	W73-M150-IES			
○	101H0-EM 2	101H0-EM	101H0-EM	LED DOWNLIGHT	LED	101H0-EM	Absolute	1.00	36
		101H0-EM	101H0-EM	RECESSED WHITE	LED	101H0-EM			
○	101H0 12	101H0	101H0	LED DOWNLIGHT	LED	101H0	Absolute	1.00	36
		101H0	101H0	RECESSED WHITE	LED	101H0			
○	702 14	702	702	LITHONIA-IES2	LED	702	Absolute	1.00	244
		702	702	OUTDOOR LED AREA	LED	702			
○	501 4	501	501	LITHONIA WALL	LED	501	Absolute	1.00	51
		501	501	LUMINAIRE (ARC2)	LED	501			
○	502 2	502	502	LITHONIA WALL	LED	502	Absolute	1.00	30
		502	502	LUMINAIRE (ARC2)	LED	502			
○	101E1H0 4	101E1H0	101E1H0	LED DOWNLIGHT	LED	101E1H0	Absolute	1.00	36
		101E1H0	101E1H0	RECESSED WHITE	LED	101E1H0			

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.6 ft	2.4 ft	0.0 ft	N/A	N/A
Canopy	+	36.6 ft	43.3 ft	19.8 ft	2.2:1	1.8:1
Site	+	4.3 ft	34.9 ft	0.1 ft	349.0:1	43.0:1
Vehicle	X	5.8 ft	34.9 ft	0.7 ft	49.9:1	8.3:1
Property Line	+	0.9 ft	3.0 ft	0.1 ft	30.0:1	9.0:1
EDG Canopy	+	40.0 ft	52.8 ft	11.6 ft	4.6:1	3.4:1

- GENERAL NOTES
- ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.
 - MOUNT AREA LUMINAIRE TYPE 702 AT 28'-0" AFG (INCLUDING POLE BASE)
 - MOUNT AREA LUMINAIRE TYPE 702 IN TRUCK AREA AT 33'-0" AFG (INCLUDING POLE BASE)
 - FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
 - COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS
 - AREA LIGHTING - 4000K
 - BUILDING MOUNTED - 4000K
 - DECORATIVE POLE - 4000K
 - CANOPY - 5000K
 - CANOPY DOWNLIGHTS - 5000K

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0035 Densan Park Phase 2 Final Plat

REQUESTED ACTION: Staff recommends approval subject to resolution of outstanding comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: A25-0035 Densan Park Phase 2 Final Plat

Parcel Number(s): D08-016, D08-018, D08-040, D09-016, D09-016, D09-046 & D09N071

Acreage: 28.75 +/-

Property Location: Generally located along CR 101, just north of the Parkwood Subdivision

Owner: Densan Partners, LLC

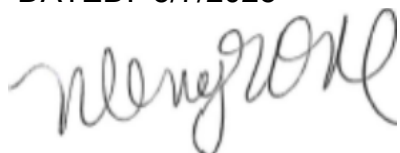
Applicant: Dennis Ferguson with Densan Partners, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the Densan Park Phase 2 Final Plat, a 67-unit residential subdivision which includes 12 tracts and dedication of four rights-of-way to the City of Wildwood, on 28.75 acres, MOL, as per the attached plans.

