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

Agenda
Regular Meeting
July 14, 2026 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 June 09, 2026, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **26-0318 SPM - Circle K US 301 & CR 462**

   Parcel D31A218

   The applicant is seeking approval from the Project Review Committee on modifications to the previously approved project SP 2405-001 Circle K US 301 & CR 462. **Staff recommends approval.**

2. **26-1425 (PLAT) Bethany Medical Complex Improvement Plat**

   Parcels G33-005 & G33-011

   The applicant is seeking a favorable recommendation from the Project Review Committee for an improvement plat consisting of 5 commercial lots on 2.72 acres, MOL. The infrastructure has already been constructed under site plan number SP 2202-002 Bethany Estates Medical Complex as this project was initially developed under a single ownership structure but has since transitioned into a multi-owner development. **Staff recommends approval.**

VI. ADJOURNMENT

July 14, 2026 10:00 AM

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Project Review Committee Regular Meeting June 09, 2026, 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
June 9, 2026 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

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

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Utilities Deputy Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Jackson Shelton	Deputy City Clerk	Present
Brett Tobias	City Consulting Engineer	Present by Phone
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present by Phone
Alex Lammers	Planner	Present
McKenna Page	Planner	Present
Lindsey Day	Assistant Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting May 12, 2026, at 10:00 AM.
   The summary minutes from the May 12, 2026, 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, Utilities Deputy Director Martin

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. 25-3741- SP - Indian Oaks Self Storage

   Development Services Director Strickland read aloud 25-3741 - SP - Indian Oaks Self Storage. Strickland noted one outstanding comment regarding surety for the water main extension. Planner Lammers stated the applicant was working on the surety and that the developers' agreement had been submitted and was with the City Attorney for drafting. Applicant Representative Daisy Leach explained the surety was currently with an agent being processed. Strickland noted for the record that the developers' agreement was to cover the water main extension and possible pioneering credits, to which Leach affirmed. Strickland explained the justifications for the two technical waivers that were submitted with the request to reduce parking space requirements from 51 to 15 and to substitute canopy trees for understory trees. Motion by Utilities Deputy Director Martin, seconded by Police Chief Parmer, to approve 25-3741 - SP - Indian Oaks Self Storage. Motion carried unanimously.

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

2. 25-1500 Preston Place Commercial Site

   Development Services Director Strickland read aloud 25-1500 Preston Place Commercial Site. Strickland asked if the applicant's representative, Heath Smith, wished to speak on the matter, to which he declined. She then asked Planner Page if the proposed building elevations would maintain the aesthetics of existing buildings, specifically the commercial portion and not the industrial buildings, to which Page affirmed. Utilities Deputy Director Martin asked Smith about the plans to have one sewer and water connection for the entire building, noting that if the applicant wished to split the building into individual units, it would require substantial plumbing. Smith stated he understood, and the current plan was for one tenant to rent the entire building, requiring only one connection. He noted that if the situation changed, the applicant would address it as needed. Motion by Public Works Director Hockenbury, seconded by Police Chief Parmer, to approve 25-1500 Preston Place Commercial Site. Motion carried unanimously.

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

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:11 a.m. Motion by City Manager McHugh, seconded by Utilities Deputy Director Martin, to adjourn. Motion carried unanimously.

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

SEAL

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

_____
Approval Signature

_____
Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-0318 SPM - Circle K US 301 & CR 462**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

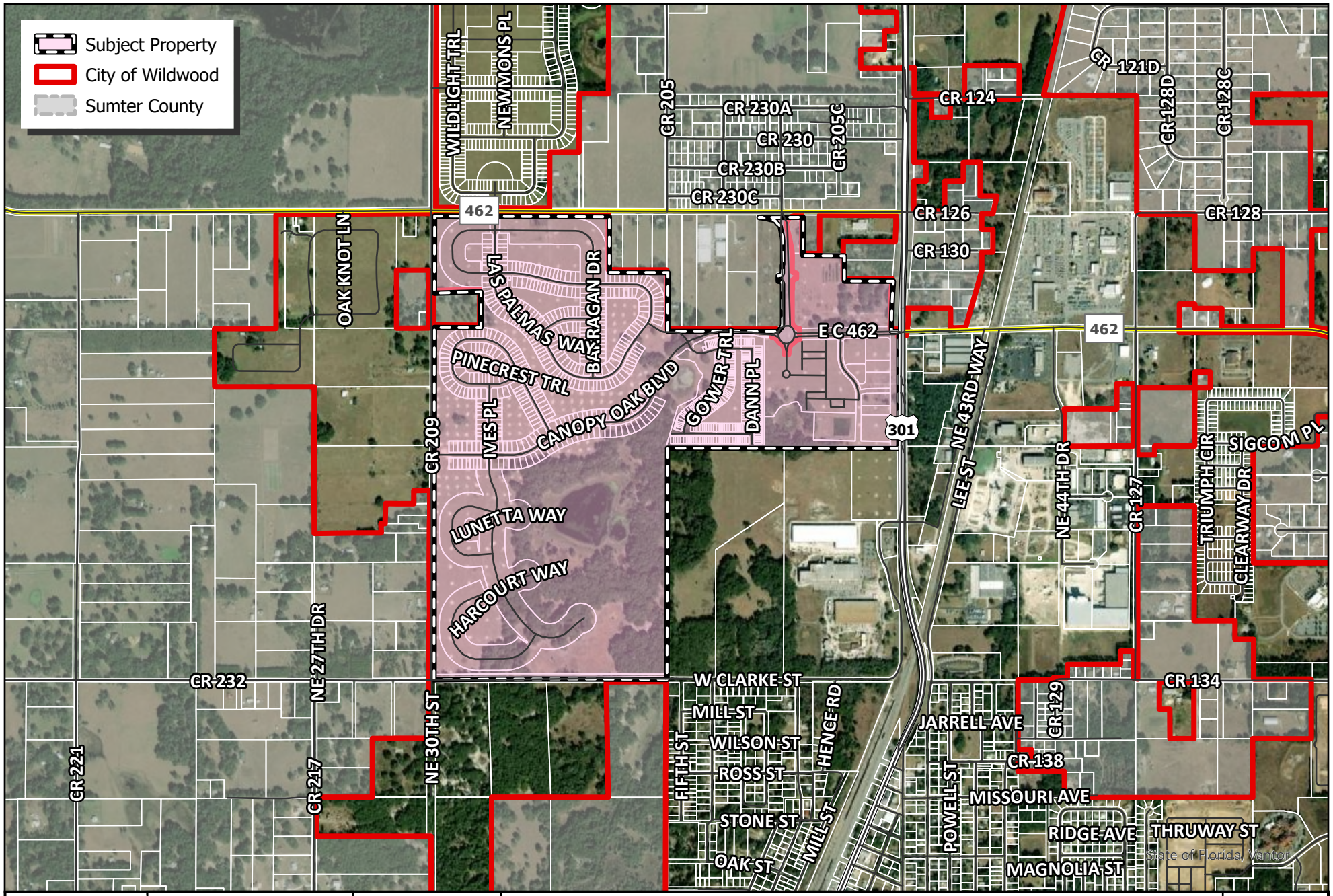
HISTORY/FACTS/ISSUES:

Case Number	26-0318 Circle K -US 301 & CR 462 Modification
Applicant	Circle K Stores INC
Owner(s)	KL Twisted Oaks LLC
Acreage	3.28 +/-
Property Location	The subject property is generally located on the northwest corner of the intersection of US 301 and rerouted CR 462.
Parcel	D31A218

The applicant is seeking approval from the Project Review Committee for modifications to the previously approved plans under the project number SP 2405-001 Circle K US 301 & CR 462. The modifications consist of a natural gas connection, relocation of a transformer, revision to the landscape plan, and changes to the stormwater system based on as-built information, on 3.28 acres MOL.

26-0318 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies in the 2050 Comprehensive Plan.

Date: 06/30/2026
McKenna Page
Planner II, Development Services



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N
US Feet
0 335 670 1,340

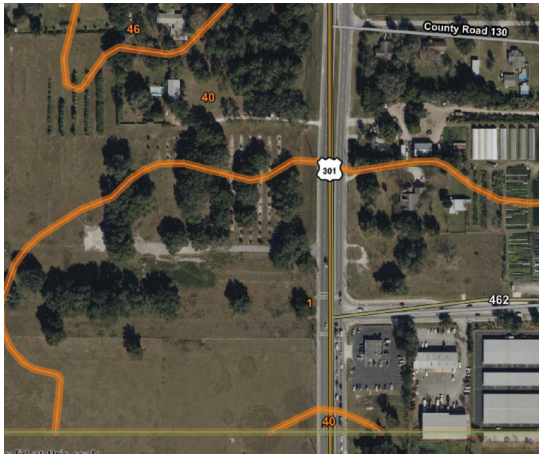
#A26-0318

CIRCLE K - US301 & CR462

PARCEL D31A218

MAP 1B
LOCATION MAP
JAN 2026

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SOIL CLASSIFICATION MAP

CONSTRUCTION PLANS
FOR
CIRCLE K - US301 & CR462

NWC - US301 & CR462
WILDWOOD, FLORIDA 34785
JUNE 19, 2026

PARCEL ID: A PORTION OF D31A218

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN N00°07'36"E, ALONG THE CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 33.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 232; THENCE CONTINUE N00°07'36"E, ALONG SAID CENTERLINE OF SECTION 31, A DISTANCE OF 2609.11 FEET; THENCE S89°53'23"E, A DISTANCE OF 2611.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 301; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) N00°00'04"W, A DISTANCE OF 1319.94 FEET; (2) N89°50'09"W, A DISTANCE OF 82.00 FEET; (3) N00°00'04"W, A DISTANCE OF 67.52 FEET FOR A POINT OF BEGINNING, BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF S44°20'20"W AND A CHORD DISTANCE OF 48.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°40'45 , A DISTANCE OF 54.17 FEET; THENCE S88°40'42"W, A DISTANCE OF 261.51 FEET; THENCE N00°09'52"E, A DISTANCE OF 479.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF N01°14'25"W AND A CHORD LENGTH OF 1.96 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'33", A DISTANCE OF 1.96 FEET; THENCE S89°46'44"E, A DISTANCE OF 310.19 FEET TO SAID WEST RIGHT OF WAY LINE OF US HIGHWAY 301, BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5861.91 FEET, WITH A CHORD BEARING OF S02°06'32"W AND A CHORD DISTANCE OF 431.64 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°13'11", A DISTANCE OF 431.73 FEET; THENCE S00°00'04"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 7.98 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

1" = 1000'

SHEET INDEX

C0.0	COVER
C1.0-C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C4.3-C4.4	TRUCK ROUTING PLAN
C5.0	OVERALL PAVING, GRADING & DRAINAGE PLAN
C5.1-C5.2	PAVING, GRADING, AND DRAINAGE PLAN
C5.3	JOINTING PLAN
C5.4-C5.5	PAVEMENT JOINT DETAILS
C6.0	UTILITY PLAN
C7.0-C7.1	GENERAL CONSTRUCTION DETAILS
C8.0-C8.1	CITY OF WILDWOOD STANDARD DETAILS
L1.00	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS

SWFWMD PERMIT NUMBER: 43034833.003

UTILITY PROVIDERS

WATER:
CITY OF WILDWOOD PUBLIC WORKS
743 HUEY STREET
WILDWOOD, FL 34785
PHONE: (352)-330-1343

TELEPHONE:
CHARTER COMMUNICATIONS
3316 BRESLAY DR
VIERA, FL 32940
CONTACT: JERROLD KAISER
PHONE: (321) 338-1928

ELECTRIC :
DUKE ENERGY
6214 HADLEY COMMONS DR
RIVERVIEW, FL 33578
CONTACT: JESSE CHASON
PHONE: (352) 239-6898
EMAIL: JESSE.CHASON@DUKE-ENERGY.COM

GAS:
TECO PEOPLES GAS - OCALA
316 SW 33RD AVE
OCALA, FL 34474
PHONE: (352) 622-0111

WASTEWATER:
CITY OF WILDWOOD WASTEWATER
1290 INDUSTRIAL DRIVE
WILDWOOD, FL 34785
PHONE: (352)-330-1343

WASTE MANAGEMENT:
CITY OF WILDWOOD PHYSICAL ENVIRONMENT DEPARTMENT
100 N MAIN STREET
WILDWOOD, FL 34785
PHONE: (352)-330-1336

PROJECT TEAM

OWNER:
KL TWISTED OAKS, LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444
CONTACT: THE KOLTER GROUP LLC
PHONE: (561) 682-9500

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD BLD 1 SUITE 200A
DAYTONA BEACH, FL 32117
CONTACT: JAROD C. STUBBS, P.E.
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EMAIL: JAROD.STUBBS@KIMLEY-HORN.COM

SURVEYOR:
ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL. 32708
CONTACT: JAMES D. BRAY
PHONE: (407) 677-0200

DEVELOPER:
SCHAFFER CONSTRUCTION, LLC
2601 NETWORK BLVD, SUITE 413
FRISCO , TX 75034
CONTACT: DIANNE BERRY
PHONE: (407) 580-5173
EMAIL: DBERRY@SCHAFFERCONST.COM

ARCHITECT:
RDC COLLABORATIVE
11921 FREEDOM DRIVE, SUITE #1110
RESTON, VA 20190
CONTACT: MEGAN LARGENT
PHONE: (703) 668-0086
FAX: (703) 668-0085

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JOHN GRIFFIN
PHONE: (407) 427-1630
EMAIL: JOHN.GRIFFIN@KIMLEY-HORN.COM

