



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
July 9, 2024 10:00 AM
Commission Conference Room 124
100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

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

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat
Parcel G04Q247**

The applicant is seeking a favorable recommendation from the Project Review

Committee for the replat of Sundance Extension West Lot 247 within the Beaumont Subdivision, creating 2 lots, lot 247.1 where Panda Express is located and lot 247.2 for a future development on 2.09 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding city attorney's comments.**

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

Parcels G05V005, G05V006, G05V007, G05V008, G05V009 & G05V012

The applicant is seeking a favorable recommendation from the Project Review Committee for the replat of Turkey Run to reconfigure the property lines of Lots 4-9 and Lot 12 due to the layout of the now known new developments. **Staff recommends approval contingent on the resolution of outstanding comments.**

3. **SP 2310-013 Woodland Crossing - Utilities Only**

Parcels C35-003 & C35-004

The applicant is seeking approval from the Project Review Committee for the construction of utility infrastructure to serve 534 single-family dwelling units, which includes an extension of a 12" water main on the west side of CR 229 and an extension of a 6" force main on the east side of CR 229 on 154.69 acres, MOL. This project is currently working on a developer's agreement with the City of Wildwood and was included in the wastewater treatment plant flow projections report by the City Manager under the name Highland Homes. **Staff recommends approval.**

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

Parcels D32-006, D32-012, & D32-125

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an 18,377 SF training center with a 6,950 SF attached canopy, a tower training area, a pole training area, and a future substation training area with associated infrastructure on 18.36 acres, MOL. Duke energy will provide improvements to CR 128 from the east ROW of CR 462 to the northwest corner of parcel D32-012 to be submitted under a separate application. **Staff recommends approval with the submission of CR 128 improvements to be submitted under a separate application.**

VI. ADJOURNMENT

July 9, 2024 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 11, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

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

II. Roll Call

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

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting May 14, 2024
at 10:00 AM.

The summary minutes from the May 14, 2024, meeting were approved. No comments were offered or received. Vote 4-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat

Development Services Director Strickland read aloud case number PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat. The applicant, KL Highfield LLC, sought a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Phase 1 Final Plat consisting of 125 lots and 18 tracts on parcels D30-030, D30-031, D30-047, D30-080, and D30-091, consisting of 104.326 acres, MOL. There was no representative present for the project. No comments were offered or received. Vote 4-0.

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

2. PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat

Development Services Director Strickland read aloud case number PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat. The applicant, KL Highfield LLC, sought a favorable recommendation from the Project Review Committee for the Twisted Oaks Townhomes Ph 1 Final Plat consisting of 120 lots and 8 tracts on parcel D31-007, consisting of 15.732 acres, MOL. There was no representative present for the project. No comments were offered or received. Vote 4-0.

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

3. SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center

Development Services Director Strickland read aloud case number SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center. The applicant, Liberty Senior Living Properties of Wildwood, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 167,118 SF independent living facility consisting of 164 units with associated infrastructure on parcel G08-016, consisting of 6.28 acres, MOL. Planner Bondi advised there were outstanding City Attorney comments regarding cross-access easements between Parkview and Inspire. Rob Rosen, representing Liberty, was present, and advised City Attorney Bills he could send over drafts of the easements for review, but they could not be completed until the pond and all associated infrastructure was complete along with all the legal descriptions. Jay Oglesby with Liberty was also present and advised they could not complete the legal descriptions until they had the surveys and as-builts. Rosen stated there was an obligation to provide the easements under an existing developer's agreement with the city, as well as a tri-party agreement which addresses the easements with more specificity. Strickland commented that the easements related to the

outstanding comment are between two projects; one that is asking for approval and the other that is almost complete. A discussion was held between staff and the developer as to what components were holding up the easements. Judd Bobilin, of Chance Partners, was also present on behalf of the project. He stated they were trying to have all easements included in one document for ease of title later. There was further discussion regarding all easements needed between the properties. Strickland clarified with Bills if he would be comfortable with a motion of approval contingent upon resolution of comments, to which he agreed. Bills further explained the necessity for the cross-access easements. Another short discussion was held regarding requirements and the process of the project after PRC reviews it. A motion was made to recommend approval contingent upon the resolution of the outstanding comments. In additional discussion, Assistant Utilities Director Martin asked the representatives if the tri-party agreement included who would be responsible for the maintenance of the lift station and if the city had a copy, to which they confirmed both. Vote 4-0.

RESULT:	Recommends Approval with Contingencies
MOVER:	Public Works Director Hockenbury
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

4. SP 2401-008 Fifth Third Bank - Pinellas Plaza

Development Services Director Strickland read aloud case number 2401-008 Fifth Third Bank - Pinellas Plaza. The applicant, Benjamin Lewis of BDG Architects LLP, sought a favorable recommendation from the Project Review Committee for the construction of a 1,900 SF bank building with a drive-thru and associated infrastructure within Pinellas Plaza, on a portion of parcel G04-055C, consisting of 1.00 acre, MOL. Greg Walden, of BDG Architects LLP, and Brett Nevaril, of Infinity Engineering Group, were present on behalf of the project. No comments were offered or received. Vote 4-0.

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

VI. ADJOURNMENT

With no other business, the meeting was adjourned at 10:23 a.m.

RESULT:	Adjourned
MOVER:	Public Works Director Hockenbury
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat
Applicant(s)	Panda Express, Inc
Owner(s)	Casto Beaumont 462 LLC
Acreage	2.09 +/-
Property Location	The subject property is generally located at the northeast corner of the E 462 and C 466A intersection.
Parcel(s)	G04Q247

The applicant is seeking a favorable recommendation from the Project Review Committee for the replat of Sundance Extension West Lot 247 within the Beaumont Subdivision, creating 2 lots, lot 247.1 where the Panda Express is located and lot 247.2 for a future development, per the attached plans.

PLAT 2304-003 meets the criteria set forth within the F.S. 177, the Beaumont Planned Development, the Land Development Regulations, and is consistent with the goals, objectives, and policies within the 2050 Comprehensive Plan contingent on the resolution of all outstanding comments.



Dated: 06/28/2024
Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

PROJECT: PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat

REPRESENTATIVE: Ingenium Enterprises, Inc

Date : 06/28/2024

CITY ATTORNEY

1. New Standing Comment: Provide executed easements at time of final plat adoption by Commission.
2. New Comment: Per new requirements of the Florida Statutes, please provide line for the address of the witnesses below Dedication and Grant of Easements.
Example provided below:

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

MAILING ADDRESS

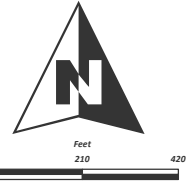
(2) _____
SIGNATURE

PRINT NAME

MAILING ADDRESS

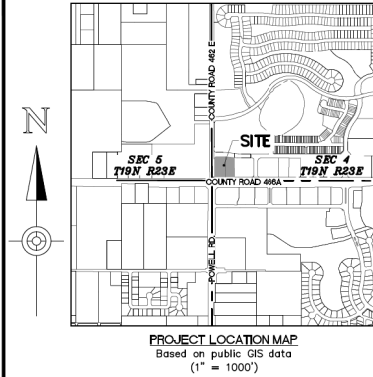
3. City attorney reserves the right to make further comments upon resubmittal.