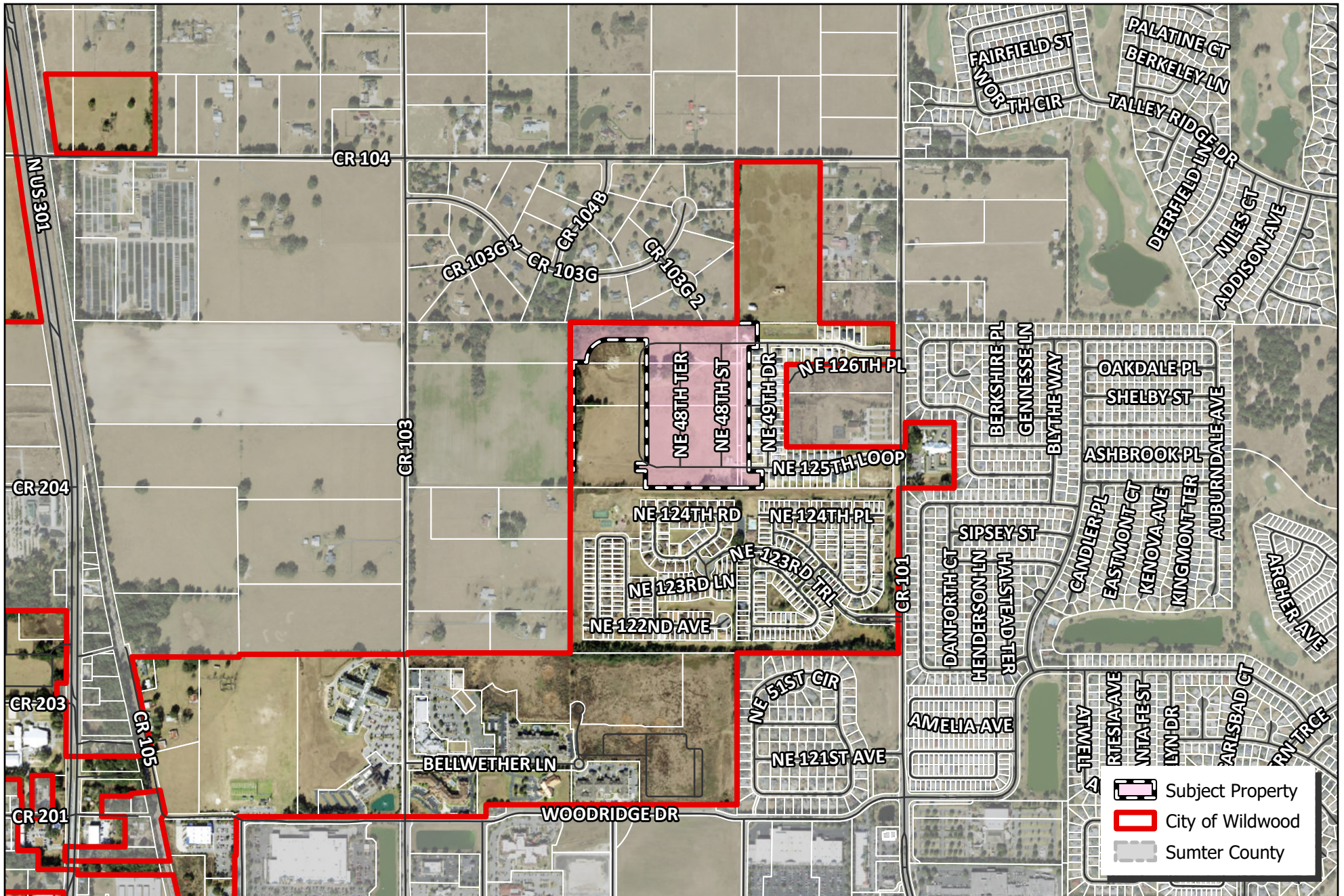
The applicant has a couple of outstanding City Attorney comments that will need to be resolved prior to advancing before the Planning and Zoning Board/Special Magistrate. The comments by the Development Services Department are mostly for informational purposes and/or are also mentioned by the City Attorney.

A25-0035 meets the criteria set forth in the F.S. Chapter 177, the City's Design District Standards, the City's Land Development Regulations, is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, and abides by the terms of the Planned Development Agreement Ordinance O2024-96 for the Densan Park Development.

DATED: 5/7/2025

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.04 0.07 0.11 0.14 Miles	PJ #A25-0035 DENSAN PARK PHASE 2 FINAL PLAT PARCELS D08-016, D08-018, D08-040, D09-016, D09-042, D09-046 & D09N071	MAP 1B LOCATION MAP FEB 2025
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WILDWOOD FLORIDA

City of Wildwood

PROJECT: PJ #A25-0035 Densan Park Ph 2 Final Plat
REPRESENTATIVE: Dennis Ferguson/Springstead Engineering
DATE: 05/07/2025

CITY ENGINEER

No comments

DEVELOPMENT SERVICES

1. LDR5.6(B) Final plat should be on sheets sized 24" x 30".
Response acknowledged. Document properties are still showing the pages as 36" x 24".
2. LDR5.6(C)(3) Please provide a draft maintenance surety for the public roads. This should consist of 2 years at 20% of the actual construction cost. Please include the construction cost with the drafted maintenance surety.
3. LDR5.6(C)(8) Please provide letters from all utility services including electrical, cable, and gas if applicable.
Response acknowledged. Will there be a cable provider? Please provide the utility service letter.
4. General: Covenants and restrictions have been provided and are already recorded. Please provide book and page number on the cover sheet.