PREPARED BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

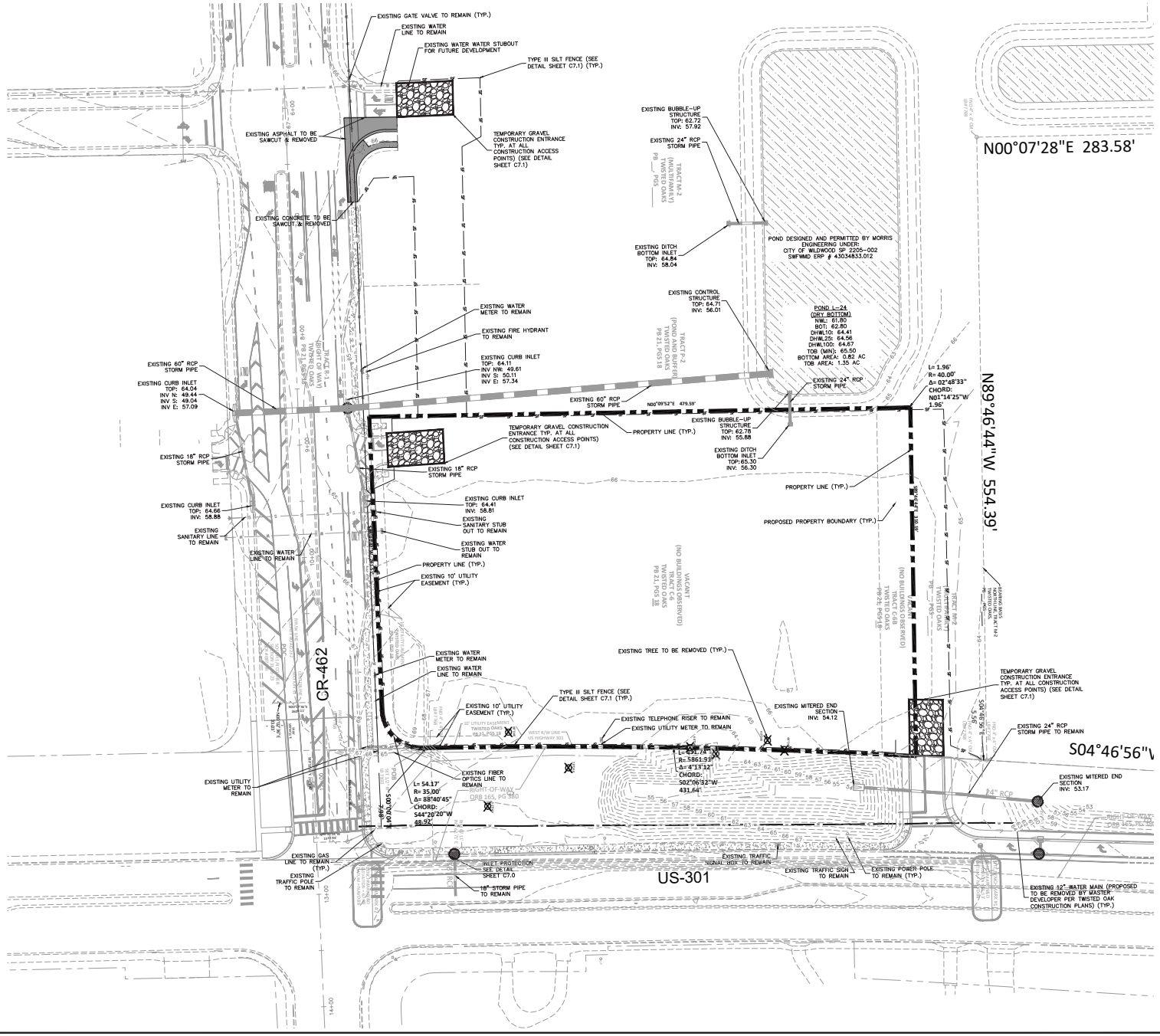
Digitally signed by Jarod Stubbs
Date: 2026.06.22 06:50:45 -04'00'

JAROD C. STUBBS, P.E.
FL P.E. # 89387
JUNE 19, 2026

CIRCLE K – US301 & CR462
JUNE 19, 2026
EXISTING PROJECT No. 149880128

REVISIONS:

No.	DESCRIPTION	DATE
1	PER CRALE & SBE SET COMMENTS	02/03/2026
2	PER CRALE & SBE SET COMMENTS	02/26/2026
3	PER CITY MINOR SITE PLAN COMMENTS	02/27/2026



NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
2. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
3. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
4. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C7.1.
5. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C7.1.
6. UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C7.1.
7. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET C7.1.
8. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
9. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
10. CONTRACTOR IS TO VERIFY EXISTING SANITARY, STORM, WATER, ELECTRIC, PHONE, CABLE, AND NATURAL GAS SERVICES TO BUILDINGS SCHEDULED FOR DEMOLITION. SERVICES ARE TO BE ISOLATED FROM THE MAIN UTILITY SERVICE CONNECTIONS, AND CAPPED AND/OR REMOVED AS REQUIRED BY THE UTILITY PROVIDER. UTILITY SERVICES ARE TO BE ISOLATED IN A MANNER THAT WILL INSURE THAT ADJACENT PROPERTIES REMAIN CONNECTED WITHOUT EXPERIENCING AN INTERRUPTION OF SERVICE.
11. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, FIBER OPTIC, ELECTRIC, TELEPHONE AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES.
12. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
13. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
14. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, CITY OF WILDWOOD AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.

LEGEND

- PROPERTY LINE (TYP.)
- INLET PROTECTION (SEE DETAIL SHEET C7.0)
- TYPE III SILT FENCE (SEE DETAIL SHEET C7.0)
- EXISTING TO BE DEMOLISHED
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE LINE
- EXISTING STORM PIPE
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FORCE MAIN
- EXISTING FIBER OPTIC LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

VERTICAL DATUM:

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION R 753, BENC: 63.61 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
3	PER UPDATED MASTER PLANS	12/28/2022	DAD
2	PER MASTER PRD AS-BUILTS	12/04/2023	DAD
1			

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
DAVID C. STUBBS, P.E.
No. 89367
STATE OF FLORIDA
DATE: 06/19/2026

KHA PROJECT 149880128
DATE 06/19/2026
SCALE AS SHOWN
DESIGNED BY DJK
DRAWN BY EJP
CHECKED BY JCS

EXISTING CONDITIONS & DEMOLITION PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER C3.0

Plotted By:Dillingham, Dustin Sheet Set:CIRCLE K – US301 & CR462 Layout:C3.0 June 19, 2026 01:31:55pm K:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\C3.0 – EXISTING CONDITION & DEMOLITION PLAN.dwg
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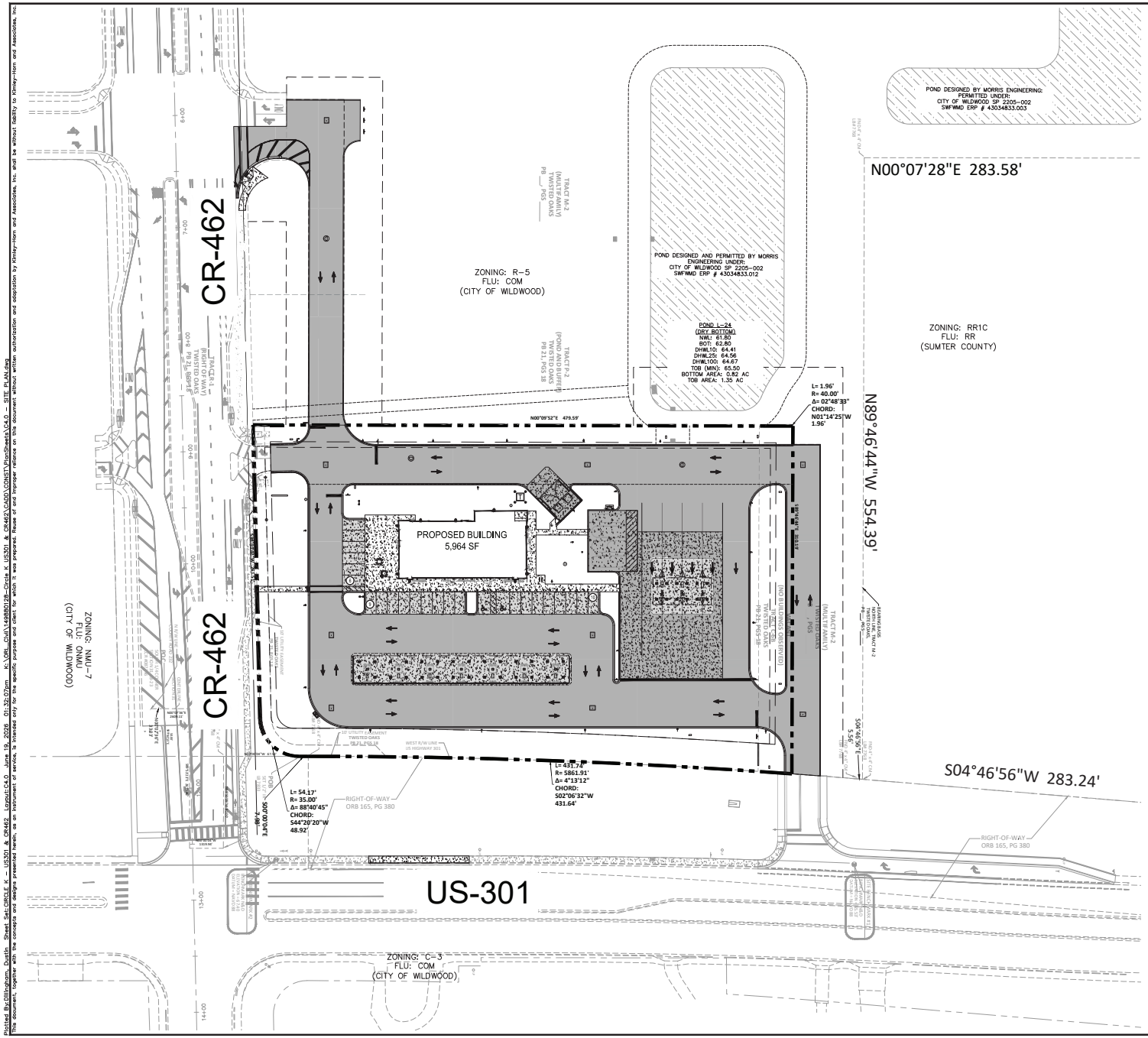

SITE DATA:

PROJECT AREA:	±3.28 ACRES (142,889 SF)
FUTURE LAND USE:	COMMERCIAL
EXISTING ZONING:	C3 – GENERAL COMMERCIAL HIGHWAY
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
BUILDING HEIGHT:	1 STORY/<35 FT
FAR:	0.0417

ADJACENT PROPERTY ZONING:
NORTH: RR1C (HIGH DENSITY RURAL RESIDENTIAL WITH CONVENTIONAL HOUSING)(SUMTER COUNTY)
SOUTH: NMU-7 (NEIGHBORHOOD MIXED USE)(SUMTER COUNTY)
EAST: FDOT ROW (US301)
WEST: R-5 (HIGH DENSITY RESIDENTIAL)

ADJACENT PROPERTY FUTURE LAND USES:
NORTH: RR (RURAL RESIDENTIAL)(SUMTER COUNTY)
SOUTH: ONMU (OXFORD NEIGHBORHOOD MIXED USE)
EAST: FDOT ROW (US301)
WEST: COM (COMMERCIAL)

EXISTING SITE COVERAGE:

EXISTING PERVIOUS AREA:	142,889 SF	(3.28 AC) (100%)
EXISTING IMPERVIOUS AREA:	0 SF	(0.00 AC) (0%)
TOTAL SITE AREA:	142,889 SF	(3.28 AC) (100%)

PROPOSED SITE COVERAGE:

PROPOSED PERVIOUS AREA:	48,302 SF	(1.11 AC) (34%)
PROPOSED CONCRETE/PAVEMENT AREAS:	88,855 SF	(2.03 AC) (62%)
PROPOSED BUILDING AREA:	5,964 SF	(0.14 AC) (4%)
TOTAL IMPERVIOUS AREA:	94,819 SF	(2.17 AC)(66%)
TOTAL OPEN SPACE AREA:	48,302 SF	(1.11 AC)(34%)
PROPOSED OFFSITE IMPERVIOUS AREA:	19,639 SF	(0.45 AC)

PROJECTED NUMBER OF EMPLOYEES: 3 EMPLOYEES

PARKING REQUIRED

C-STORE	
4 SPACES PER 1000 GROSS SF	24
TOTAL REQUIRED PARKING	24

PARKING PROVIDED

PROPOSED HANDICAP SPACES (12'X20'):	2
PROPOSED STANDARD SPACES (10'X20'):	23
PROPOSED ON-SITE SPACES:	25

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT (EAST):	25 FT	25 FT
SIDE (SOUTH):	15 FT	15 FT
SIDE (NORTH):	15 FT	15 FT
REAR (WEST):	15 FT	15 FT

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT (EAST):	25 FT	25 FT
SIDE (SOUTH):	20 FT	20 FT
SIDE (NORTH):	20 FT	20 FT
REAR (WEST):	10 FT	10 FT

NOTES:

1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWSE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO SIGNAGE PLANS FOR MONUMENT SIGN DETAILS.
5. SEE MEP PLANS FOR ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING AND PAVEMENT MARKING WILL BE PAINTED UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH FDOT INDEX 711-001.
7. REFER TO ARCHITECTURAL PLANS FOR PROPOSED DUMPSTER ENCLOSURE DETAIL.
8. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
9. UNLESS OTHERWISE STATED, ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL MEET MUTCD AND FDOT STANDARDS/INDEXES.
10. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF WILDWOOD DISTRICT DESIGN STANDARDS.
11. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, CITY OF WILDWOOD AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.
12. ALL PROPOSED OFFSITE IMPROVEMENTS, WITH THE EXCEPTION OF THOSE WITHIN THE PUBLIC RIGHT-OF-WAY, WILL BE PRIVATELY MAINTAINED BY THE TWISTED OAKS POINTE CDD.