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 210 420	PLAT 2304-003 PANDA EXPRESS (BEAUMONT LOT 247) REPLAT PARCEL G04Q247	MAP 1B LOCATION MAP MAY 2023
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SUNDANCE EXTENSION WEST LOTS 247.1 & 247.2

BEING A REPLAT OF LOT 247, SUNDANCE EXTENSION WEST (PLAT BOOK 19, PAGE 14)
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA



PROJECT IS LOCATED AT THE NORTHEAST CORNER OF
COUNTY ROAD 466A AND COUNTY ROAD 462 E.

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 _____, 2024.

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 _____, 2024.

ATTEST:

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

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

PRINTED
CITY OF WILDWOOD, ATTORNEY

SIGNED
CITY OF WILDWOOD, ATTORNEY

PRINTED
CITY OF WILDWOOD, ENGINEER

SIGNED
CITY OF WILDWOOD, ENGINEER

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

JEREMY HOCKENBURY
PUBLIC WORKS DIRECTOR

CERTIFICATE OF CIRCUIT COURT

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

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF 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.

LEGAL DESCRIPTION:

TITLE LEGAL DESCRIPTION (COMMITMENT# 10635404 REVISION 3 DATED SEPTEMBER 08, 2023)

Lot 247, Sundance Extension West, according to the map or plat thereof, as recorded in Plat Book 19, Pages 14 and 14A, Public Records of Sumter County, Florida.

Containing 90,954 square feet or 2.09 acres, more or less.

PLAT NOTES:

- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
- THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM GRID WEST, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 / 2011 ADJUSTMENT) AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY (NGS) IN COORDINATION WITH THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN); MOUNTPOINT BASE STATION (FLWD) AND VERIFIED THROUGH REDUNDANT STATIC OCCUPATION AND OBSERVATION AND PROCESSED THROUGH NATIONAL GEODETIC SURVEY ON-LINE POSTING USER SERVICE (OPUS). BASIS OF BEARING IS THE SOUTHERN LINE OF THE SUBJECT PARCEL, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SUMTER COUNTY ROAD 466A, AS BEING NORTH 89° 53' 05" WEST.
- WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (N.R.). ALL OTHER LINES ARE RADIAL.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091 (8) AND 177.091 (9). ALL LOT CORNERS THAT DO NOT COINCIDE WITH A PERMANENT REFERENCE MONUMENT (PRM) SHALL BE MONUMENTED WITH 5/8" REBAR WITH PLASTIC CAP STAMPED "LOG LB 8510".
- ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
- THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF BEAUMONT PHASE I RECORDED IN PLAT BOOK 18, PAGES 13, 13A THROUGH 13Q, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A FLORIDA CORPORATION, RECORDED NOVEMBER 3, 1964 IN OFFICIAL RECORDS BOOK 62, PAGE 556 AND TOGETHER WITH AND AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED NOVEMBER 19, 2015 IN OFFICIAL RECORDS BOOK 3035, PAGE 669, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) (OR BOOK 62, PAGE 556 BLANKETS THE ENTIRE PARCEL; OR BOOK 3035 PAGE 669 RELEASES PREVIOUS RIGHT-OF-WAY EASEMENT TO SECO AND REDEFINES AS AN INGRESS/EGRESS EASEMENT.
- RIGHT OF WAY AND EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED MARCH 21, 1966 IN OFFICIAL RECORDS BOOK 75, PAGE 521, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- PERPETUAL UTILITY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED MAY 22, 2015 IN OFFICIAL RECORDS BOOK 2962, PAGE 98, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT IN FAVOR OF THE CITY OF WILDWOOD, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED MARCH 3, 2016 IN OFFICIAL RECORDS BOOK 3072, PAGE 391, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- STORMWATER DRAINAGE AND RETENTION EASEMENT AGREEMENT BY AND BETWEEN KLP BEAUMONT COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY; KLP VILLAGES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; WILDWOOD LAND HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CASTO BEAUMONT 462, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JULY 9, 2021 IN OFFICIAL RECORDS BOOK 4045, PAGE 428, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- NOTE SHOWN FOR INFORMATIONAL PURPOSES ONLY: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JANUARY 25, 2019 IN OFFICIAL RECORDS BOOK 3516, PAGE 593, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- LOTS 247.1 AND 247.2 ARE SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, AND EASEMENTS OF RECORD CONTAINED WITHIN, AND/OR COINCIDENT WITH, THOSE GRAPHICALLY REPRESENTED OR INHERENT TO PLAT NOTE #1 AS THEY PERTAIN TO LOT 247 OF "SUNDANCE EXTENSION WEST" AS RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA, IN PLAT BOOK 19 PAGES 14 AND 14A.
- JOINDER OF MORTGAGE AND CONSENT TO PLAT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON OCTOBER 24, 2022, HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT OF SUNDANCE EXTENSION WEST LOTS 247.1 AND 247.2; AND THAT THE PLAT WAS PREPARED UNDER HIS DIRECT SUPERVISION; AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT SAID LANDS ARE LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SIGNED
TIM J. JASKIEWICZ, P.S.M.

DATED

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7416

SITE DEVELOPMENT NOTES:

Subdivision Number:
Zoning: CMU
Future Land Use: Central Mixed Use
Total Acreage: 2.09± acres
Average Lot Size Provided: 45,477 square feet
Minimum Lot Required Size: N/A
Minimum Lot Provided Size: 39,622 square feet
Permitted Building Height: N/A

SETBACKS: Required:
Front (CR 466A) 25 foot landscape buffer
Side (CR 462 E) 25 foot landscape buffer
Side (Interior) N/A
Rear N/A

Maximum Impervious Coverage Per Lot: 80%

*** Building setbacks must be verified with the City of Wildwood prior to site construction. ***

PLAT BOOK:

PAGE:

SHEET 1 OF 2

DEDICATION AND GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, CFT NV DEVELOPMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THIS PLAT, SUNDANCE EXTENSION WEST LOTS 247.1 AND 247.2, A REPLAT OF LAND HEREIN DESCRIBED AND FURTHER DEDICATES AND GRANTS THE EASEMENT DESCRIBED IN PLAT NOTE 7 FOR THE PURPOSES STATED THEREIN. THE UNDERSIGNED DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL TRACTS, ALL LANDS, AND EASEMENTS NOT SPECIFICALLY DEDICATED ABOVE TO THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS _____ DAY OF _____, 2024.