Response acknowledged. Please refer to cover sheet, notes #8. Please advise.

8. COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 3608, PAGE 212, AMENDED AND RESTATED DECLARATION IN OFFICIAL RECORDS BOOKS 3903 PAGE 402, SECOND AMENDMENT AND RESTATED DECLARATION IN OFFICIAL RECORDS BOOK 4606, PAGE 478, AND SUPPLEMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN OFFICIAL RECORDS BOOK _____, PAGE _____

CITY ATTORNEY

1. LDR 5.6(C)(2) – Please provide a performance bond for this project if applicable (submittal item D.2 on application.

A. RESPONSE: A performance bond for the sidewalks in front of the houses (less driveway width) is attached at 120% plus of the anticipated cost.

I. Please see performance bond provided with comments.

2. LDR 5.6(C)(3) – Please provide a maintenance bond for this project if applicable (submittal item E.1 on application).

A. RESPONSE: A maintenance bond per instructions of the City of Wildwood water and sewer standard specifications Page 4, item 3 referring to a 1-year bond for 10% of all assets contributed to the city was provided to the City of Wildwood on Friday, April 11, 2025. Subsequently per the city comments received on April 11, 2025, the bond duration and percentage has been revised. The previous bond is still in effect and is being replaced with the updated percentage and duration. The engineer will deliver the updated Maintenance Bond to the city as soon as it is received at our office.

Please see maintenance bond provided with comments.

3. LDR 5.6(C)(6) - Please add the book and page number to note #8 on the cover page of the plat plan since the Second Amended and Restated Covenants, Conditions and Restrictions were recorded on 3/4/25.

A. RESPONSE: Noted, please see revised plat.

Partially Satisfied. SUPPLEMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DENSAN PARK - LDR5.6(C)(6) – Please provide executed copy in a form suitable for recording.

4. LDR 5.6(C)(7) – Please add the following easement information referenced in notes 9, 11, 12 and 15 of the Property Information Report to the plat plan.

A. 9. Easement to Sumter Electric Cooperative, in Book 177, Page 458.

B. 11. Easement in Deed in Book 1180, Page 682.

C. 12. Easement in Deed in Book 1411, Page 249.

D. 15. Easement to City of Wildwood in Book 2105, Page 603.

I. RESPONSE: Please see revised plat for items A, B, and C. With regard to Item D, this easement describes a corridor in which the forcemain constructed in Densan Park Phase I, and a watermain constructed in Densan Park Phase II connects to the City of Wildwood utilities. The easement was written to reflect and coincide with the future road right-of-way in subsequent phases (II and III). The city easement in Phase II is the road right-of-way being dedicated to the city in the plat

currently under review. It is not possible to vacate the easement without creating a hiatus between Phase II plat area and the property line. As such, the easement is not depicted in the Phase II plat but is acknowledged in the Phase II plat notes.

Partially satisfied. Per conversation with applicant's engineer, written correspondence will be provided by applicant's attorney to confirm easement does not affect plat.

5. LDR 5.6(C)(8) – Please provide letters of service for electric, cable/internet and gas utility providers if applicable.

A. RESPONSE: Please see attached.

Partially satisfied; Unable to locate letter of service for cable/internet

6. **New Comment: A revised legal description was provided with the 2nd submittal documents due to a call out being changed from N.00°01'080"W. to N.00°01'08"W. Can you please confirm if the revision is a change of 80 vs 08 for this call out? If so, was the Property Information Report updated?**

DENSAN PARK PHASE 2

SECTIONS 08 & 09 TOWNSHIP 18 SOUTH, RANGE 23 EAST
INCLUDING A REPLAT OF TRACTS I AND J.