LEGEND

- PROPERTY LINE (TYP.)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
- PROPOSED MEDIUM DUTY CONCRETE (SEE DETAIL SHEET C7.0)
- PROPOSED HEAVY DUTY CONCRETE (SEE DETAIL SHEET C7.0)

VERTICAL DATUM:
ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION R 753, BEING: 63.61 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
2	PER MASTER POD AS-BUILTS	12/04/2025	DAD
1	PER CITY MINOR SITE PLAN COMMENTS	09/27/2025	DAD

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 89367
DATE: 06/19/2026

KHA PROJECT 149880128
DATE 06/19/2026
SCALE AS SHOWN
DESIGNED BY DJK
DRAWN BY EJP
CHECKED BY JCS

OVERALL SITE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
C4.0

Plotted By:Dillingham, Dustin Sheet Set:CIRCLE K – US301 & CR462 Layout:C4.0 June 19, 2026 01:32:07pm K:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\C4.0 – SITE PLAN.dwg
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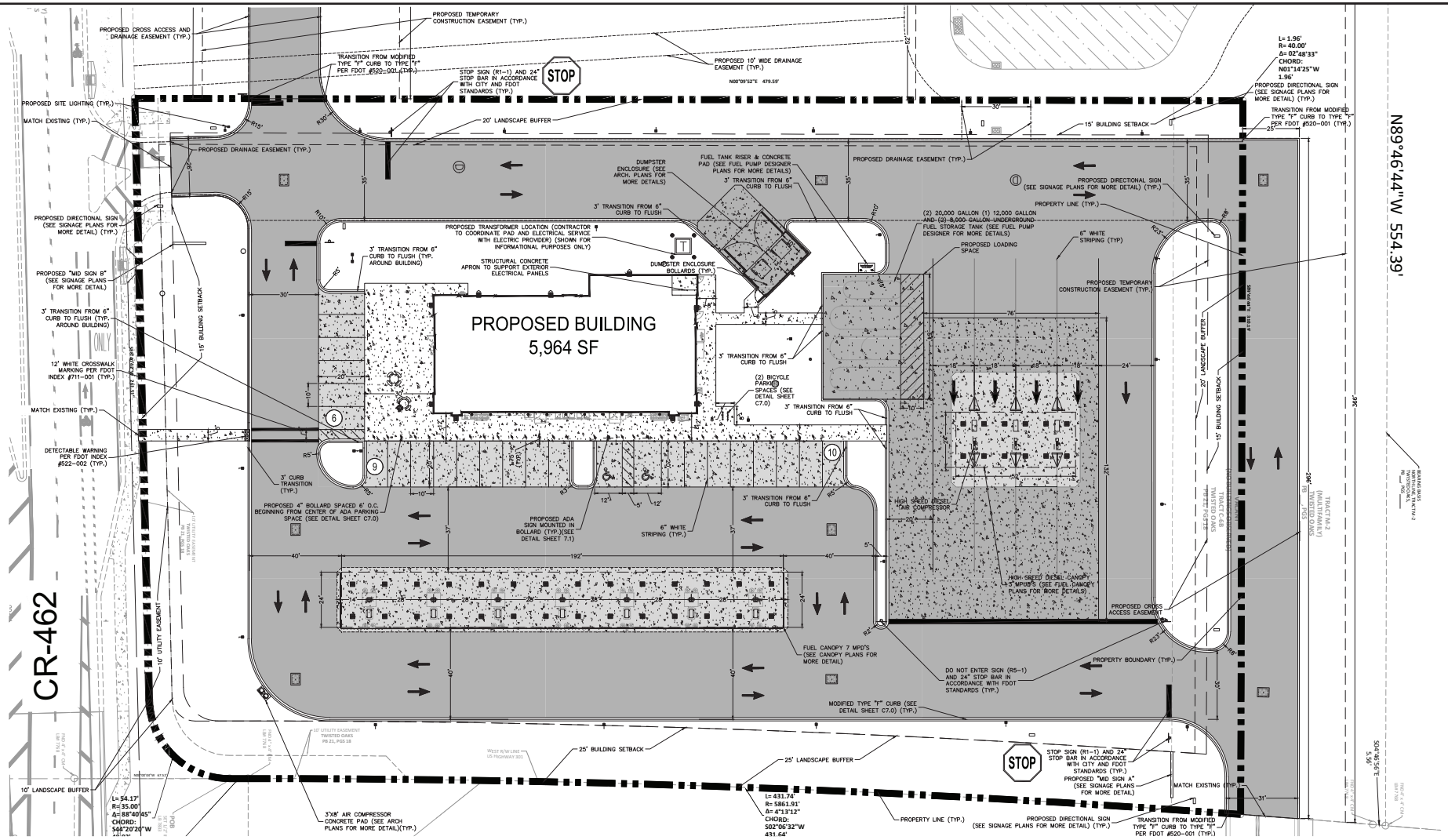

NOTES:

1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO SIGNAGE PLANS FOR MONUMENT SIGN DETAILS.
5. SEE MEP PLANS FOR ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING AND PAVEMENT MARKING WILL BE PAINTED UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH FDOT INDEX 711-001.
7. REFER TO ARCHITECTURAL PLANS FOR PROPOSED DUMPSTER ENCLOSURE DETAIL.
8. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
9. UNLESS OTHERWISE STATED, ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL MEET MUTCD AND FDOT STANDARDS/INDEXES.
10. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF WILDWOOD DISTRICT DESIGN STANDARDS.
11. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, CITY OF WILDWOOD AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.
12. ALL PROPOSED OFFSITE IMPROVEMENTS, WITH THE EXCEPTION OF THOSE WITHIN THE PUBLIC RIGHT-OF-WAY, WILL BE PRIVATELY MAINTAINED BY THE TWISTED OAKS POINTE CDD.

LEGEND

- PROPERTY LINE (TYP.)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
- PROPOSED MEDIUM DUTY CONCRETE (SEE DETAIL SHEET C7.0)
- PROPOSED HEAVY DUTY CONCRETE (SEE DETAIL SHEET C7.0)

VERTICAL DATUM:

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No.	REVISIONS	DATE	BY
3	PER CIRCLE K RD SET COMMENTS	06/23/2023	DAD
2	PER CK & ELECTRICAL PROVIDER REQUEST	10/29/2025	DAD
1			

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER CERTIFICATE OF AUTHORIZATION No. 35106 STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA No. 89365
DATE: 06/19/2026

KHA PROJECT 149880128
DATE 06/19/2026
SCALE AS SHOWN
DESIGNED BY DJK
DRAWN BY EJP
CHECKED BY JCS

SITE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER C4.1

Plotted By:Dillingham, Dustin Sheet Set:CIRCLE K – US301 & CR462 Layout:C4.1 June 19, 2026 01:32:11pm K:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\C4.0 – SITE PLAN.dwg
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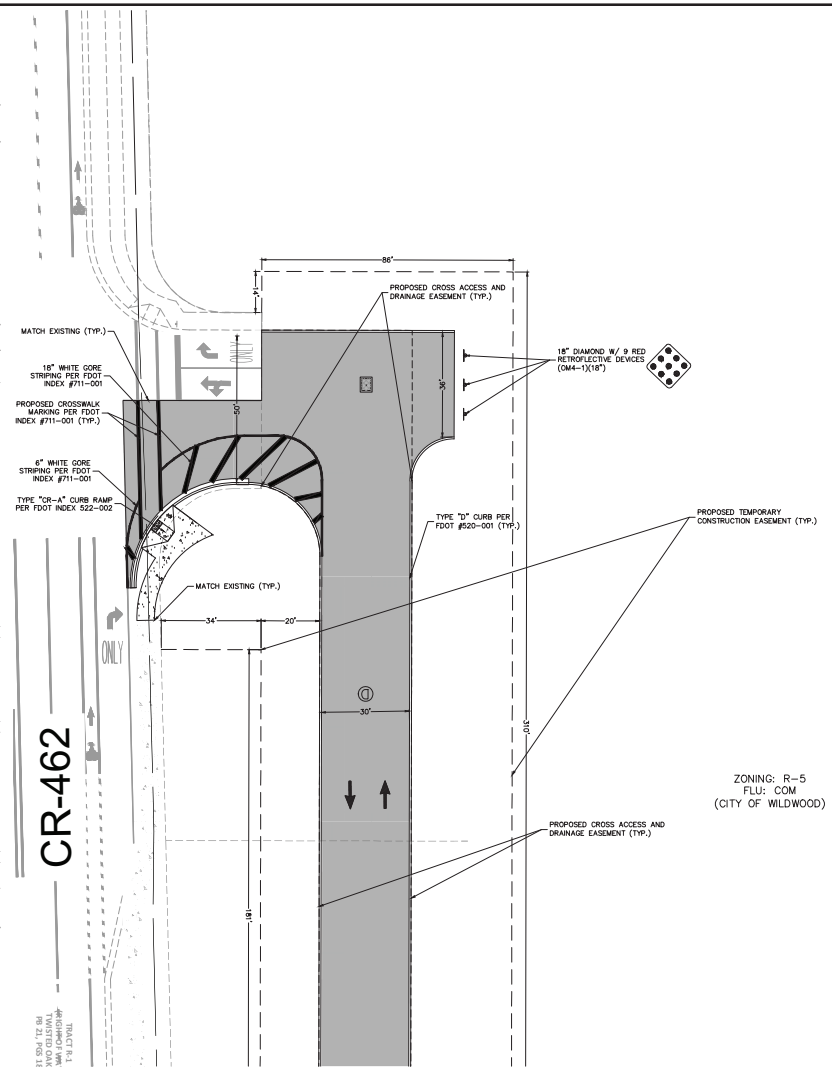
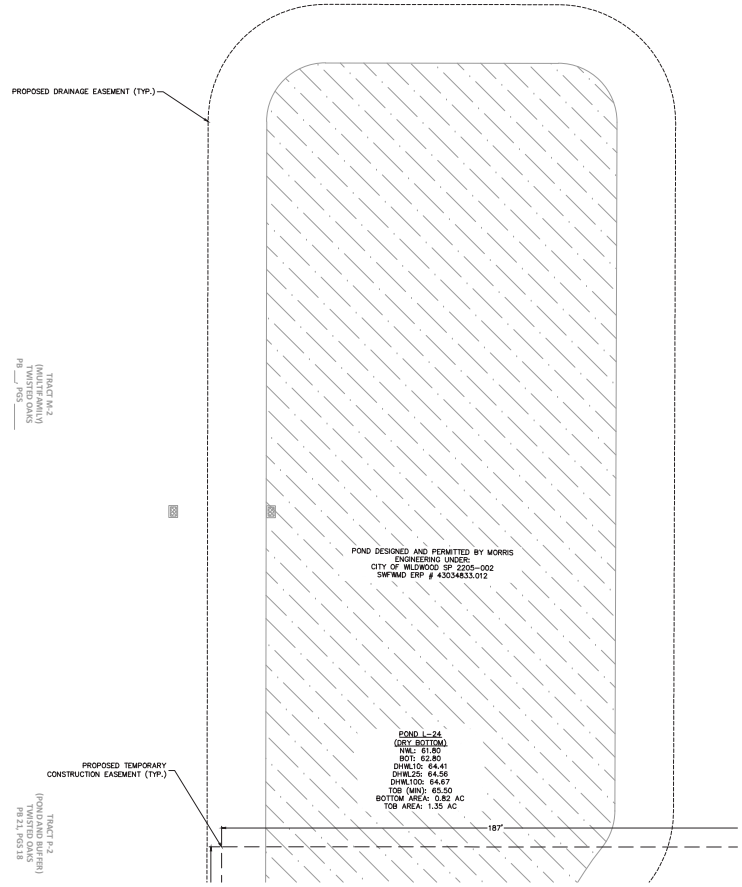


ZONING: R-5
FLU: COM
(CITY OF WILDWOOD)



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

VERTICAL DATUM:

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION # 753, BEING: 63.61 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

NOTES:

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LEGEND

- PROPERTY LINE (TYP.)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
- PROPOSED MEDIUM DUTY CONCRETE (SEE DETAIL SHEET C7.0)
- PROPOSED HEAVY DUTY CONCRETE (SEE DETAIL SHEET C7.0)

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No.	REVISIONS	DATE	BY
1	PER MASTER PRD AS-BUILTS	12/04/2025	DAD

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LICENSED PROFESSIONAL ENGINEER
JACOB C. STUBBS, P.E.
No. 89367
STATE OF FLORIDA
DATE: 06/19/2026