WITNESSES: CFT NV DEVELOPMENTS, LLC

SIGNATURE _____ BY: SIGNED
AUTHORIZED SIGNATORY

PRINT NAME _____ PRINTED
AUTHORIZED SIGNATORY

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF SUMTER }

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION.
THIS _____ DAY OF _____, 2024, BY CHARLIE SHEN, AS THE AUTHORIZED SIGNATORY, OF CFT NV DEVELOPMENTS, LLC.

NOTARY PUBLIC SIGNATURE

CERTIFICATE OF ACCEPTANCE

STATE OF FLORIDA } SS
COUNTY OF SUMTER }

THE DEDICATION TO BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN SUMTER COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2024.

ATTEST: BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Sumter County, Florida

BY: ASSISTANT SECRETARY

BY: CRAIG ESTEP, CHAIRMAN

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

PREPARED BY:



Larson Design Group • Architects Engineers Surveyors
495 N Keller Road • Suite 101
Maitland, FL 32751
PHONE 689.229.2485 TOLL FREE 877.323.6603
LBNO, 8510 • www.larsondesigngroup.com

JUNE 18, 2024 DRAFT

SUNDANCE EXTENSION WEST LOTS 247.1 & 247.2

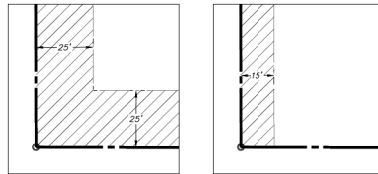
BEING A REPLAT OF LOT 247, SUNDANCE EXTENSION WEST (PLAT BOOK 19, PAGE 14)
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK:

PAGE:

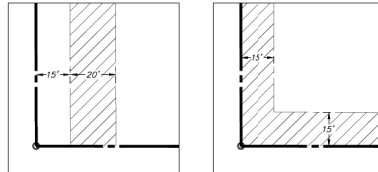
SHEET 2 OF 2

LOT 247.1 SOUTHWEST CORNER EASEMENT EXHIBIT



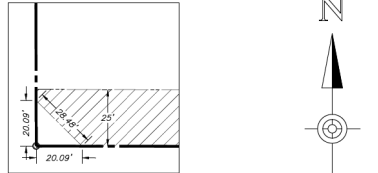
25' LANDSCAPE BUFFER PER
WILDWOOD DESIGN STANDARDS

15' UTILITY EASEMENT
PB 19 PG 14A

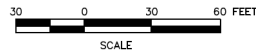


20' AT&T UTILITY EASEMENT
ORB 75 PG 521

15' INGRESS/EGRESS EASEMENT
ORB 3035 PG 669



25' UTILITY EASEMENT PER
ORB 3072 PG 391



NOTE: EASEMENTS, BUFFERS, AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE.

LEGEND

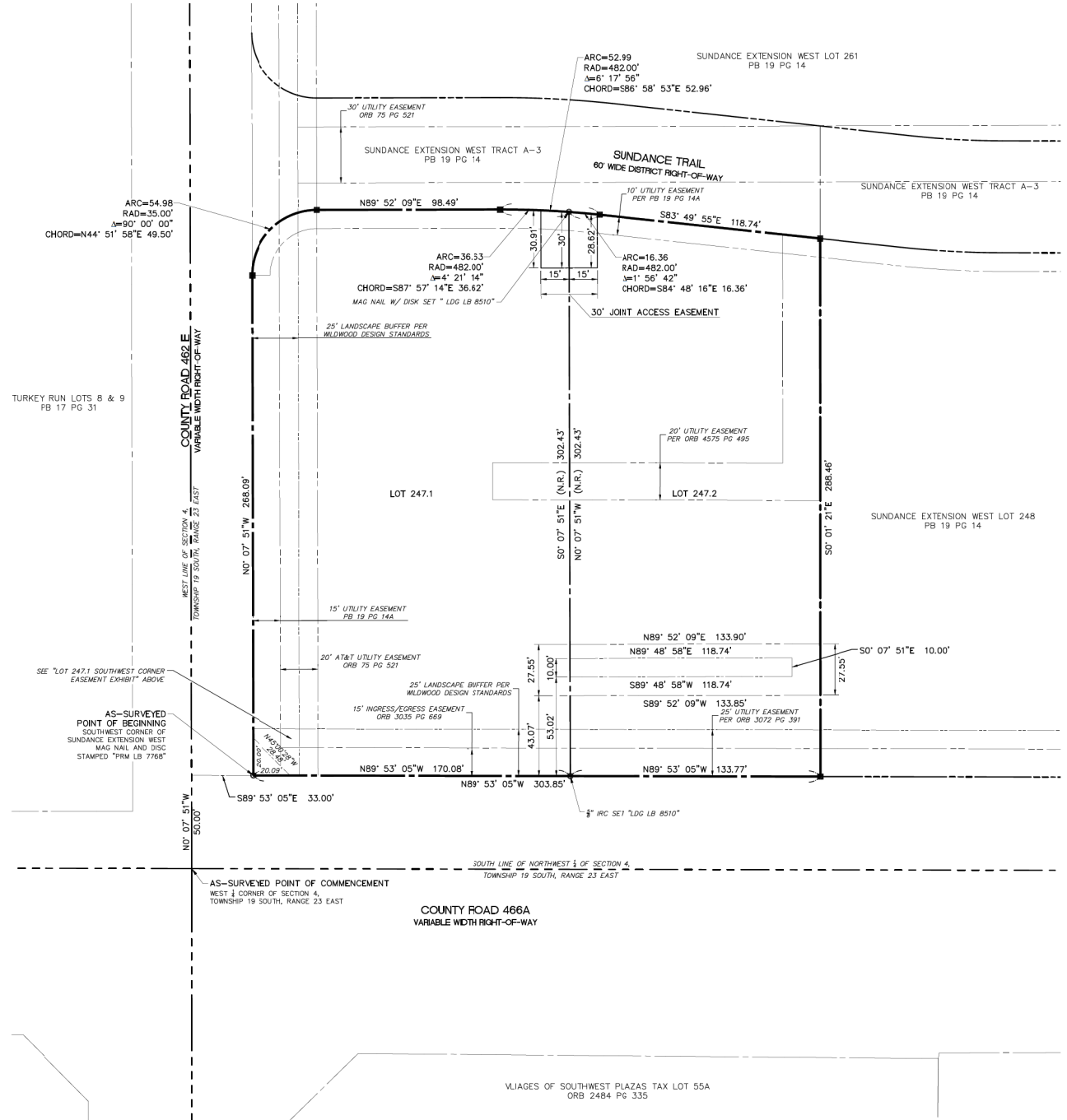
SUBJECT PROPERTY BOUNDARY	---
PROPOSED LOT SUBDIVISION	---
ADJACENT PROPERTY BOUNDARY	---
RIGHT-OF-WAY LINE	---
PROPOSED EASEMENT LINE	---
EXISTING EASEMENT LINE	---
CENTER LINE OF ROAD	---
BUILDING SETBACK	---
5" IRON ROD AND CAP	●
BEARING/DISTANCE PER THIS SURVEY	S10° 11' 12"W 345.67'
RECORD BEARING/DISTANCE	(S9° 10' 11"W) (346.54')
ARC	ARC LENGTH
IRC	IRON ROD WITH CAP
LB	PROFESSIONAL SURVEYOR
LICENSE NUMBER	PG PAGE
(N.R.)	NON-RADIAL LINE
ORB	OFFICIAL RECORDS BOOK
(P)	PER PLAT
4"x4" MONUMENT "PRM LG LB 8510"	■
PRM	PERMANENT REFERENCE
MOUMENT	MOUMENT
RAD	RADIUS
Δ	DELTA