DENSAN PARK PHASE 1 (PLAT BOOK 19, PAGES 7-7A)
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
PLANNED UNIT DEVELOPMENT

SHEET 1 OF 4

PLAT BOOK ____, PAGE __

DENSAN PARK PHASE 2

DESCRIPTION:

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND A PORTION OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, PORTIONS OF SAID LANDS CONTAINING TRACTS I AND J OF DENSAN PARK PHASE 1 AS RECORDED IN PLAT BOOK 19, PAGES 7-7A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, SAID POINT ALSO BEING THE S.W. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.89°53'10"E., A DISTANCE OF 200.26 FEET THE S.W. CORNER OF LOT 68 OF THE AFOREMENTIONED PLAT OF DENSAN PARK PHASE 1, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF LOT 68, N.00°06'38"E., A DISTANCE OF 134.93 FEET TO THE N.W. CORNER OF LOT 68; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH RIGHT OF WAY LINE OF N.E. 125TH LOOP, BEING A 60 FOOT RIGHT OF WAY, N.89°53'33"W., A DISTANCE OF 104.80 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF LOTS 7-22 AND THE PROLONGATION THEREOF SAID DENSAN PARK PHASE 1, N.00°01'08"W., A DISTANCE OF 889.68 FEET TO THE N.W. CORNER OF SAID LOT 7; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LOT 7, S.89°54'18"E., A DISTANCE OF 68.40 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID DENSAN PARK PHASE 1, N.00°05'42"E., A DISTANCE OF 195.43 FEET TO A POINT ON THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE AFOREMENTIONED SECTION 9; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY, N.89°53'07"W., A DISTANCE OF 163.54 FEET TO THE N.W. CORNER OF S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, SAID POINT ALSO BEING THE N.E. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE AFOREMENTIONED SECTION 8; THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, N.89°52'52"W., A DISTANCE OF 1335.49 FEET TO THE N.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, S.00°00'37"E., A DISTANCE OF 1184.13 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.90°00'00"E., A DISTANCE OF 27.00 FEET; THENCE N.00°00'37"W., A DISTANCE OF 868.24 FEET; THENCE N.89°58'30"E., A DISTANCE OF 103.09 FEET; THENCE N.00°01'30"W., A DISTANCE OF 5.21 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 173.00 FEET, A CENTRAL ANGLE OF 80°10'05" AND A CHORD BEARING AND DISTANCE OF N.45°03'55"E., 247.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 275.49 FEET TO THE POINT OF TANGENCY; THENCE S.89°51'03"E., A DISTANCE OF 304.49 FEET; THENCE S.00°01'08"E., A DISTANCE OF 990.26 FEET; THENCE N.89°53'55"W., A DISTANCE OF 81.58 FEET; THENCE S.00°08'05"W., A DISTANCE OF 80.00 FEET; S.89°53'55"E., A DISTANCE OF 71.51 FEET; THENCE S.00°04'18"E., A DISTANCE OF 15.06 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID SOUTH BOUNDARY, S.89°54'35"E., A DISTANCE OF 734.74 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 28.75 ACRES MORE OR LESS.

NOTES:

- THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- THIS SUBDIVISION CONTAINS TO LOTS, 13 TRACTS AND 0.90 MILES OF ROAD.
- PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS BEING S.89°54'35"E.
- STATE PLANE COORDINATES DEPICTED HEREON ARE DERIVED FROM LOCAL GROUND COORDINATES BASED ON LENGEMANN 1-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY MANTAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS 83-2007)
- ALL PLATTED UTILITY EASEMENTS, SHOWN HEREON, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE PROPERTY OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 3608, PAGE 212, AMENDED AND RESTATED DECLARATION IN OFFICIAL RECORDS BOOKS 3963 AND 402, SECOND AMENDMENT AND RESTATED DECLARATION IN OFFICIAL RECORDS BOOK 4606, PAGE 478, AND SUPPLEMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 4606, PAGE 478.
- TYPICAL BUILDING SETBACKS FOR LOTS ARE 15.0 FEET REAR AND 5.0 FEET SIDE WITH THE EXCEPTION OF THE REAR LOTS SETBACK ON LOTS 68-77 AND LOTS 121-131 ARE 30.0 FEET SETBACK.
- ALL LOTS HAVE A 15.0 FEET UTILITY EASEMENT ADJACENT TO THE ROAD RIGHT OF WAY.
- ALL LOTS HAVE A 5.0 FEET UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
- TRACTS "Y" AND "W" ARE OWNED BY DENSAN PARTNERS, LLC AND ARE RESERVED FOR FUTURE DEVELOPMENT.
- TRACTS "X", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U" AND "V" ARE COMMON AREAS AND DEDICATED TO DENSAN PARK PROPERTY OWNERS ASSOCIATION.
- A NON-EXCLUSIVE EASEMENT OVER, UNDER, AND ACROSS AREAS DESIGNATED AS "UTILITY EASEMENT," FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND RELOCATION OF UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, INCLUDING CONDUITS, CABLE, TRANSFORMERS, SWITCHGEAR, METERING EQUIPMENT, AND RELATED APPURTENANCES, AS WELL AS NON-EXCLUSIVE RIGHT OF ACCESS OVER ALL RIGHTS-OF-WAY, TRACTS, AND EASEMENTS, INCLUDING THOSE DEDICATED TO THE CITY OR HOA, AS NECESSARY FOR ACCESSING AND MAINTAINING SUCH FACILITIES, AND CONFIRMS THAT ALL EASEMENTS SHOWN FOR UTILITY PURPOSES MAY BE USED FOR THE ELECTRIC UTILITY INSTALLATIONS WITHOUT LIMITATION TO LOCATION OR WIDTH, AS INDICATED ON THE PLAT.
- THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- RIGHT OF UTILITY EASEMENT TO SUMTER ELECTRIC RECORDED IN BOOK 177, PAGE 458 IN THE PUBLIC RECORDS OF SUMTER COUNTY AFFECTS SUBJECT PARCEL, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.
- 2700 FOOT EASEMENT GRANTED IN OFFICIAL RECORD BOOK 1180, PAGE 682 WAS REMISED AND RELEASED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1411, PAGE 249, SAID EASEMENT NO LONGER AFFECTS SUBJECT PARCEL.

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT OF DENSAN PARK PHASE 2, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

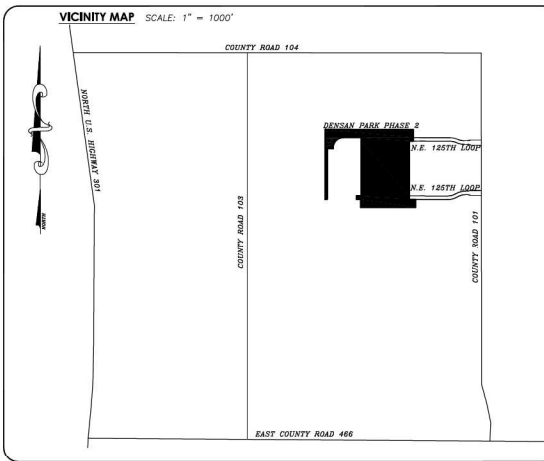
BY:

THAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471



PROFESSIONAL SURVEYORS & MAPPERS

Thavis P. Barrineau, P.S.M. is a Registered Professional Surveyor in the State of Florida, License No. LS 6897. He is the President of R.M. Barrineau & Associates, Inc., a Florida Limited Liability Company, License No. LB 5091. He is also a member of the Florida Board of Professional Surveyors and Mappers.



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, FIGSND, VICINITY MAP
2	OVERALL BOUNDARY OF PLAT, STATE PLANE COORDINATES
3-4	PLAT DETAIL SHEETS

CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS DAY OF ____, 2025.

ATTEST:

MELANIE D. STRICKLAND
PROJECT REVIEW COMMITTEE COORDINATOR

CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS DAY OF ____, 2025.

ATTEST:

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

PRINT NAME
CITY OF WILDWOOD, ENGINEER

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS DAY OF ____, 2025.

ATTEST:

JESSICA BARNES
CITY CLERK

CERTIFICATE OF APPROVAL BY CLERK OF COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE SUMTER COUNTY OFFICIAL RECORDS ON FILE NO. _____.

CLERK OF COURT IN AND FOR SUMTER COUNTY, FLORIDA

SIGNATURE

PRINTED NAME

CERTIFICATE OF REVIEW BY CITY SURVEYOR:

PURSUANT TO SECTION 177.081, I HAVE REVIEWED THIS PLAT OF DENSAN PARK PHASE 2 FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE

DATE

REGISTRATION NUMBER

PRINTED NAME

DEDICATION:

DENSAN PARK PHASE 2
CONVEYANCE TO THE DENSAN PARK
PROPERTY OWNERS ASSOCIATION, INC.