KHA PROJECT 149880128
DATE 06/19/2026
SCALE AS SHOWN
DESIGNED BY DJK
DRAWN BY EJP
CHECKED BY JCS

SITE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
C4.2

Plotted By:Dillingham, Dustin Sheet Set:CIRCLE K – US301 & CR462 Layout:C4.2 June 19, 2026 01:32:16pm K:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\C4.0 – SITE PLAN.dwg
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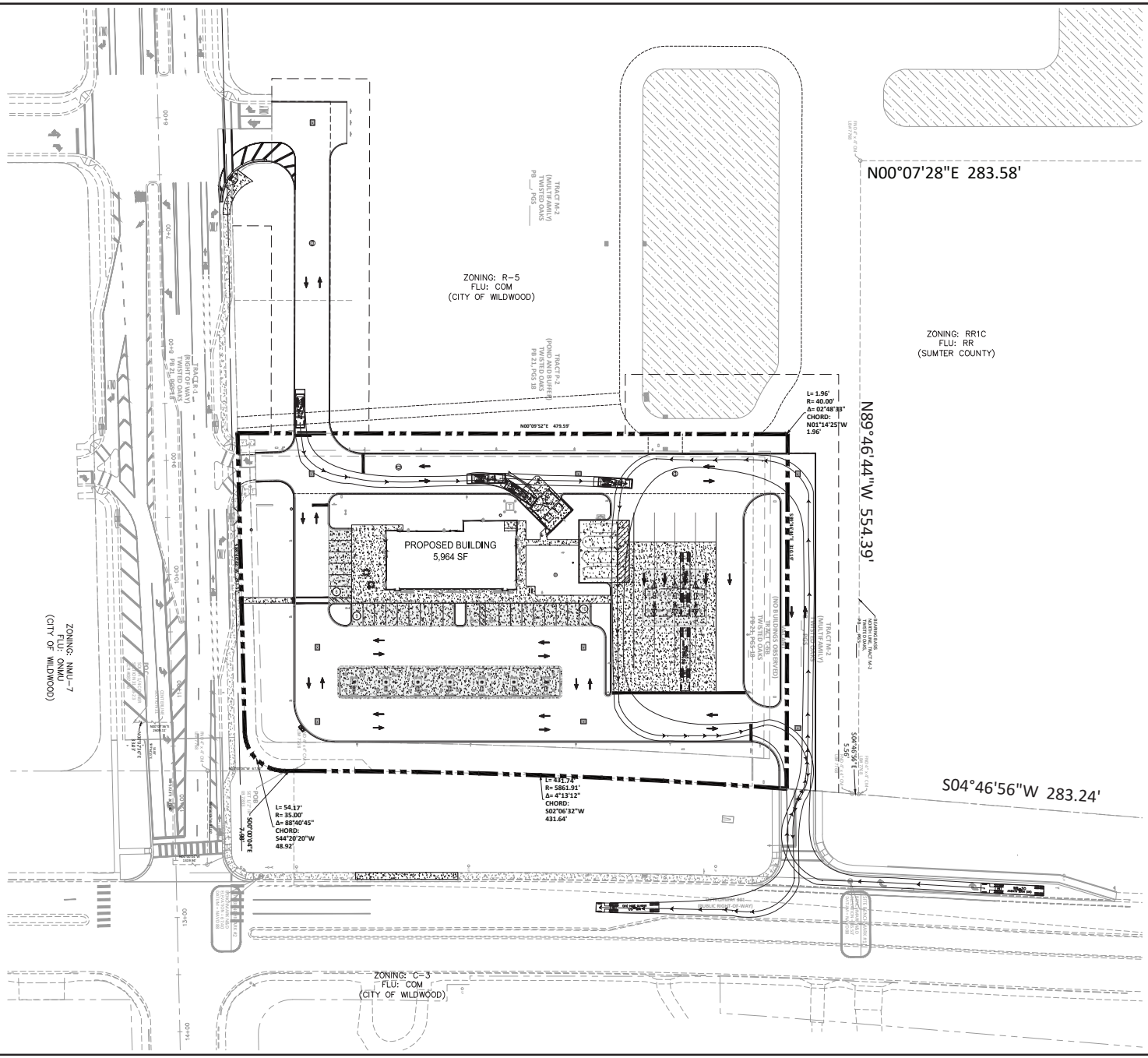
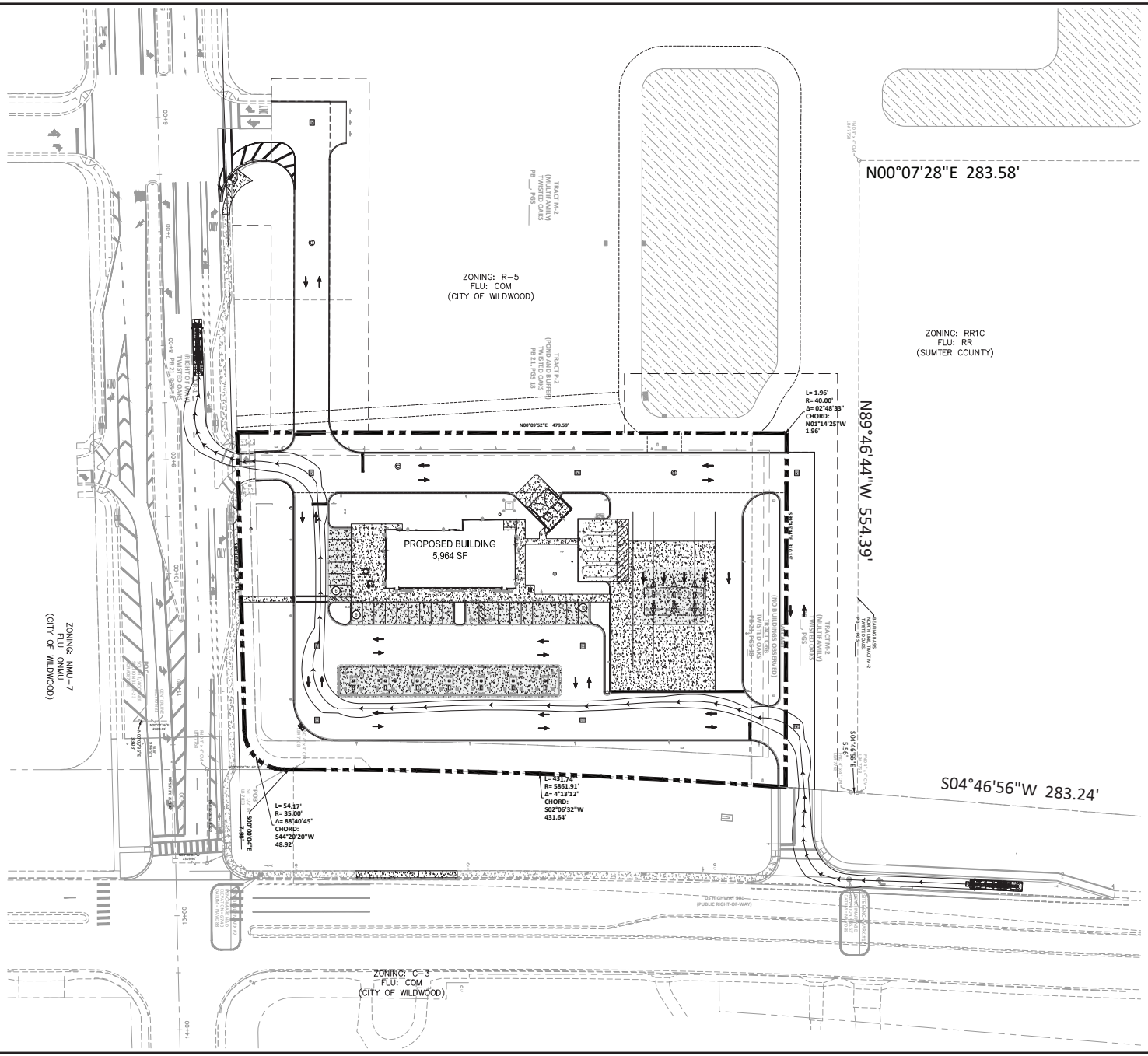

N00°07'28"E 283.58'
N89°46'44"W 554.39'
S04°46'56"W 283.24'
PROPOSED BUILDING
5,964 SF
ZONING: R-5
FLU: COM
(CITY OF WILDWOOD)
ZONING: RR1C
FLU: RR
(SUMTER COUNTY)
ZONING: NMU 7
FLU: CNMU
(CITY OF WILDWOOD)
ZONING: C-3
FLU: COM
(CITY OF WILDWOOD)
L= 1.96'
R= 40.00'
Δ= 02°48'33"
CHORD:
N01°14'25"W
1.96'
L= 431.74'
R= 5861.91'
Δ= 4°13'12"
CHORD:
S02°06'32"W
431.64'
L= 54.17'
R= 35.00'
Δ= 88°40'45"
CHORD:
S44°20'20"W
48.92'
N00°09'52"E 479.59'
S00°07'00"E
2.00'
S04°46'56"E
5.58'
TRACT M-2
(MULTI-FAMILY)
TWISTED OAKS
PB ___ PG ___
TRACT P-2
(POND AND BUFFER)
TWISTED OAKS
PB 21, PGS 38
TRACT R-1
(RIGHT OF WAY)
TWISTED OAKS
PB 21, PGS 38
TRACT M-2
(MULTI-FAMILY)
TWISTED OAKS
PB 21, PGS 38
(NO BUILDINGS OBSERVED)
TRACT C&D
TWISTED OAKS
PB 21, PGS 38
HEARTHSIDE
TRACT M-2
TWISTED OAKS
PB ___ PG ___
(PUBLIC ROADWAY 80')
(PUBLIC ROADWAY 80' RIGHT OF WAY)
EXISTING CIRCLE K
(NO BUILDINGS OBSERVED


PROPOSED BUILDING
5,964 SF
ZONING: R-5
FLU: COM
(CITY OF WILDWOOD)
ZONING: RR1C
FLU: RR
(SUMTER COUNTY)
ZONING: NMU 7
FLU: CNMU
(CITY OF WILDWOOD)
ZONING: C-3
FLU: COM
(CITY OF WILDWOOD)
N00°07'28"E 283.58'
N89°46'44"W 554.39'
S04°46'56"W 283.24'
L= 1.96'
R= 40.00'
Δ= 02°48'33"
CHORD:
N01°14'25"W
1.96'
L= 431.74'
R= 5861.91'
Δ= 4°13'12"
CHORD:
S02°06'32"W
431.64'
L= 54.17'
R= 35.00'
Δ= 88°40'45"
CHORD:
S44°20'20"W
48.92'
TRACT M-2
(MULTI-FAMILY)
TWISTED OAKS
TRACT P-2
(POND AND BUFFER)
TWISTED OAKS
TRACT C-2
(NO BUILDINGS OBSERVED)
TWISTED OAKS
TRACT M-2
(MULTI-FAMILY)
TWISTED OAKS
"OLD" BROADWAY 84
(PUBLIC RIGHT-OF-WAY)
N00°09'52"E 479.59'
S00°07'00"E
2.00'
POB
POC
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
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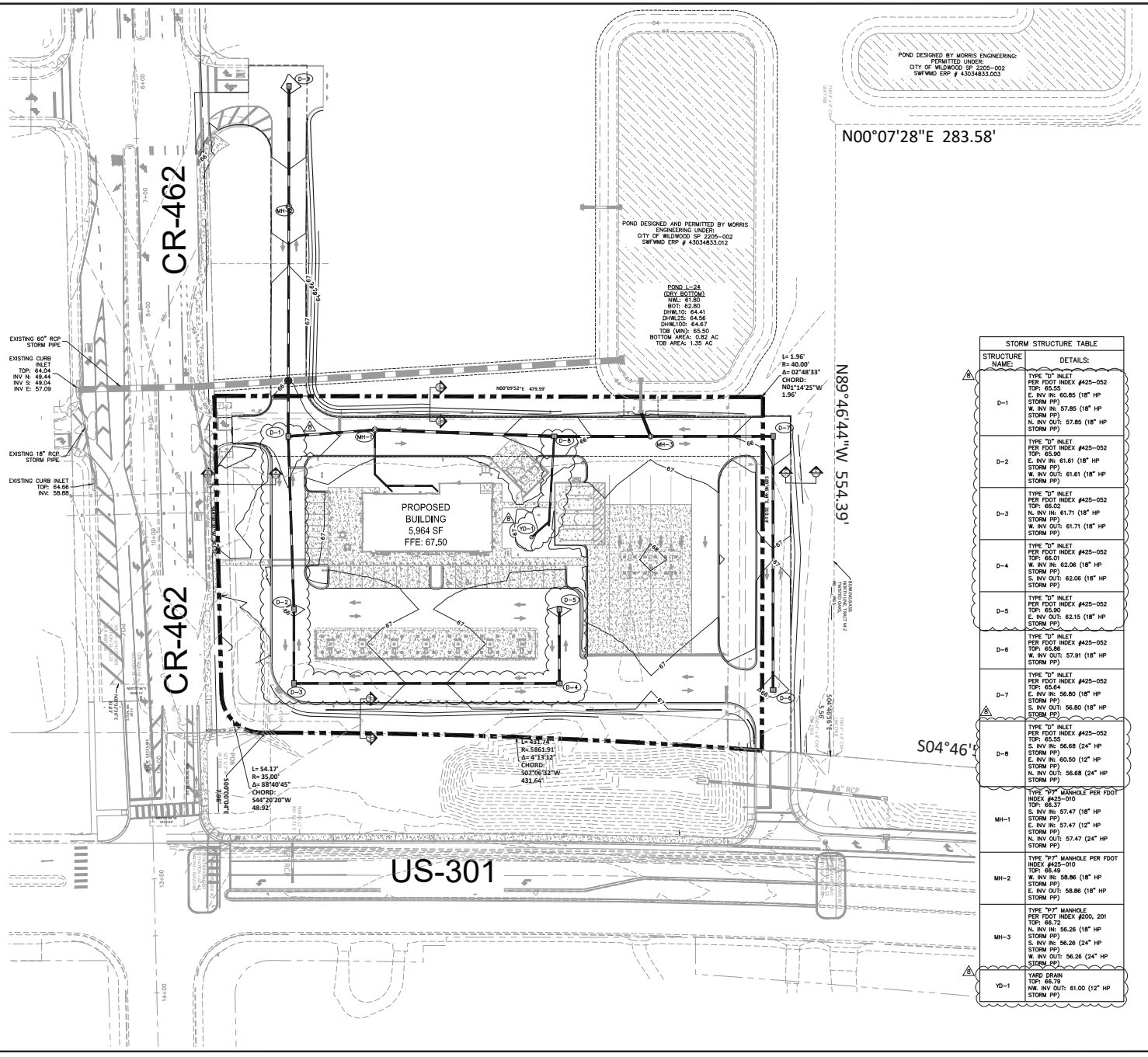

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NOTES:

1. ALL STORM PIPES LABELED "HDPE" SHALL BE ADS HIGH PERFORMANCE (HP) POLYPROPYLENE STORM SEWER PIPE.
2. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICAITONS.
3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
7. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
8. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
9. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE
10. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
11. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. CITY OF WILDWOOD SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
12. FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
13. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLAN #430-001.
14. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
15. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
16. ALL EXISTING VALVES, BOXES, MANHOLE LIDS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.
17. ALL PAVEMENT MUST BE SOURCED FROM AN FDOT APPROVED PLANT.
18. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D-1	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.55 E. INV IN: 60.85 (18" HP STORM PP) W. INV IN: 57.85 (18" HP STORM PP) N. INV OUT: 57.85 (18" HP STORM PP)
D-2	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.90 E. INV IN: 61.61 (18" HP STORM PP) W. INV OUT: 61.61 (18" HP STORM PP)
D-3	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 66.02 N. INV IN: 61.71 (18" HP STORM PP) W. INV OUT: 61.71 (18" HP STORM PP)
D-4	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 66.01 W. INV IN: 62.06 (18" HP STORM PP) S. INV OUT: 62.06 (18" HP STORM PP)
D-5	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.90 E. INV OUT: 62.15 (18" HP STORM PP)
D-6	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.86 W. INV OUT: 57.91 (18" HP STORM PP)
D-7	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.64 E. INV IN: 56.80 (18" HP STORM PP) S. INV OUT: 56.80 (18" HP STORM PP)
D-8	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.55 S. INV IN: 56.68 (24" HP STORM PP) E. INV IN: 60.50 (12" HP STORM PP) N. INV OUT: 56.68 (24" HP STORM PP)
MH-1	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 68.37 S. INV IN: 57.47 (18" HP STORM PP) E. INV IN: 57.47 (12" HP STORM PP) N. INV OUT: 57.47 (24" HP STORM PP)
MH-2	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 68.49 W. INV IN: 58.86 (18" HP STORM PP) E. INV OUT: 58.86 (18" HP STORM PP)
MH-3	TYPE "P7" MANHOLE PER FDOT INDEX #200, 201 TOP: 66.72 N. INV IN: 56.26 (18" HP STORM PP) S. INV IN: 56.26 (24" HP STORM PP) W. INV OUT: 56.26 (24" HP STORM PP)
YD-1	YARD DRAIN TOP: 66.79 NW. INV OUT: 61.00 (12" HP STORM PP)