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

PREPARED BY:

Larson Design Group • Architects Engineers Surveyors
495 N Keller Road • Suite 101
Maitland, FL 32751
PHONE 689.229.2485 TOLL FREE 877.323.6603
LB No. 8510 • www.larsondesigngroup.com

JUNE 18, 2024 DRAFT



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2310-004 Turkey Run Replat Lots 4-9 & 12

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2310-004 Turkey Run Replat Lots 4-9 & 12
Applicant(s)	Gregg Zuckerman on behalf of the property owner
Owner	Turkey Run, LLC
Acreage	12.039 Acres, MOL
Property Location	The subject property is generally located at the northwest corner of the intersection of CR 466 and CR 462.
Parcel(s)	G05V005, G05V006, G05V007, G05V008, G05V009 & G05V012

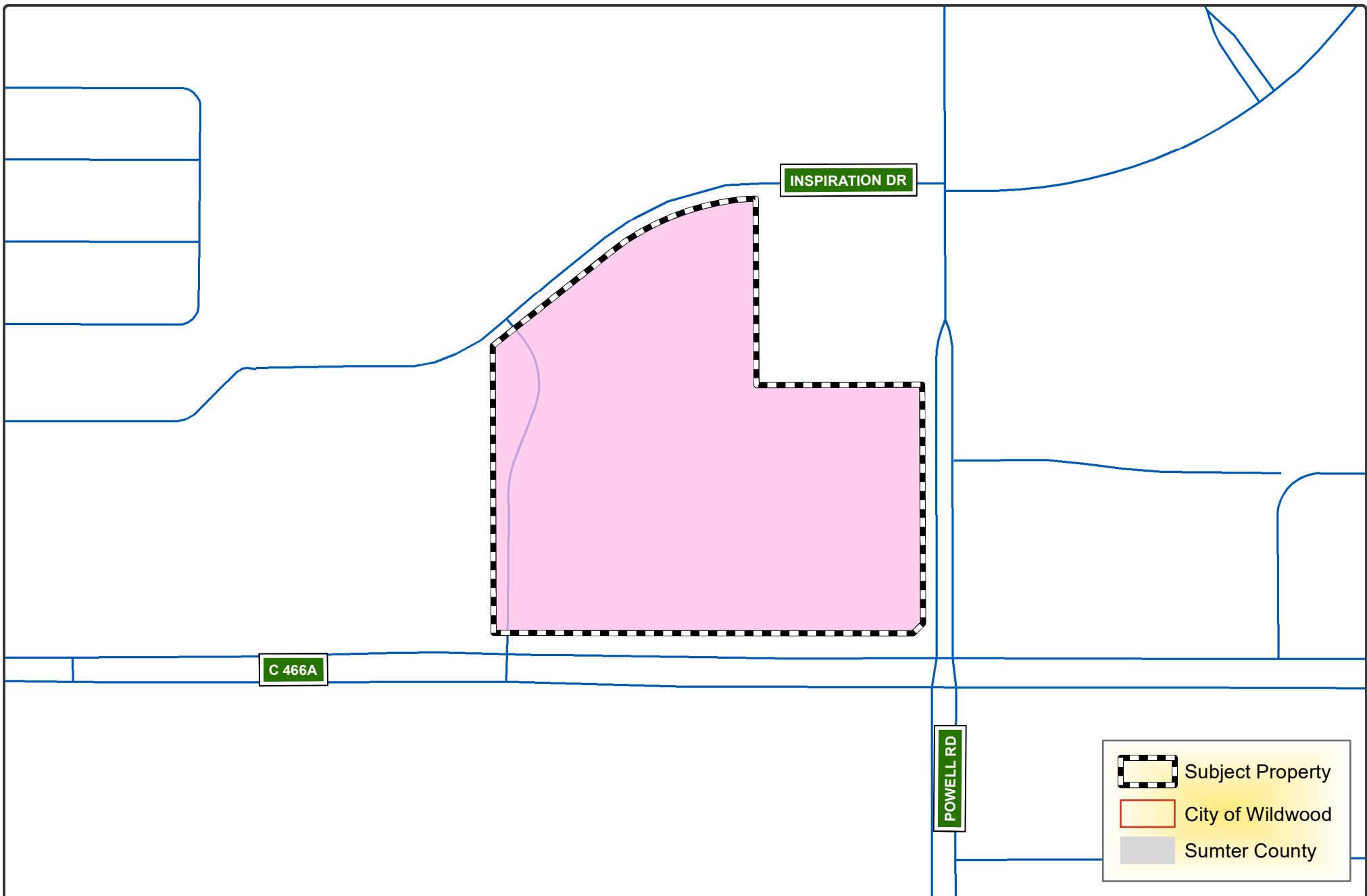
The applicant is seeking a favorable recommendation from the Project Review Committee for the replat of Turkey Run to reconfigure the property lines of Lots 4-9 and Lot 12 due to the layout of the now known new developments on an area encompassing 13.039 acres, MOL, per the attached plans.