ALL RIGHT, TITLE AND INTEREST OF DENSAN PARTNERS, LLC (DEVELOPER) IN TRACTS "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T" AND "U" AS SHOWN ON THE PLAT OF DENSAN PARK, PHASE ONE IS HEREBY SOLD, CONVEYED AND SET OVER TO THE DENSAN PARK PROPERTY OWNERS ASSOCIATION, INC., RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORMWATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, FACILITIES AND SIGNAGE.

THE DENSAN PARK PROPERTY OWNERS ASSOCIATION, INC. BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT ACCEPTS THIS CONVEYANCE.

IN WITNESS WHEREOF THE UNDERSIGNED OWNER HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON THIS DAY OF ____, 2025.

OWNER: DENSAN PARTNERS, LLC

DENNIS FERGUSON
MANAGER

DENSAN PARK PROPERTY OWNERS ASSOCIATION, INC.

SIGNATURE

PRINT NAME/TITLE

WITNESSES:

WITNESSES:

BY

BY

SIGNATURE

SIGNATURE

PRINTED NAME

PRINTED NAME

ADDRESS

ADDRESS

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS DAY OF ____, 2025, BY DENNIS FERGUSON, AS MANAGER OF DENSAN PARTNERS LIMITED LIABILITY COMPANY.