LEGEND

- PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- XX.XX / XX.XX — PROPOSED ELEV. TOP OF CURB / PROPOSED ELEV. BOTT. OF CURB
- XX.XX — PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET

VERTICAL DATUM:

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION R 753, BEING: 63.61 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

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No.	REVISIONS	DATE	BY
A	PER MASTER PRD AS-BUILTS	12/04/2025	DAD
B	PER CONTRACTOR REQUEST	03/11/2026	DAD
C	PER CONTRACTOR REQUEST	04/30/2026	DAD

Kimley»Horn
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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JARED C. STUBBS, P.E.
LICENSE NUMBER 89367
STATE OF FLORIDA
DATE: 06/19/2026

KHA PROJECT 149880128
DATE 06/19/2026
SCALE AS SHOWN
DESIGNED BY DJK
DRAWN BY EJP
CHECKED BY JCS

OVERALL PAVING, GRADING & DRAINAGE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER C5.0

Plotted By:Dillingham, Dustin Sheet Set:CIRCLE K – US301 & CR462 Layout:C5.0 June 19, 2026 01:32:32pm K:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\C5.0 - PGD.dwg
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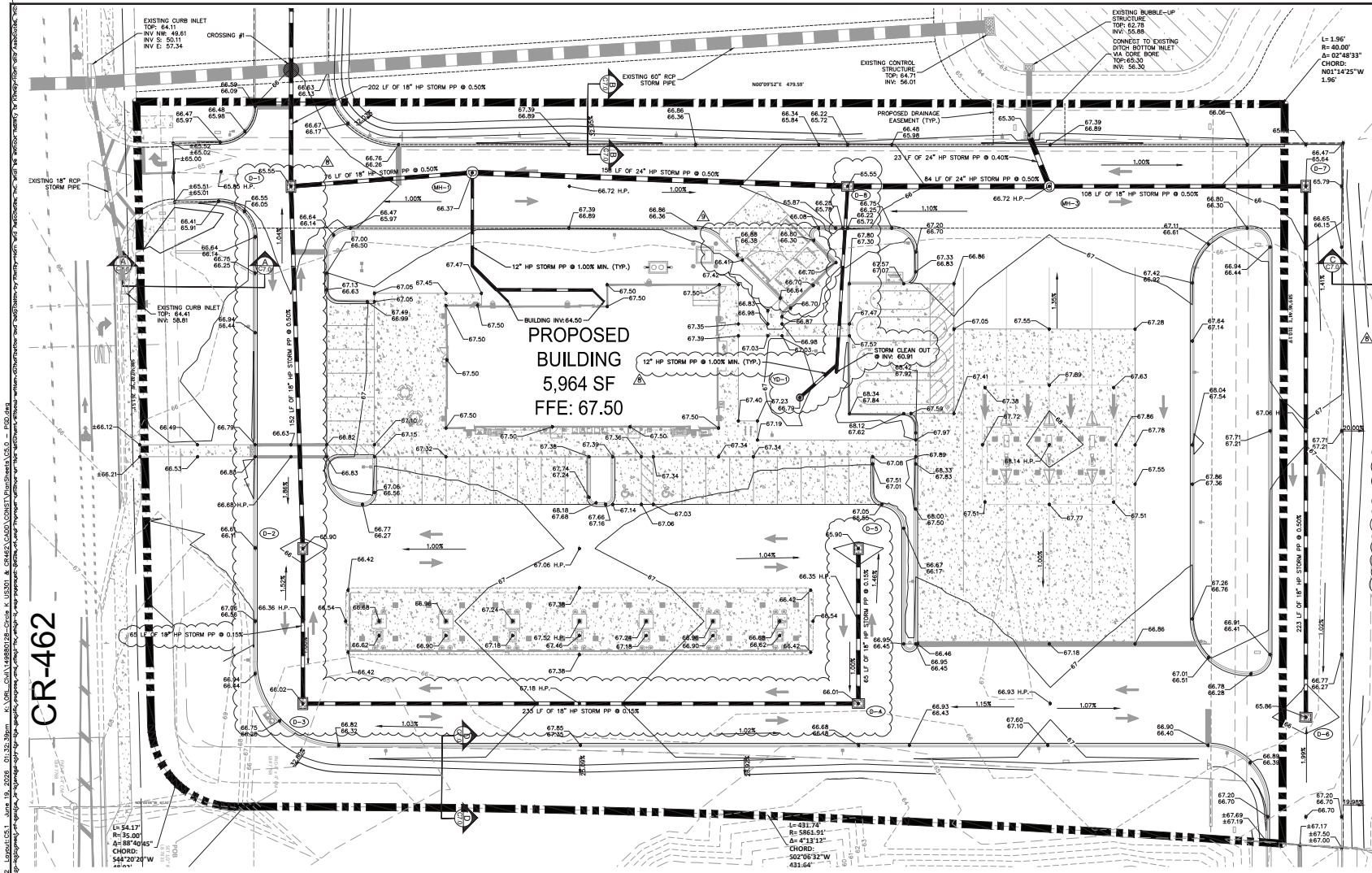

VERTICAL DATUM:
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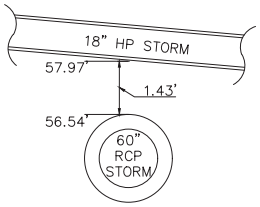
STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D-1	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.55 E. INV IN: 60.85 (18" HP STORM PP) W. INV IN: 57.85 (18" HP STORM PP) N. INV OUT: 57.85 (18" HP STORM PP)
D-2	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.90 E. INV IN: 61.61 (18" HP STORM PP) W. INV OUT: 61.61 (18" HP STORM PP)
D-3	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 66.02 N. INV IN: 61.71 (18" HP STORM PP) W. INV OUT: 61.71 (18" HP STORM PP)
D-4	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 66.01 W. INV IN: 62.06 (18" HP STORM PP) S. INV OUT: 62.06 (18" HP STORM PP)
D-5	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.90 E. INV OUT: 62.15 (18" HP STORM PP)
D-6	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.86 W. INV OUT: 57.91 (18" HP STORM PP)
D-7	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.64 E. INV IN: 56.80 (18" HP STORM PP) S. INV OUT: 56.80 (18" HP STORM PP)
D-8	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 65.55 S. INV IN: 56.68 (24" HP STORM PP) E. INV IN: 60.50 (12" HP STORM PP) N. INV OUT: 56.68 (24" HP STORM PP)
MH-1	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 66.37 S. INV IN: 57.47 (18" HP STORM PP) E. INV IN: 57.47 (12" HP STORM PP) N. INV OUT: 57.47 (24" HP STORM PP)
MH-3	TYPE "P7" MANHOLE PER FDOT INDEX #200, 201 TOP: 66.72 N. INV IN: 56.26 (18" HP STORM PP) S. INV IN: 56.26 (24" HP STORM PP) W. INV OUT: 56.26 (24" HP STORM PP)
YD-1	YARD DRAIN TOP: 66.79 NW. INV OUT: 61.00 (12" HP STORM PP)

LEGEND

- PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- XX.XX / XX.XX — PROPOSED ELEV. TOP OF CURB / PROPOSED ELEV. BOTT. OF CURB
- XX.XX — PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET



CROSSING #1
NTS

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No.	REVISIONS	DATE	BY
5	PER CIRCLE K RFD SET COMMENTS	06/23/2026	DAD
4	PER MASTER PRD AS-BUILTS	3/04/2026	DAD
3	PER CONTRACTOR REQUEST	03/11/2026	DAD
2	PER CONTRACTOR REQUEST	04/30/2026	DAD
1	PER CONTRACTOR REQUEST	04/11/2026	DAD

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PROFESSIONAL ENGINEER
DAVID C. STUBBS, P.E.
No. 89367
STATE OF FLORIDA
DATE: 06/19/2026

K-H PROJECT: 149880128
DATE: 06/19/2026
SCALE: AS SHOWN
DESIGNED BY: DJK
DRAWN BY: EJP
CHECKED BY: JCS

PAVING, GRADING, AND DRAINAGE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
C5.1

Plotted By:Dillingham, Dustin Sheet Set:CIRCLE K – US301 & CR462 Layout:C5.1 June 19, 2026 01:32:39pm K:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\C5.0 – PGD.dwg
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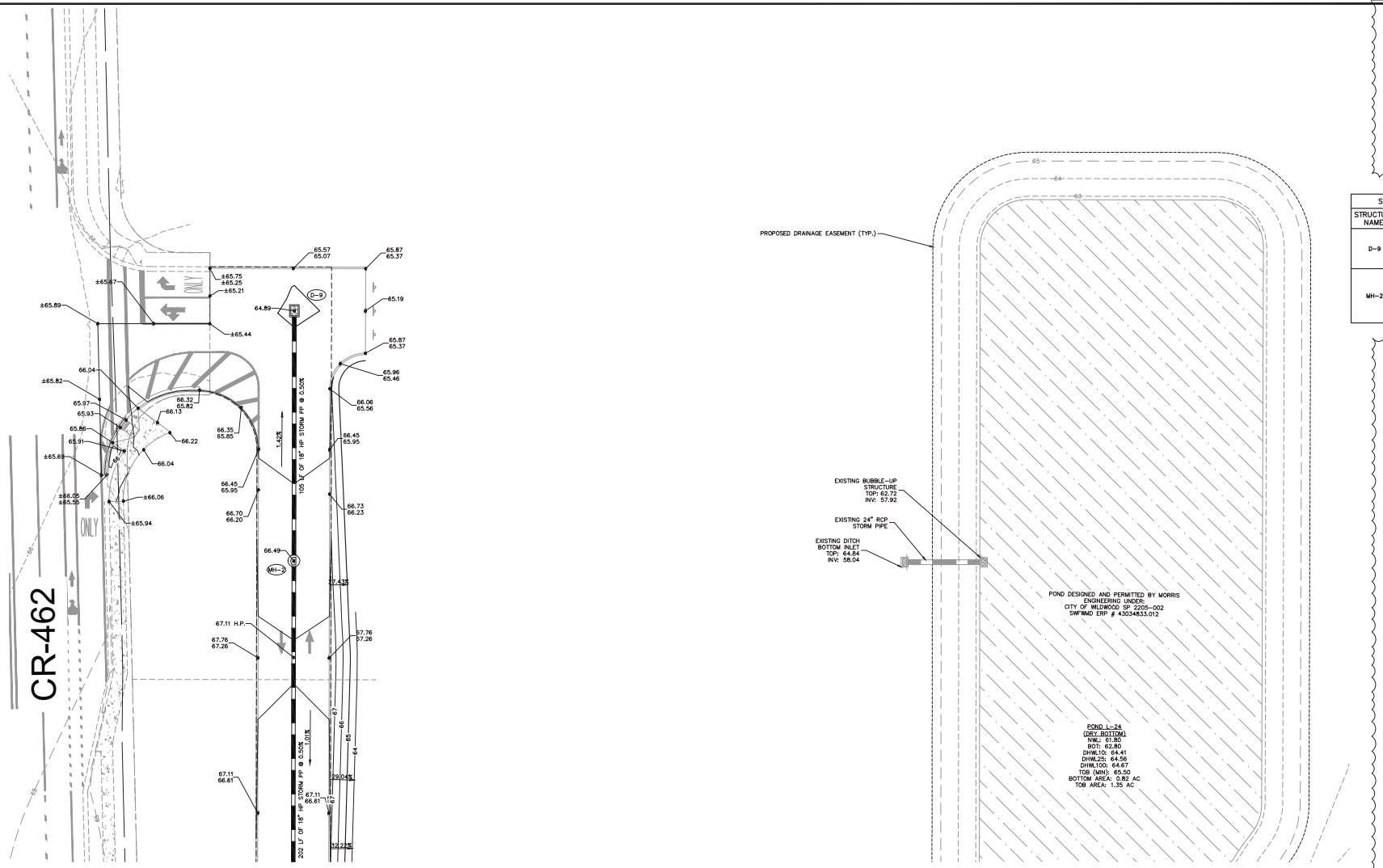

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

VERTICAL DATUM:

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION # 753, BEING: 63.61 FEET (NAVD-1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-9	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 64.59 E. INV OUT: 59.39 (18" HP STORM PP)
MH-2	TYPE "P-7" MANHOLE PER FDOT INDEX #425-010 TOP: 66.49 W. INV IN: 58.86 (18" HP STORM PP) E. INV OUT: 58.86 (18" HP STORM PP)

LEGEND

- PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- XX.XX / XX.XX — PROPOSED ELEV. TOP OF CURB / PROPOSED ELEV. BOTT. OF CURB
- XX.XX — PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET

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No.	REVISIONS	DATE	BY
3	PER MASTER POND AS-BUILTS	12/04/2025	DAD
2	PER CONTRACTOR REQUEST	03/11/2026	DAD
1			

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LICENSED PROFESSIONAL ENGINEER — DAVID C. STUBBS, P.E. — LICENSE NUMBER 89367 — STATE OF FLORIDA — DATE: 06/19/2026

KHA PROJECT	149880128
DATE	06/19/2026
SCALE	AS SHOWN
DESIGNED BY	DJK
DRAWN BY	EJP
CHECKED BY	JCS

PAVING, GRADING, AND DRAINAGE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
C5.2