The applicant has some outstanding comments from the City Engineer and City Attorney, which have been attached for your review and reference. Outside those comments, PLAT 2310-004 meets the criteria set forth within F.S. 177, the Land Development Regulations, and is consistent with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 6/28/2024

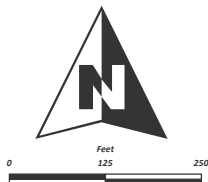


Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



PLAT 2310-004
TURKEY RUN - RE-PLAT LOTS 4-9 & 12
PARCELS G05V005, G05V006, G05V007,
G05V008, G05V009 & G05V012

MAP 1B

**LOCATION
MAP**

**NOVEMBER
2023**



WILDWOOD FLORIDA

City of Wildwood

PROJECT: PLAT 2310-004 Turkey Run Re-Plat of Lots 4-9 & 12

REPRESENTATIVE: Gregg Zuckerman/Turkey Run, LLC

DATE: 06/26/2024

CITY SURVEYOR

No Comments.

CITY ENGINEER

1. The following comment will remain until letter is provided: *Provide signed and sealed certification letter when all PRMs have been set.*

DEVELOPMENT SERVICES

No comments.

CITY ATTORNEY

1. Property Information Report shows several encumbrances/mortgages on properties. Per Florida Statue 177.081, either provide (1) a dedication contained on the plat or (2) a separate joinder and consent for each holder of the mortgage. If using joinder and consents, please provide draft joinder and consents for review and approval.

A. Response: The dedication was revised accordingly.

- I. Please either add a joinder and consent for 1) First Security Bank, 2) INB, NA and 3) Fairwinds Credit Union to the plat or provide separate joinder and consents for the same.
 - a. **Response: The signed Joinder for Lot 4 is found in the enclosures. Per correspondence with the City, the executed Joinders for Lots 5-9 & Lot 12 will be forwarded to the City at time of recording. A draft copy is found in the enclosures.**
 - i. **Partially Satisfied: Provide a joinder and consent for INB, NA. (Item no. 6 on Property Information Report).**

2. Change name of Melanie D. Peavy to Melanie D. Strickland.

- A. Response: The name was revised as requested.
 - I. Partially Satisfied: Please change the name of the Development Services Director from Melanie D. Peavy to Melanie D. Strickland.
- a. Response: The Plat was revised accordingly.
 - i. **Not Satisfied: The Development Services Director is still appearing as Melanie D. Peavy. Please change the following to Melanie D. Strickland.**

*Development Services Director
Melanie D. Peavy*

- 3. City Attorney reserves the right to make further comments upon resubmittal.

FIRE (Sumter County)

No comments.

POLICE

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

- 1. All traffic control signals, or devices must comply with the Florida State Statutes regarding the installation.
- 2. All traffic control signals, or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs size and height.

SUMTER COUNTY – CLERK OF COURT

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

A. Proper sized original Plat on mylar paper to be used in this office by the public.

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

DSD Standard Comment:

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

PUBLIC WORKS (Wildwood Stormwater and Roads):

No comments.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES & TRAFFIC ANALYSIS

No comments.

UTILITIES – WATER/WASTEWATER

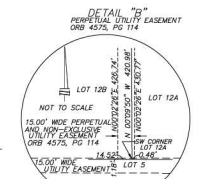
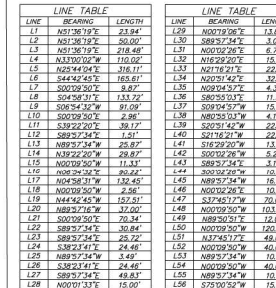
No comments.

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.

PAGE

SHEET 2 OF 2



PREPARED BY: **Associated Land Surveying & Mapping, Inc.** —
PROFESSIONAL LAND SURVEYORS
1681 POWELL STREET, LONGWOOD, FLORIDA 32750
CERTIFICATE OF AUTHORIZATION NUMBER: LB 6767

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2310-013 Woodland Crossing - Utilities Only

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

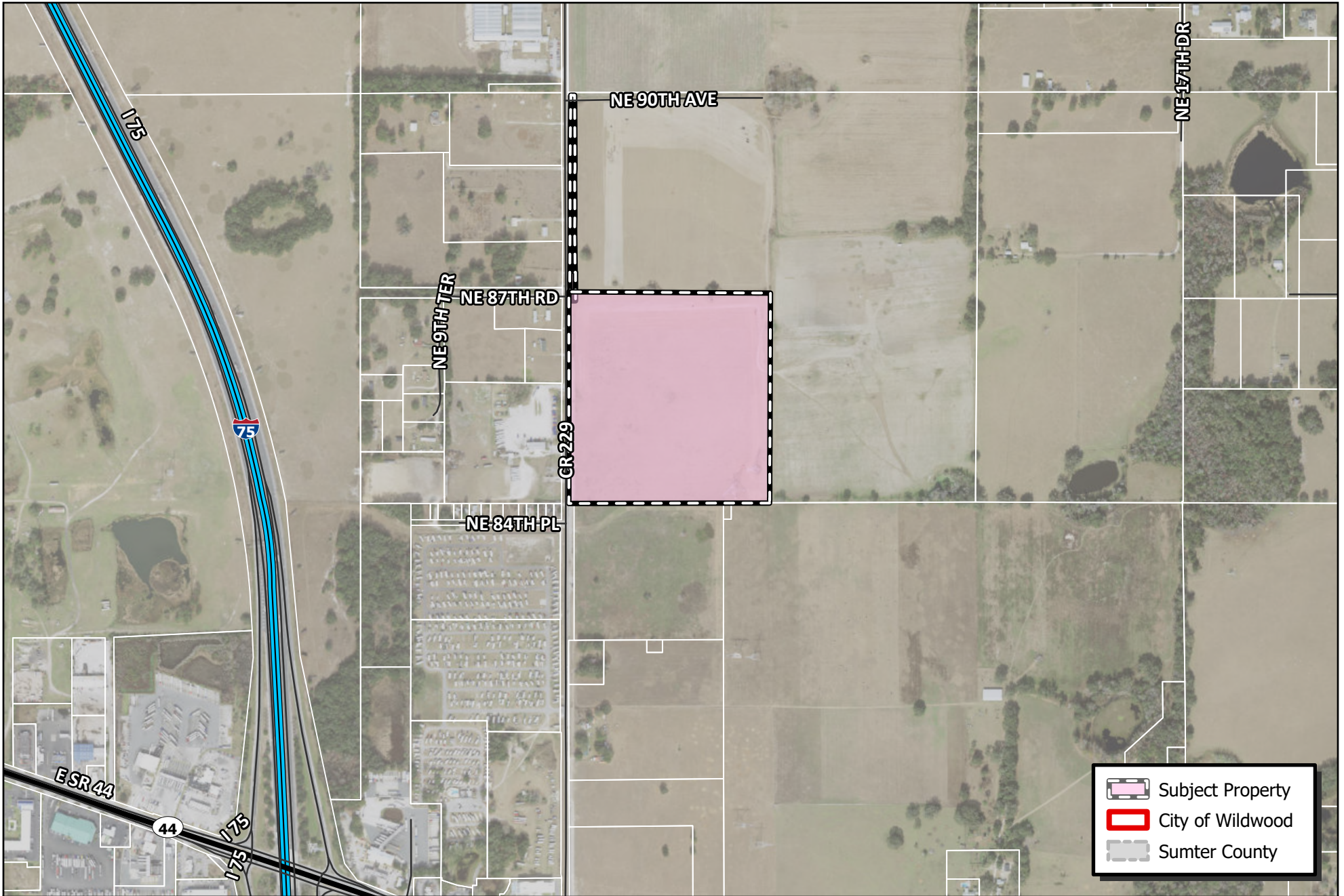
Case Number	SP 2310-013 Woodland Crossing - Utilities Only
Applicant(s)	Morris Engineering & Consulting, LLC
Owner(s)	Domain Timberlake Multistate, LLC
Acreage	154.69 +/-
Property Location	The subject property is located outside the city's municipal boundaries, generally located east along CR 229, approximately 0.57 miles north of E SR 44.
Parcel(s)	C35-003 & C35-004