☐ PERSONALLY KNOWN

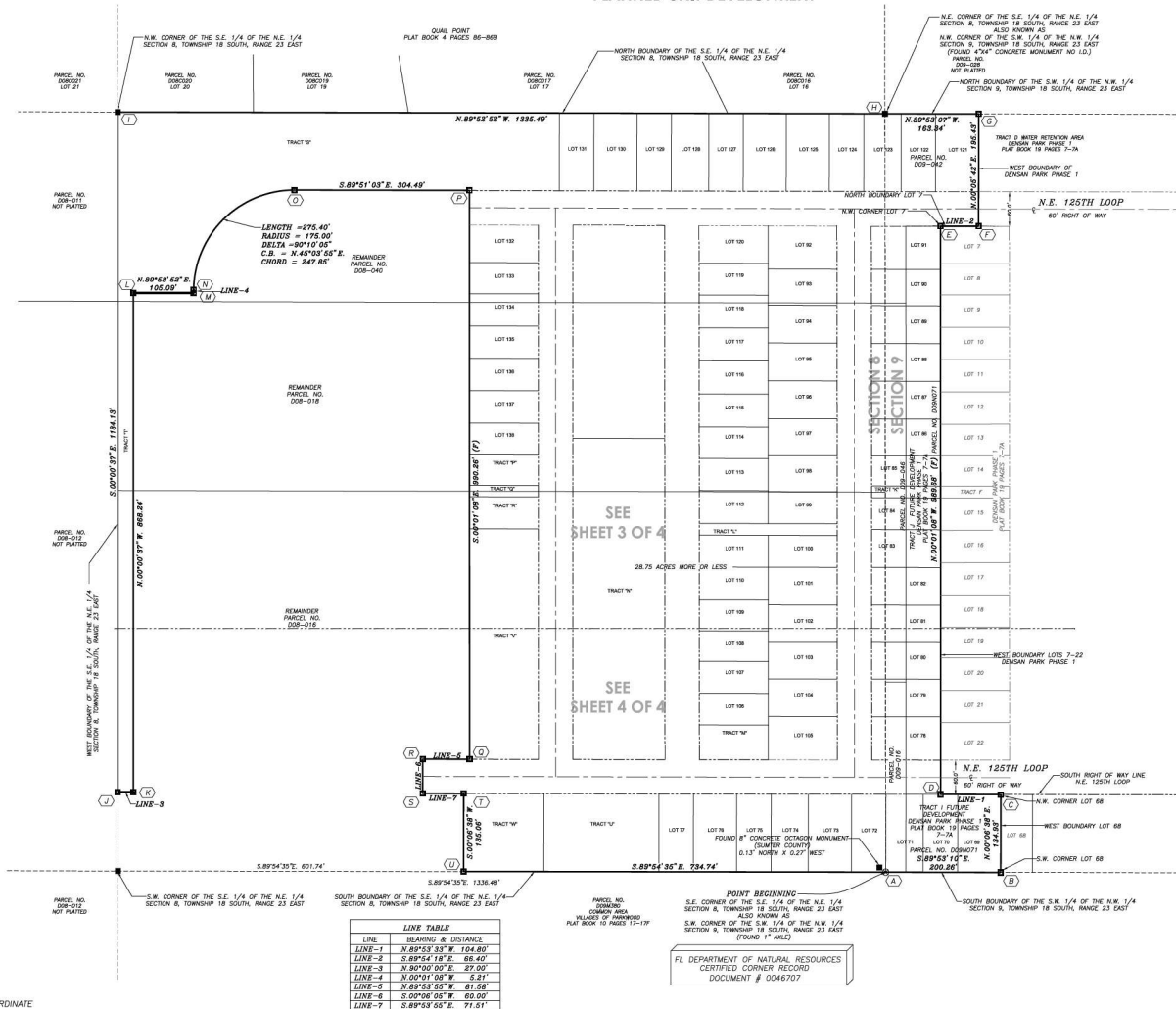
☐ PRODUCED IDENTIFICATION

NOTARY PUBLIC

**SECTIONS 08 & 09 TOWNSHIP 18 SOUTH, RANGE 23 EAST
INCLUDING A REPLAT OF TRACTS I AND J,
DENSAN PARK PHASE 1 (PLAT BOOK 19, PAGES 7-7A)
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
PLANNED UNIT DEVELOPMENT**

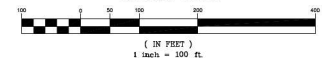
PLAT BOOK ___, PAGE ____

SHEET 2 OF 4



STATE PLANE COORDINATES:			
POINT	NORTHING	EASTING	SCALE FACTOR
(A)	173858.2230	649623.8320	0.99994122
(B)	173657.8252	649824.0877	0.99994122
(C)	173592.7595	649824.3478	0.99994122
(D)	173992.9560	649719.5453	0.99994122
(E)	174982.6380	649719.2191	0.99994122
(F)	174982.5278	649719.6226	0.99994122
(G)	175172.7382	649719.6226	0.99994122
(H)	175178.2863	649622.6058	0.99994122
(I)	176181.0570	648287.1150	0.99994124
(J)	173996.9317	648287.3292	0.99994124
(K)	173996.9317	648314.3292	0.99994124
(L)	174865.1747	648314.7121	0.99994124
(M)	174865.2093	648198.2577	0.99994124
(N)	174855.7470	648418.2660	0.99994124
(O)	175045.4742	648594.7118	0.99994124
(P)	174044.6813	648899.1986	0.99994123
(Q)	174054.4218	648899.5250	0.99994123
(R)	174054.5661	648891.7940	0.99994123
(S)	174394.2662	64007.7349	0.98994163
(T)	173994.037	648899.1986	0.99994123
(U)	173959.3924	648899.0898	0.9994123

GRAPHIC SCALE



PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471

LEGEND:

LEGEND:
UNLESS OTHERWISE NOTED

- (A) = STATE PLANE COORDINATE
- £ = CENTERLINE OF RIGHT OF WAY
- 7,000 = SQUARE FOOTAGE OF LOT
- = PERMANENT CONTROL POINT MONUMENT
FOUND 4" x 4" CONCRETE MONUMENT - LS 3522
- = PERMANENT REFERENCE MONUMENT
SET 4" x 4" CONCRETE MONUMENT - LR 5091
- ⊙ = PERMANENT CONTROL POINT
SET NAIL AND DISC - LB 5091

R.M. BARRINEAU
AND ASSOCIATES
 PROFESSIONAL SURVEYORS & MAPPERS

Oakhurst Professional Park • 1309 S.E. 28th Loop • Suite 103 • Ocala, FLORIDA 34671
 PHONE: (352) 352-1173 • FAX: (352) 352-1895 • 205-3771 • www.rmbarrieau.com

REGISTERED PROFESSIONAL SURVEYOR - LICENSE NO. 15895
 LICENSE NO. 15895 (P) - 15895 (M) - 15895 (S)

PLANNED UNIT DEVELOPMENT

SHEET 3 OF 4

— NORTH BOUNDARY OF THE S.W. 1/4
OF THE N.W. 1/4 SECTION 9,
TOWNSHIP 18 SOUTH, RANGE 23 EAST



SET NAIL AND DISC - LB 5091



1 inch = 80 ft.