Plotted By:Dillingham, Dustin Sheet Set:CIRCLE K - US301 & CR462 Layout:C5.2 June 18, 2026 01:32:48pm J:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\C5.0 - PGD.dwg
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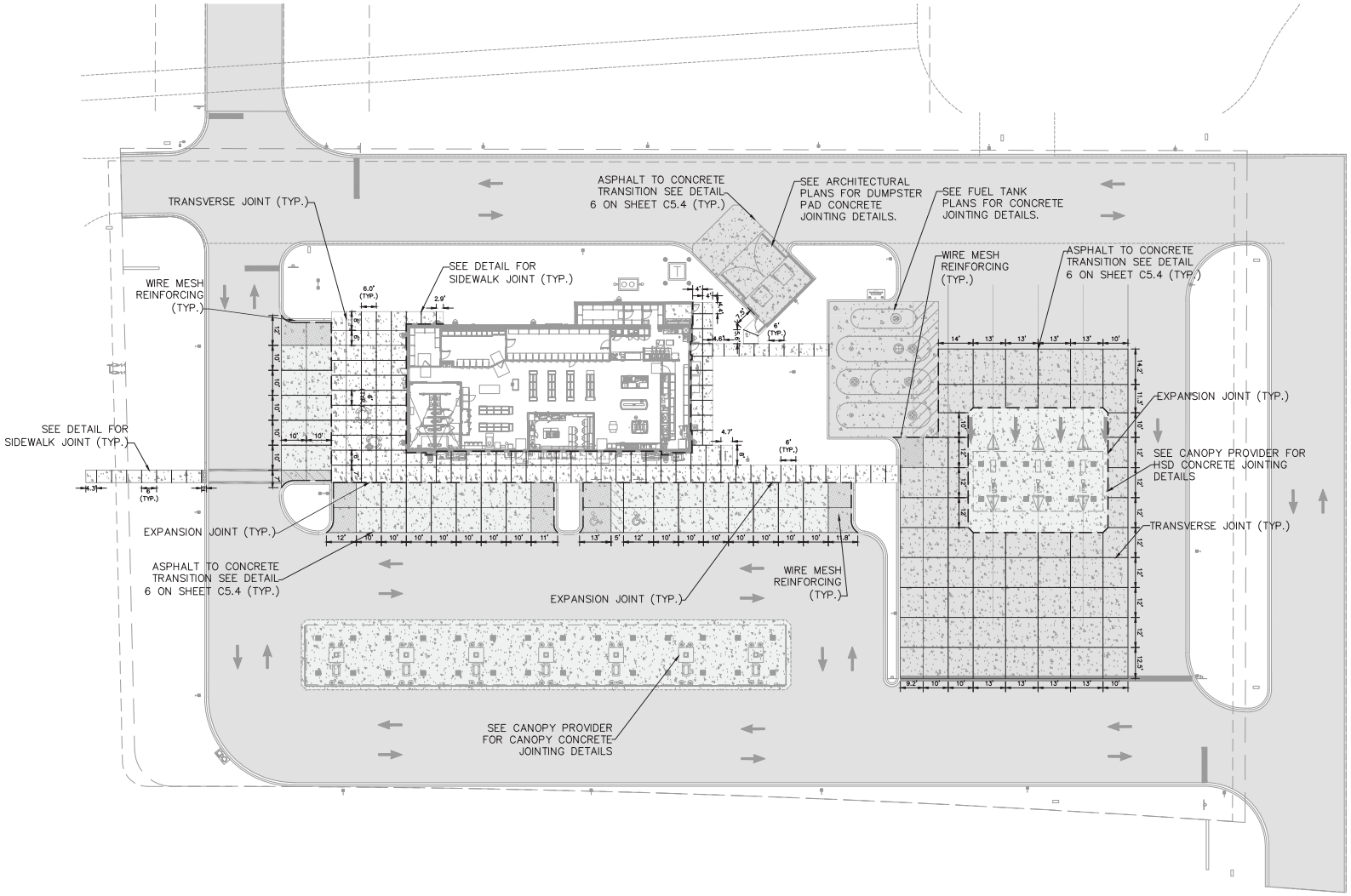

LEGEND:

- EXISTING PROPERTY LINE
- TRANSVERSE JOINT PER FDOT INDEX 350-001
- EXPANSION JOINT PER FDOT INDEX 350-001
- WIRE MESH REINFORCING 4 X 4, W 2.9 X W 2.9

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

VERTICAL DATUM:
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No.	REVISIONS	DATE	BY
1	PER CIRCLE K BID SET COMMENTS	06/23/2026	DAD

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LICENSED PROFESSIONAL ENGINEER
JACOB C. STUBBS, P.E.
LICENSE NUMBER 89367
STATE OF FLORIDA
DATE: 06/19/2026

KHA PROJECT 149880128
DATE 06/19/2026
SCALE AS SHOWN
DESIGNED BY DJK
DRAWN BY EJP
CHECKED BY JCS

JOINTING PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER C5.3

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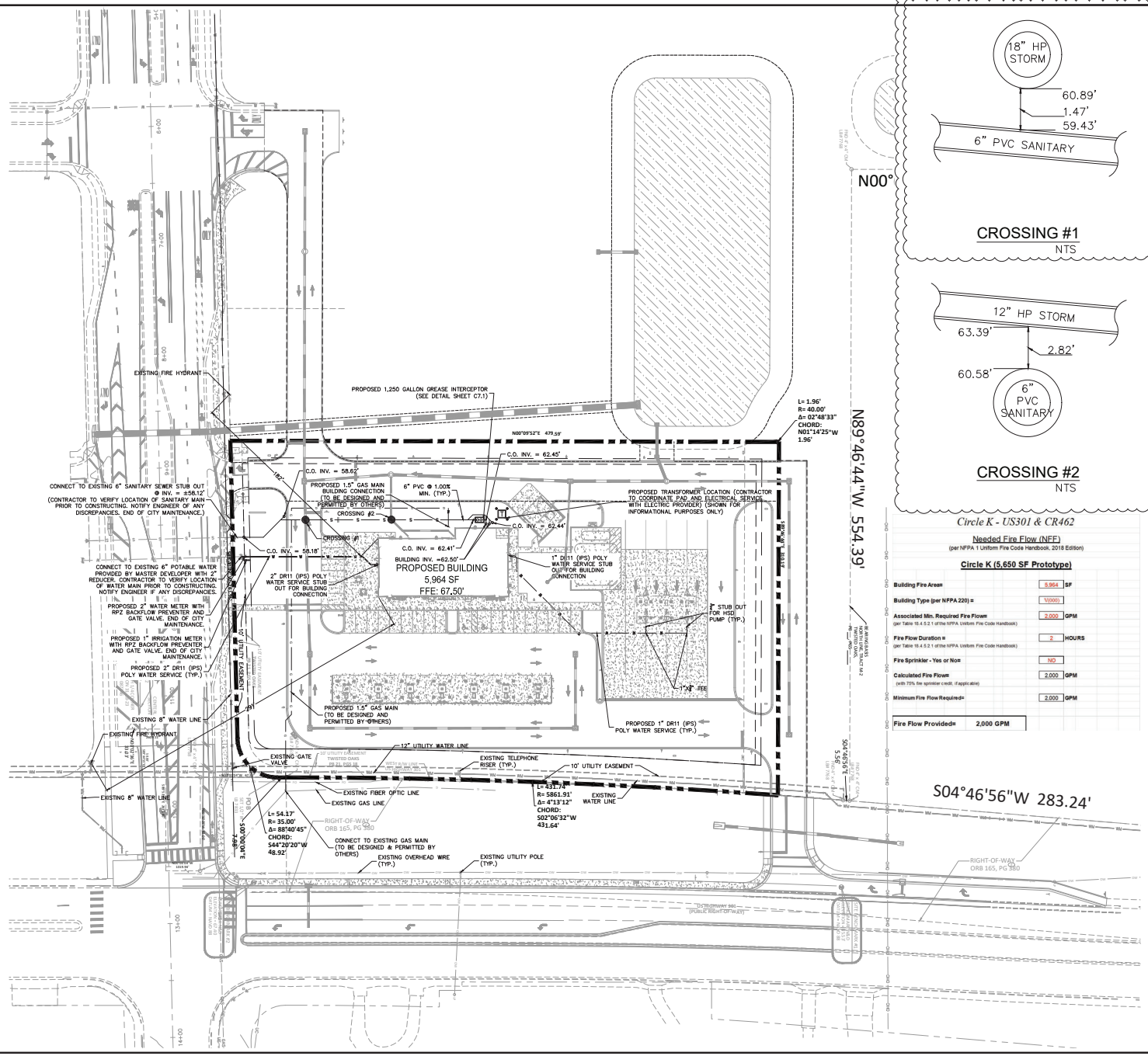

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. MAINTAIN A MINIMUM OF 3-FT OF COVER OVER ALL PROPOSED WATER LINES AND WASTEWATER LINES.
3. REFER TO ADDITIONAL UTILITY NOTES AND DETAILS ON SHEETS C1.0-C1.1 AND C8.0-C8.1.
4. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WILDWOOD UTILITY STANDARDS.
5. BEDDING AND BACKFILL SHALL BE INSTALLED PER CITY OF WILDWOOD. GRANULAR BACKFILL IS REQUIRED UNDER PAVEMENT AND WITHIN 5 FEET OF PAVEMENT.
6. ALL SANITARY SEWER LINES SHALL BE GREEN C-900 PVC MEETING, ASTM D-3034 SDR 26.
7. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
8. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
9. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
10. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. CITY OF WILDWOOD SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
11. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
12. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
13. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
14. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
15. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
16. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
17. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
18. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
19. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
20. ALL ELECTRIC, CABLE, AND TELECOMMUNICATION UTILITIES FOR BUILDING SERVICE TO BE INSTALLED UNDERGROUND.
21. CITY OF WILDWOOD SHALL NOT OWN OR MAINTAIN ANY WATER LINES, SEWER LINES, OR FACILITIES CONSTRUCTED ON PRIVATE PROPERTY.
22. ALL MATERIALS AND LABOR SHALL MEET THE SPECIFICATIONS REQUIRED BY THE CITY. ALL CONSTRUCTION SHALL BE PERFORMED UNDER THE INSPECTION OF THE CITY AND IN STRICT COMPLIANCE WITH THE STANDARDS OF THE CITY DESIGN STANDARDS
23. ALL NEWLY INSTALLED WATER DISTRIBUTION MAINS AND SERVICE LATERALS SHALL BE COLOR CODED BLUE.
24. ALL NEWLY INSTALLED FORCE MAINS AND GRAVITY LINES SHALL BE COLOR CODED GREEN.
25. ALL NEWLY INSTALLED RECLAIM WATER DISTRIBUTION MAINS AND SERVICE LATERALS SHALL BE COLOR CODED PURPLE.
26. CONTRACTOR TO SCHEDULE A RECONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

Circle K - US301 & CR462

Needed Fire Flow (NFF)
(per NFPA 1 Uniform Fire Code Handbook, 2018 Edition)

Circle K (5,650 SF Prototype)

Building Fire Area=	5,964	SF
Building Type (per NFPA 220) =	V(000)	
Associated Min. Required Fire Flow= (per Table 18.4.5.2.1 of the NFPA Uniform Fire Code Handbook)	2,000	GPM
Fire Flow Duration = (per Table 18.4.5.2.1 of the NFPA Uniform Fire Code Handbook)	2	HOURS
Fire Sprinkler - Yes or No=	NO	
Calculated Fire Flow= (with 75% fire sprinkler credit, if applicable)	2,000	GPM
Minimum Fire Flow Required=	2,000	GPM
Fire Flow Provided=	2,000 GPM	

LEGEND

- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER MANHOLE

VERTICAL DATUM:

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No.	REVISIONS	DATE	BY
1	PER CITY OF WILDWOOD COMMENTS	12/04/2025	DAD
2	PER CIRCLE K RID SET COMMENTS	12/23/2025	DAD
3	PER CIRCLE K ELECTRICAL PROVIDER REQUEST	12/29/2025	DAD
4	PER CIRCLE K RID SET COMMENTS	01/04/2026	DAD
5	PER CITY OF WILDWOOD SITE PLAN COMMENTS	02/27/2026	DAD
6	PER CONTRACTOR REQUEST	03/11/2026	DAD
7	PER CONTRACTOR REQUEST	04/30/2026	DAD

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LICENSED PROFESSIONAL ENGINEER
JARED C. STIBBS, P.E.
FL LICENSE NUMBER 89367
DATE: 04/19/2026