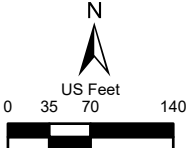
The applicant is seeking approval from the Project Review Committee for the construction of utility infrastructure to serve 534 single-family dwelling units, which includes an extension of a 12" water main on the west side of CR 229 and an extension of a 6" force main on the east side of CR 229, per the attached plans. This project is currently working on a developer's agreement with the City of Wildwood and was included in the wastewater treatment plant flow projections report by the City Manager under the name Highland Homes.

SP 2310-013 (utilities review only) 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 .



Dated: 07/01/2024
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 2310-013	MAP 1B
	WOODLAND CROSSING UTILITIES ONLY		LOCATION	
	PARCELS C35-003 & C35-004		MAP	
				JUL 2024



Memorandum

To: Wildwood City Commission
From: Jason F. McHugh, AICP, CPM, City Manager
Date: May 15, 2024
Re: Wastewater Capacity

Dear Mayor and Commissioners:

Pursuant to F.S. 163.3180 (Concurrency) and Objective 4.1 of the City's Comprehensive Plan (Public Services Availability) Staff is required to monitor and forecast demands for public facilities and services including, but not limited to, potable water and sanitary sewer services. The regulations ensure adequate public facilities and services are available to meet forecasted demands from new development. Staff is also required to assess the capacity of these systems during Comprehensive Plan Amendment applications that are ultimately presented to the City Commission for consideration.

While the City's water system has plenty of capacity to meet the demands of future development, the wastewater treatment capacity requires more scrutiny. The City's wastewater treatment plants are permitted through the Florida Department of Environmental Protection (FDEP). The City's main wastewater treatment plant located at Industrial Drive has a permitted capacity of 3.55 MGD (million gallons per day). The City also owns and operates the wastewater treatment plant at Continental Country Club (CCC). The CCC plant solely serves CCC residents and treats approximately 160,000 GPD (gallons per day). The CCC plant requires major repairs and is planned to be decommissioned when practical. The City's contractor is wrapping up a multi-year capital project to decommission the CCC plant and redirect the flows to the City's main wastewater treatment plant.

The City has initiated the expansion of its wastewater treatment plant to meet forecasted wastewater demands. This multi-year project is being completed in phases and will incrementally increase the City's wastewater treatment capacity as certain milestones are reached within the

project. Upon completion of the design and execution of a construction contract, Staff anticipates the contractor will mobilize to begin the construction of Phases 1 and 2 in January 2025. The construction timeframe for Phases 1 and 2 is roughly 14-18 months and will be completed by June 2026. Once completed, the City will have a treatment capacity of 4 MGD. Staff anticipates the contractor will complete the final phase of the plant by March 2027, at which point the total treatment capacity at the wastewater plant will be 5.5 MGD.

The attached analysis demonstrates that the City will be close to reaching its wastewater capacity in the 2nd Quarter of 2026. This analysis forecasts demand from known developments. However, there are many factors to consider in this analysis including:

- 1) CCC Decommissioning: The analysis shows the CCC flows (160,000 GPD or 640 ERCs) being absorbed by the City's main treatment plant before completion of the construction of Phase 1 and 2 of the wastewater treatment plant.
- 2) Level of Service Standard: The City's Comprehensive Plan, Land Development Regulations, and Concurrency Management System establish a high level of service standard of 250 GPD of wastewater usage per Equivalent Residential Connection (ERC).
- 3) Build-For-Rent Housing: The City lacks real-time service demand data on this new housing product. The forecasted demand generated from the 1,200+ units of Build-For-Rent product may be too high.

I remain confident that the City will meet concurrency standards, stay ahead of the forecasted demands, and remain in compliance with our FDEP permit for all currently approved projects. However, we have reached a point where Staff will no longer be able to recommend approval on any new Comprehensive Plan amendment applications until we can ensure the public that our wastewater system has sufficient capacity to take on more demand.

Providing adequate infrastructure to meet the needs of our growing community remains a strategic goal for the City. Staff will continue to monitor our wastewater flows and will scrutinize demand over the next two years while the wastewater treatment plant project is finished. The concurrency analysis will be updated every quarter, and I will update the Commission as warranted.