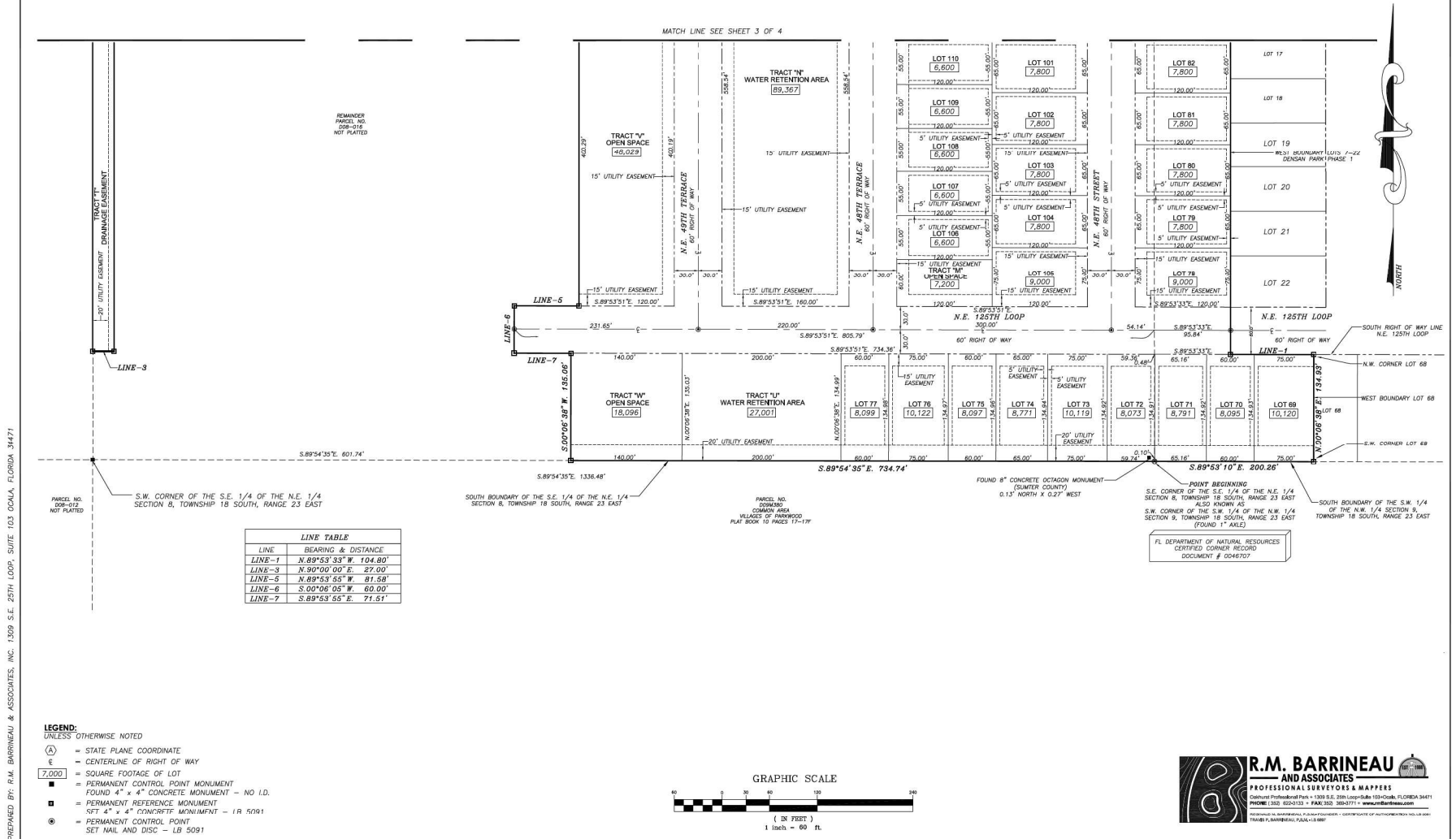


DENSAN PARK PHASE 2

SECTIONS 08 & 09 TOWNSHIP 18 SOUTH, RANGE 23 EAST
INCLUDING A REPLAT OF TRACTS I AND J,
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PLANNED UNIT DEVELOPMENT

PLAT BOOK ____, PAGE __

SHEET 4 OF 4



PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 Ocala, FLORIDA 34471