KHA PROJECT 149880128
DATE 06/19/2026
SCALE AS SHOWN
DESIGNED BY DJK
DRAWN BY EJP
CHECKED BY JCS

UTILITY PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
C6.0

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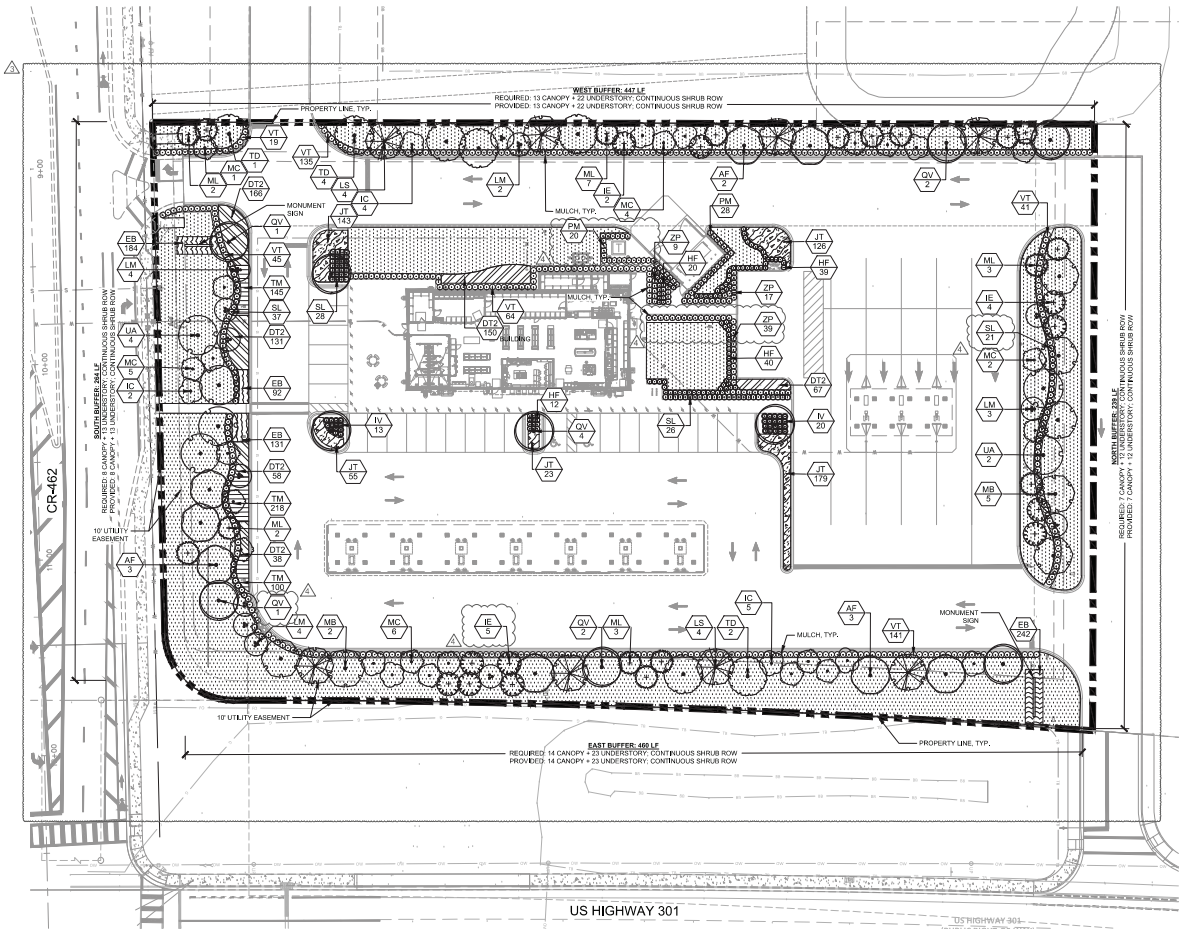

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE
CANOPY TREE							
	AF	8	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM 'FLORIDA FLAME'	FG	3" DBH	10' HT MIN
	LS	8	AMERICAN SWEET GUM STRAIGHT, SINGLE LEADER, FL #1	LIQUIDAMBAR STYRACIFLUA	FG	3" DBH	10' HT MIN
	MB	7	BRACKEN'S SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	MAGNOLIA GRANDIFLORA 'BRACKENS'	FG	3" DBH	10' HT MIN
	QV	10	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1	QUERCUS VIRGINIANA	FG	3" DBH	10' HT MIN
	TD	7	BALD CYPRESS STRAIGHT, SINGLE LEADER, FL #1	TAXODIUM DISTICHUM	FG	3" DBH	10' HT MIN
	UA	6	WINGED ELM STRAIGHT, SINGLE LEADER, FL #1	ULMUS ALATA	FG	3" DBH	10' HT MIN
UNDERSTORY TREES							
	IC	11	DAHOON HOLLY STRAIGHT, SINGLE LEADER, FL #1	ILEX CASSINE	FG	2" DBH	8' HT, 4' SPRD
	IE	11	EAGLESTON HOLLY STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	ILEX X ATTENUATA 'EAGLESTON'	FG	2" DBH	8' HT, 4' SPRD
	LM	13	LAVENDER CRAPE MYRTLE MULTI-TRUNK MULTI-TRUNK, 5 TRUNK MIN., FL #1,	LAGERSTROEMIA X' MUSKOGEE'	FG	4" DBH TOT.	8' HT, 4' SPRD
	MC	18	WAX MYRTLE STRAIGHT, SINGLE LEADER, FL #1	MORELLA CERIFERA	FG	2" DBH	8' HT, 4' SPRD
	ML	17	LITTLE GEM DWARF SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	FG	2" DBH	8' HT, 4' SPRD

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	HF	123	FIREBUSH FULL	HAMELIA PATENS	7 GAL	36" HT	30" OC
	IV	70	YAUPON HOLLY FULL	ILEX VOMITORIA	3 GAL	36" HT	36" OC
	PM	48	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	36" HT	30" OC
	SL	126	EMERALD GREEN SCHEFFLERA FULL	SCHEFFLERA ARBORICOLA 'EMERALD GREEN'	3 GAL	24" FULL	36" OC
	VT	445	WALTER'S VIBURNUM FULL	VIBURNUM OBOVATUM	3 GAL	24" FULL	36" OC
	ZP	65	COONTIE FULL	ZAMIA FLORIDANA	3 GAL	24" FULL	36" OC
GROUND COVERS							
	DT2	610	FLAX LILY FULL	DIANELLA TASMANICA	3 GAL	15" FULL	18" OC
	EB	649	BRAZILIAN DWARF MORNING GLORY FULL	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	3 GAL	12" FULL	12" OC
	JT	526	BLUE PACIFIC JUNIPER FULL	JUNIPERUS CONFERTA 'BLUE PACIFIC'	7 GAL	14" FULL	18" OC
	TM	463	MINIMA JASMINE FULL	TRACHELOSPERMUM ASIATICUM 'MINIMA'	3 GAL	12" FULL	12" OC
SOD							
	PP	34,860 SF	PENSACOLA BAHIA GRASS ROLLED TIGHT, 100% INSECT/WEED/DISEASE/DEBRIS FREE	PASPALUM NOTATUM 'PENSACOLA'	SOD	-	-

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER CITY OF WILDWOOD LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
PARKING LOT REQUIREMENTS MIN. 10 % OF GROSS SQ FT OF PAVED PARKING AREA SHALL BE LANDSCAPE 1 CANOPY TREE AND 3 SHRUBS PER EVERY 25 PARKING SPACES *SECTION G.4.A-C*	TOTAL PAVED AREA: 82,654 SF x .10 = 8,265 SF LANDSCAPE AREA TOTAL PARKING SPACES: 29 = 2 CANOPY TREE AND 6 SHRUBS	9,815 SF LANDSCAPE AREA 4 CANOPY TREES AND 65 SHRUBS
LANDSCAPE BUFFERS 3 CANOPY, 5 UNDERSTORY, AND CONTINUOUS SHRUB ROW PER 100 LF *SECTION G.3.A*	**EAST BUFFER: 460 LF** 460 LF / 100 LF = 4.60 x 3 = 13 CANOPY 4.60 x 5 = 22 UNDERSTORY CONTINUOUS SHRUB ROW **NORTH BUFFER: 239 LF** 239 LF / 100 LF = 2.39 x 3 = 7 CANOPY 2.39 x 5 = 12 UNDERSTORY CONTINUOUS SHRUB ROW **WEST BUFFER: 447 LF** 442 LF / 100 LF = 4.47 x 3 = 13 CANOPY 4.47 x 5 = 22 UNDERSTORY CONTINUOUS SHRUB ROW **SOUTH BUFFER: 264 LF** 264 LF / 100 LF = 2.64 x 3 = 8 CANOPY 2.64 x 5 = 13 UNDERSTORY CONTINUOUS SHRUB ROW	**EAST BUFFER: 460 LF** 14 CANOPY + 23 UNDERSTORY; CONTINUOUS SHRUB ROW **NORTH BUFFER: 239 LF** 7 CANOPY + 12 UNDERSTORY; CONTINUOUS SHRUB ROW **WEST BUFFER: 447 LF** 13 CANOPY + 22 UNDERSTORY; CONTINUOUS SHRUB ROW **SOUTH BUFFER: 237 LF** 7 CANOPY + 12 UNDERSTORY; CONTINUOUS SHRUB ROW
PLANTING STANDARDS - MONOCULTURE PROVIDE ONE SPECIES FOR EVERY 10 REQUIRED TREES *SECTION G.5.B.ii*	TOTAL TREES REQUIRED: 114 TREES 114 TREES / 10 = 11 TREES SPECIES MIN.	11 TREE SPECIES MIN.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR: 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC, WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. ALL TREE STAKING IS TO BE REMOVED WITHIN ONE YEAR OF INSTALLATION.
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS, CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

No.	REVISIONS	DATE	BY
1	PER CIRCLE K BID SET COMMENTS	06/23/2022	NAA
2	PER CK & ELECTRICAL PROVIDER REQUEST	10/29/2022	NAA

Kimley»Horn
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PHONE 407-898-1511
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Digitally signed by Nora A Abbott
DN: cn=Nora A Abbott, o=Kimley-Horn and Associates, Inc., ou=Not a valid Qualified Certificate, email=nora.abbott@kimley-horn.com, c=US
Date: 2026.03.26 17:20:23 -05'00'

KHA PROJECT 149880128
DATE 03/11/2026
SCALE AS SHOWN
DESIGNED BY NAA
DRAWN BY NAA
CHECKED BY MTF
DATE: 03/26/2026

LANDSCAPE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
L1.00

Plotted By:Abbott, Nora Sheet Set:CIRCLE K - US301 & CR462 Layout:L1.00 March 26, 2026 05:13:09pm K:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\L1.00 - LANDSCAPE PLAN.dwg
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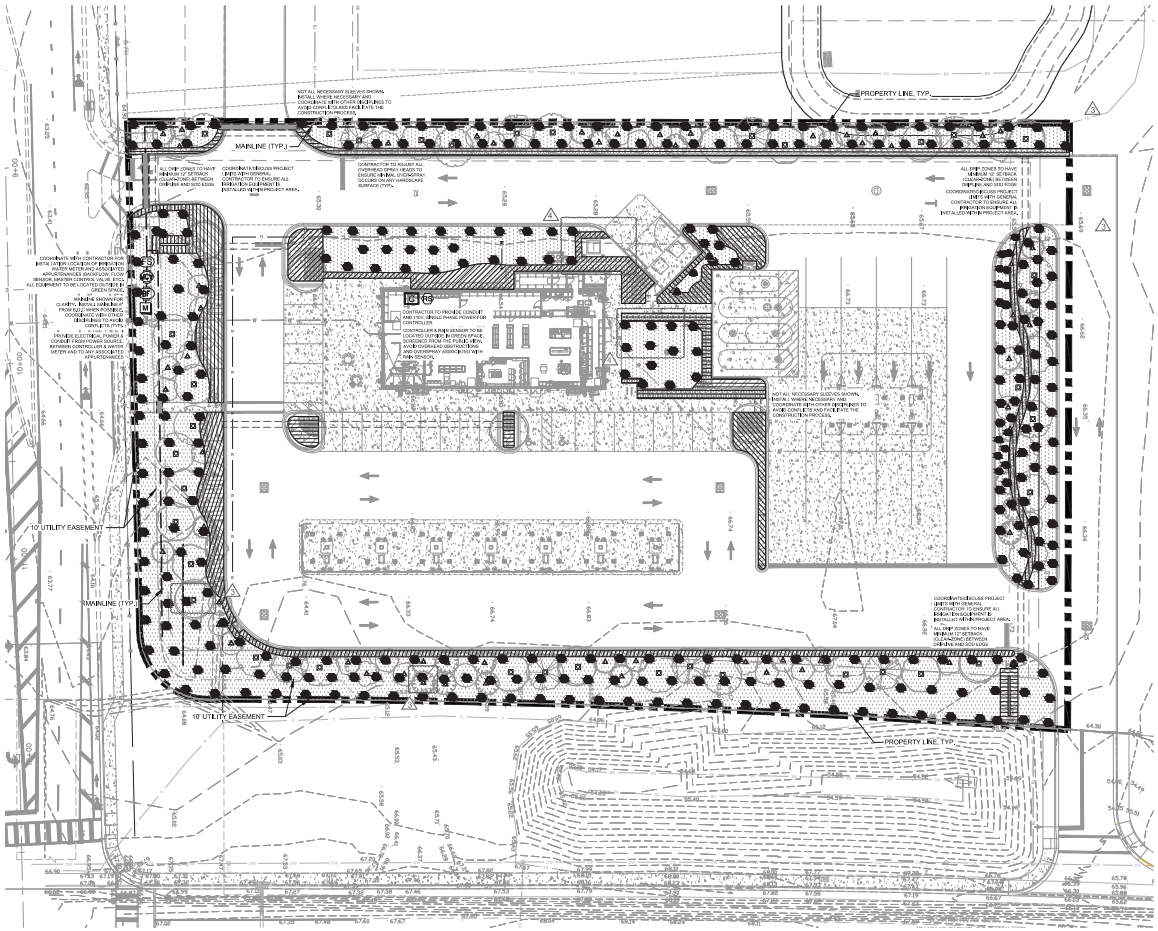

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL - 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30
12H-VAN 15H-VAN 12H-VAN 15H-VAN	RAIN BIRD 1806-U-SAM-PRS HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL - 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	325	30
1401 1402 1404 1408	RAIN BIRD 1806-PRS-1400 FLOOD 1401 FLOOD BUBBLER 6.0" POPUP WITH PRESSURE REGULATING DEVICE.	105	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline, 0.9 GPH Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV resistant. Specify 90 insert fittings.	10,673 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
ACV	RAIN BIRD PESB-PRS-D 1", 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LX0 CENTRAL CONTROL SYSTEMS, PLASTIC (PVC) MODEL, SUGGESTED OPERATING RANGE OF 5.4 GPM TO 54 GPM, SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
M	WATER METER 1" POTABLE	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	749.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	336.2 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	71.7 LF

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT OF THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

NOTE:
IF SOURCE TO BE RECLAIMED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR RECLAIMED IRRIGATION SYSTEMS.

FLOW TOTALS

Area for Dripline:	160.1
Bubbler:	36.5
Turf Spray:	632.8
Total:	829.3 GPM

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
16. MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
2	PER CIRCLE K BID SET COMMENTS	9/23/2022	NAA
1	PER CK & ELECTRICAL PROVIDER REQUEST	10/29/2022	NAA

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Digitally signed by Nora A Abbott
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Date: 2026.03.26 17:19:10 -04'00'

KHA PROJECT 149880128
DATE 03/11/2026
SCALE AS SHOWN
DESIGNED BY NAA
DRAWN BY NAA
CHECKED BY MTF
DATE 03/11/2026

IRRIGATION PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
L2.00

Plotted By:Abbott, Nora Sheet Set:CIRCLE K – US301 & CR462 Layout:L2.00 March 26, 2026 05:14:28pm K:\ORL_Civil\149880128-Circle K US301 & CR462\CADD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg
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From: Kimley-Horn & Associates, Inc.