New Known Development					New ERC's			NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs					
					2024				2025					2026					2027					2028					2029				
Project	Units	ERCs	Type	Status	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q	
Juliette Apartments	330	132	Apartments	Under construction		45	45		42																								
Wildwood Landing	101	51	Cottages	Under construction			10		10	10	10	11																					
Solamar	243	243	BFR	Under construction		50	50		50	50	43																						
Eden (fka Zora)	130	130	BFR	Under construction		30	30		30	30	10																						
Villas at Wildwood	192	192	BFR	Under construction		45	45		45	45	12																						
Wildwood Multifamily at Turkey Run	144	58	Apartments	Under review												40	18																
Twisted Oaks SFD	734	734	SFD	Under construction					10	10	10	10		15	15	15	15		15	15	15	15		15	15	15	15		15	15	15	15	
Twisted Oaks Townhomes	248	149	SFA	Under construction					25	25	25	25		25	24																		
Twisted Oaks Multifamily	277	111	Apartments	Under construction					50	50	11																						
Townhomes at Powell	128	77	Townhomes	Under construction					25	25	27																						
Oxford BFR	154	154	BFR	Approved										25	25	25	25		25	25	4												
Highfield at Twisted Oaks	374	374	SFD	Under construction			15		10	10	10	10		15	15	15	15		15	15	15	15		15	15	15	15		15	15	15	15	
100 Oaks	411	411	SFD	Under review												15	15		15	15	15	15		15	15	15	15		15	15	15	15	
Southern Waters Capital	323	129	Apartments	Under review															50	50	29												
Sumter Springs (County)	274	274	SFD/Multi-family	Under review															10	10	10	10		10	10	10	10		10	10	10	10	
Highland Homes (County)	532	532	SFD	Under review										10	10	10	10		10	10	10	10		10	10	10	10		10	10	10	10	
The Keys at Wildwood I	190	190	BFR	Under construction					80	80	30																						
The Keys at Wildwood II	302	302	BFR	Under construction			25		50	50	50	50		50	27																		
Bellweather Multifamily	248	99	Apartments	Under construction			25		25	49																							
Casablanca at Wildwood	54	32	Townhomes	Approved										24	8																		
Evolve Apartments	248	99	Apartments	Approved								25		25	25	24																	
Wildwood Place PD	300	250	Multi-family	Under review												50	50		50	50													
Tillman Villas	180	180	SFD	Under review							15	15		15	15	15	15		15	15	15	15		15	15								
Commander's Pointe	638	255	Multifamily	Under review												25	25		50	50	50	50		5									
Oxford Crossings (Residential)	886	443	Mixed	Awaiting Submittal												25	25		25	25	25	25		25	25	25	25		25	25	25	25	
Townhomes at Peppertree (Blount)	144	86	Townhomes	Under review								25		25	25	11																	
Tillman Oaks	160	160	SFA	Under review										25	25	25	25		25	25	10			10	10	10	10		10	10	10	10	
Mateo Oaks	164	164	SFD	Under review															10	10	10	10		10	10	10	10		10	10	10	10	
Boulder (CR 213/CR 44A)	312	250	Mixed	Under review										10	10	10	10		10	10	10	10		10	10	10	10		10	10	10	10	
Wildwood III (CR 213/44A)	350	210	Mixed	Under review													10		25	25	25	25		25	25	25	25		25	25	25	25	
INFILL					5	5	5		5	5	5	5		5	5	5	5		5	5	5	5		5	5	5	5		5	5	5	5	
Subtotal	8,771	6,471			5	175	250	430	457	439	258	176	1,330	269	229	310	263	1,071	345	355	298	205	1,203	170	165	150	150	635	125	125	125	125	500
Existing Residential Developments (Additional Units)					2024			NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs					
					2025					2026					2027					2028					2029								
Project	Units	ERCs	Type	Status	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q	
Triumph South (Phase 2)	72	72	SFD	Active					5	5	5	5		5	5	5	5		5	5	5	5		5	5	2			5	5	5	5	
Simple Life Tiny Homes	134	134	Tiny Homes	Active	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2		5	5	5	5						
Beaumont	10	10	SFD	Active	2	2	2		2																								
Densan Park (Phase 1 & 2)	86	86	SFD	Active	5	5	5		5	5	5	5		5	5	5	5		5	5	5	5		5	6								
Grand Oaks Manor (Phase 1)	145	145	SFD	Dormant	0	0	0		2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2		5	5	5	5	
The Mark at Wildwood	105	87	Apartments	Active	25	25	12																										
Sundance Trails at Beaumont	300	250	Apartments	Active	50	50	50		50	50																							
The Wilds (Phase 2 & Phase 3)	218	87	Apartments	Active	25	25	25		12																								
Subtotal	1,070	872			109	109	96	314	78	64	14	14	170	14	14	14	14	56	14	14	14	14	56	17	18	9	7	51	10	10	10	10	40
ILF/ALF Developments					2024			NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs					
					2025					2026					2027					2028					2029								
Project	ERCs		Status		2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q	
Parkview Independent Living Facility	134	74	Under review													35	39																
Trailwinds ALF	130	72	Under review								36	36																					
Subtotal	264	145			0	0	0	0	0	0	36	36	72	0	0	35	39	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Non-Residential Developments			2024			NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	New ERCs				NEW YEARLY ERCs	
							2025					2026					2027					2028					2029					
Project	ERCs	Status	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		
Burger-Fi	2	Constructed; Not open			2																											
Preston Place	14	Constructed; Partially open	2	2	2		2	2	2	2																						
Pearl Plaza	3	Under construction		3																												
House of Hope	6	Approved							6																							
Wildwood Professional Plaza	6	Under construction		3																												
Home Depot	45	Constructed; not open		45																												
HCA Trailwinds Hospital	88	Under review							88																							
Target	46	Under construction			46																											
Wildwood Storage	1	Approved		1																												
Ashley Furniture	19	Approved						19																								
VIP Garage	12	Approved			6		6																									
Ocala Eye	6	Under construction			6																											
Bethany Estates Medical Center	1	Under construction	1				1																									
Turkey Run Hotel	72	Under construction										36	36																			
Trailwinds Village Shoppes III	30	Under construction					5	5	5	5		5	5																			
Cave Vehicular Garage	13	Approved								13																						
Bigham Plaza	4	Under construction							4																							
Exalt Rehab Hospital	35	Under review										35																				
Mainstay Expansion	18	Under review							18																							
Freedom Fellowship Church	6	Under review						6																								
New Horizon Plaza	48	Approved					12	6	12	6		6	6																			
Oxford Overnight	73	Under review										35	38																			
Woodspring Suites	61	Approved										31	30																			
Betancur Othordontics	2	Approved											2																			
Stripes Gutters Office	1	Under construction		1																												
South Wildwood Industrial Park Lot 5A	1	Under review						1																								
Self Storage Wildwood	1	Approved		1																												
Chesterfield Villages Plaza Ph 2	8	Approved							8																							
Cleveland Health Center	7	Under review							7																							
Oxford Crossings Commercial	40	Awaiting Submittals										4	4	4	4		4	4	4	4		4	4									
CVC - ASC - Oxford Pointe	3	Under construction		3																												
Chipolte @ Signature Drove	5	Under review						5																								
Lucky U Cycles	3	Under construction							3																							
7 Eleven @ C-462	6	Under construction						6																								
Dentist Office - Oxford Professional Park	2	Under construction					2																									
The Railyard	43	Under review						22	21																							
Mister Car Wash	13	Under construction							13																							
A-1 Ready Mix Block Plant	1	Approved					1																									
Storage at Powell	1	Under construction							1																							
Cleveland Law Office	2	Under construction						2																								
Karparti Law	2	Under review								2																						
Premier Psychological	1	Under review								1																						
Werner Trucking (County)	20	Under review					10	10																								
Old Dominion Trucking (County)	20	Under construction																														
INFILL			5	5	5		5	5	5	5		5	5	5	5																	
Subtotal	791		8	64	67		139	44	89	193	34	360	167	136	9	9	321	4	4	4	4	16	4	4	0	0	8	0	0	0	0	0
Total All Developments			New ERCs 2024			NEW YEARLY ERCs	New ERCs 2025				NEW YEARLY ERCs	New ERCs 2026				NEW YEARLY ERCs	New ERCs 2027				NEW YEARLY ERCs	New ERCs 2028				NEW YEARLY ERCs	New ERCs 2029				NEW YEARLY ERCs	
			2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q		1st Q	2nd Q	3rd Q	4th Q							
			122	348	413		883	579	592	501		260	1,932	450	379	368	325	1,522	363	373	316	223	1,275	191	187	159	157	694	135	135	135	135