Date: January 21, 2026

Subject: Circle K – US301 & CR462 – Revision Narrative

The following items were revised from the approved set of construction plans dated March 20th, 2025.

Sheet C0.0 – Cover

a) Added concrete jointing plan and joint details sheets per Circle K bid set comments.
b) The electrical provider information was updated to list Duke Energy per the electrical provider's request.

Sheet C3.0 – Existing Conditions & Demolition Plan

a) The existing ground elevations and stormwater network were updated to reflect the information provided in the master infrastructure paving, grading, and drainage as-builts.

Sheet C4.0 – Overall Site Plan

a) The master stormwater pond labels were updated to reflect the as-built information.

Sheet C4.1 – Site Plan

a) Updated to show modified F curb on site and additional heavy-duty concrete in HSD area per Circle K bid set comments.
b) The proposed transformer was relocated per the electrical provider's request.

Sheet C4.2 – Site Plan

a) The master stormwater pond labels were updated to reflect the as-built information.

Sheet C4.3 – Truck Routing Plan

a) Updated to show truck parking accommodated by the additional heavy duty concrete area per Circle K bid set comments.

Sheet C5.0 – Overall Paving, Grading, & Drainage Plan

a) The proposed grading at the points of connection and stormwater design were revised to accommodate the master infrastructure as-built information.

Sheet C5.1 – Paving, Grading, & Drainage Plan

a) Increased storm pipe sizes from 18" to 24" between MH-1 and MH-3 and added spot elevations for the additional heavy-duty concrete per Circle K bid set comments.
b) The proposed grading at the points of connection and stormwater design were revised to accommodate the master infrastructure as-built information.

Sheet C5.2 – Paving, Grading, & Drainage Plan

a) The proposed grading at the points of connection and stormwater design were revised to accommodate the master infrastructure as-built information.

Sheet C5.3 – Jointing Plan

a) Added concrete jointing plan per Circle K bid set comments.

Sheet C5.4 – Pavement Joint Details

a) Added pavement joint details per Circle K bid set comments.

Sheet C5.5 – Pavement Joint Details

a) Added pavement joint details per Circle K bid set comments.

Sheet C6.0 – Utility Plan

a) Updated to show gas water heater building connection callout and re-routed potable water lines per Circle K bid set comments.
b) The natural gas connection to the building was added per Circle K's request.
c) The proposed transformer was relocated per the electrical provider's request.
d) The pipe crossing details were revised to reflect the updated storm network.

Sheet C7.0 – General Construction Details

a) Added detail for Circle K modified F curb per Circle K bid set comments.

Sheet L1.00 – Landscape Plan

a) Plant labels have been added; added plantings per property line adjustment: 1 live oak, 1 eagleston holly, 5 walter's viburnums.
b) The plantings, plant quantities, and plant labels have been revised to accommodate the updated transformer location.

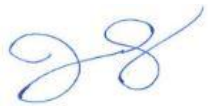
Sheet L2.00 – Irrigation Plan

a) Additional irrigation equipment added per planting changes.
b) The irrigation design, irrigation quantities in the irrigation schedule, and irrigation flow totals have been revised to accommodate the updated transformer location.

If you have any questions or require additional information, please do not hesitate to contact our office at (386) 271-0282

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Jarod C. Stubbs, P.E.

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-1425 (PLAT) Bethany Medical Complex Improvement Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

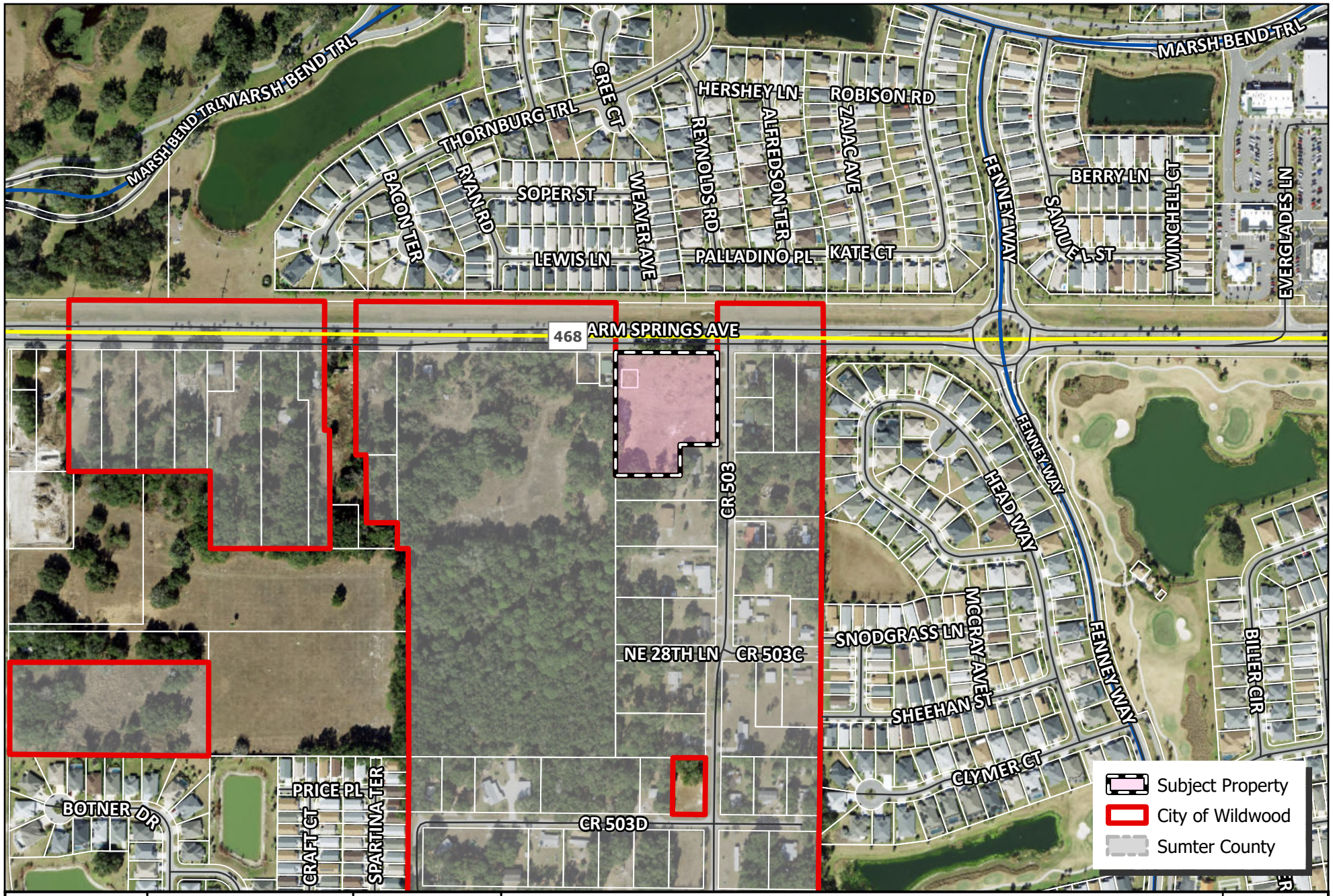
HISTORY/FACTS/ISSUES:

Case Number	26-1425 (PLAT) Bethany Estates Medical Complex Improvement Plat
Applicant	Christopher Menhennett - NV5
Owner(s)	Bethany Estates Enterprises LLC & JoJJ Smiles LLC
Acreage	2.72 +/-
Property Location	The subject property is generally located at the south-west corner of the Warm Springs Ave and CR 503 intersection.
Parcel(s)	G33-005 & G33-011
Date	July 6, 2026

The applicant is seeking a favorable recommendation from the Project Review Committee for an improvement plat consisting of five commercial lots. The infrastructure has already been constructed under site plan number SP 2202-002 Bethany Estates Medical Complex as this project was initially developed under a single ownership structure but has since transitioned into a multi-owner development. In short, subdividing the medical office complex into five lots required the submittal of an improvement plan to process the creation of multiple lots and installation of infrastructure to support the development.

26–1425 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan.

Amanda Bondi
Planning Manager, Development Services



WILDWOOD FLORIDA EST. 1877

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Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N
US Feet
0 95 190 380

#26-1425

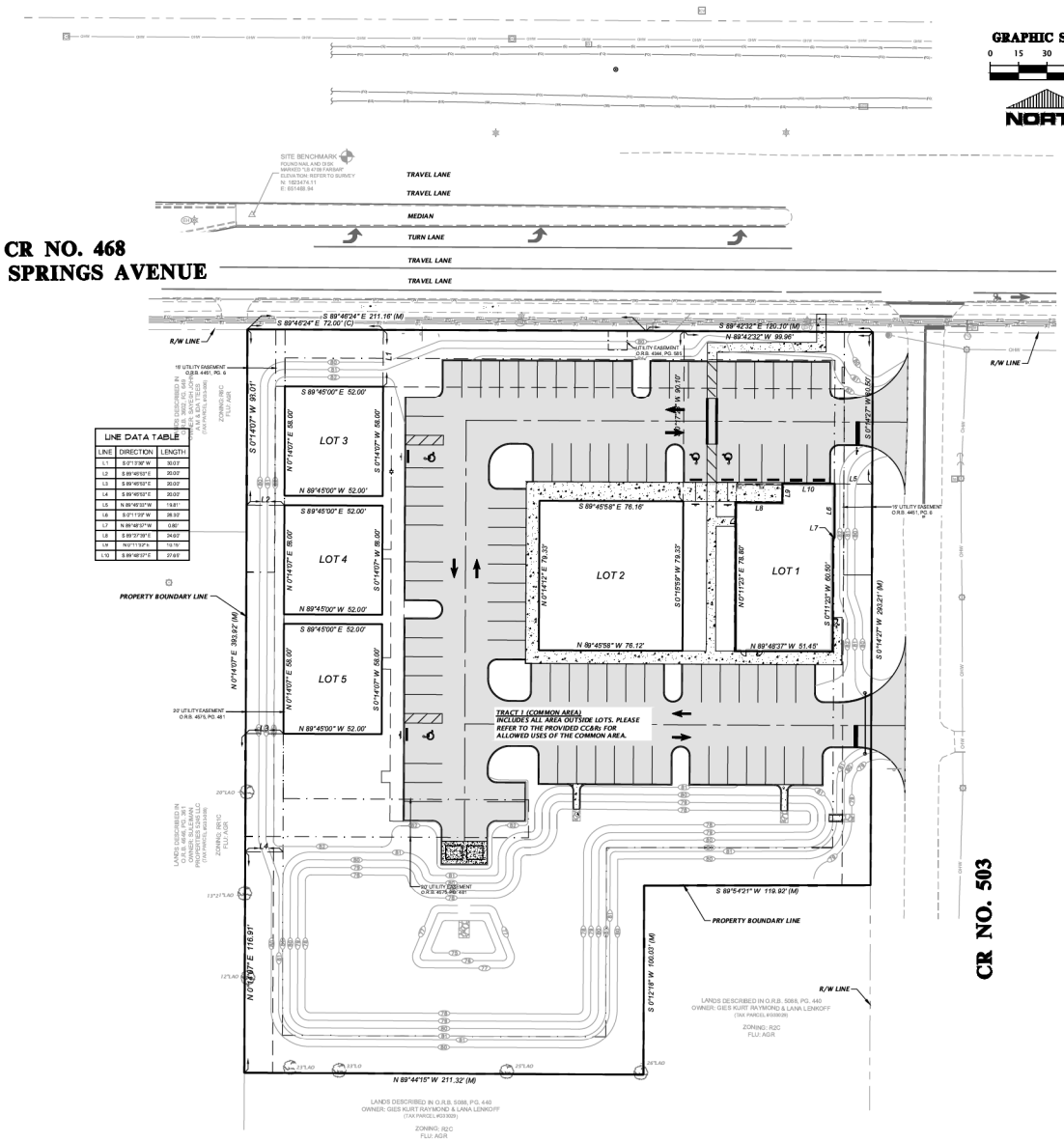
BETHANY ESTATES MEDICAL COMPLEX

PARCELS G33-005 & G33-011

MAP 1B

LOCATION MAP

APR 2026



GENERAL NOTES :

1. ALL EXISTING IMPROVEMENTS DEPICTED WERE APPROVED AND CONSTRUCTED UNDER CITY OF WILDWOOD DEVELOPMENT PERMIT SP2202-02.
2. SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 0°13'39" W	30.03'
L2	S 89°46'53" E	20.00'
L3	S 89°46'53" E	20.02'
L4	S 89°46'53" E	20.02'
L5	N 89°46'33" W	19.81'
L6	S 0°11'29" W	26.32'
L7	N 89°48'37" W	0.80'
L8	S 89°37'39" E	24.60'
L9	N 0°11'29" E	19.79'
L10	S 89°48'37" E	27.98'

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SCALE: 1"=30'

ORIGINAL SHEET SIZE: 24X36 IF THIS BAR IS LESS THAN 1" THEN DRAWING IS NOT TO SCALE

CONSTRUCTION/BID SET/RECORD

SUBMITTED TO:
4/17/2024 CITY OF WILDWOOD
5/19/2026 CITY OF WILDWOOD
6/17/2026 CITY OF WILDWOOD

CLIENT: BETHANY ESTATES ENTERPRISES, LLC

PROJECT: BETHANY PLAZA MEDICAL COMPLEX

SHEET TITLE: PRELIMINARY IMPROVEMENT PLAT

DRAWN BY: CCS
DESIGNED: CCS
PROJECT CONTROL: CCM
PROJECT NUMBER: 25-0466

CHRISTOPHER C. MONHONNETT

Christopher Cole Monhonnett, State of Florida, Professional Engineer, License No. 101099

This item has been digitally signed and sealed by Christopher Cole Monhonnett, P.E. on the date indicated here.

Signature must be verified on any electronic copies.

FL PE No. 101099

SHEET NO.
C1.10