City of Wildwood Wastewater Treatment Plant Flow Projections

PROJECTED FLOWS (GPD) CURRENT	PROJECTED NEW FLOW (GPD)			PROJECTED NEW FLOW (GPD)				PROJECTED NEW FLOW (GPD)				PROJECTED NEW FLOW (GPD)				PROJECTED NEW FLOW (GPD)				PROJECTED NEW FLOW (GPD)			
	2024			2025				2026				2027				2028				2029			
	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	30,500	87,000	103,250	304,750	148,000	125,250	65,000	112,500	94,750	92,000	81,250	90,750	93,250	79,000	55,750	47,750	46,750	39,750	39,250	33,750	33,750	33,750	33,750
2,281,000	2,311,500	2,398,500	2,501,750	2,806,500	2,954,500	3,079,750	3,144,750	3,417,250	3,512,000	3,604,000	3,685,250	3,776,000	3,869,250	3,948,250	4,004,000	4,051,750	4,098,500	4,138,250	4,177,500	4,211,250	4,245,000	4,278,750	4,312,500

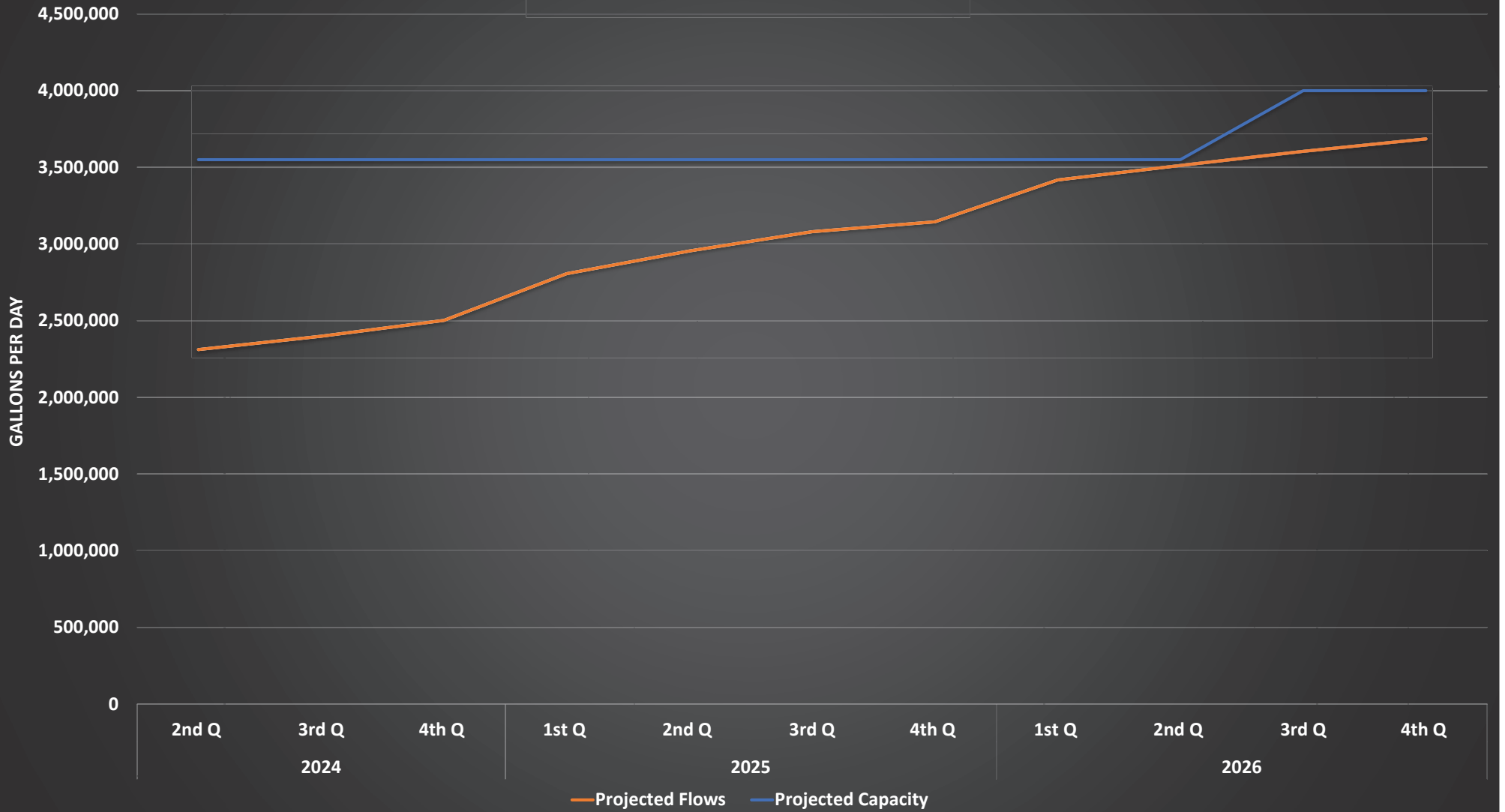
Notes:
Continental Country Club flow (160,000 gpd) added to City's main wastewater treatment facility in 2026
Projected growth of 200 ERCs per quarter from 2030 onward

PROJECTED CAPACITY (GPD)	2024			2025				2026				2027				2028				2029			
	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17	Column18	Column19	Column20	Column21	Column22	Column23	Column24	
	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	4,000,000	4,000,000	4,000,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000

Notes:
FDEP Permitted capacity is 3.55 MGD
Phase 1 and 2 completed by June 2026 to bring total capacity to 4.0 MGD
Phase 3 completed by March 2027 to increase total capacity to 5.5 MGD

PROJECTED EXCESS CAPACITY (GPD)	2024			2025				2026				2027				2028				2029			
	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	1,238,500	1,151,500	1,048,250	743,500	595,500	470,250	405,250	132,750	38,000	396,000	314,750	224,000	1,630,750	1,551,750	1,496,000	1,448,250	1,401,500	1,361,750	1,322,500	1,288,750	1,255,000	1,221,250	1,187,500

Wastewater Flow Projections



City of Wildwood Wastewater Treatment Plant Flow Projections

PROJECTED FLOWS (GPD)	2024			PROJECTED NEW FLOW (GPD) 2025				PROJECTED NEW FLOW (GPD) 2026				PROJECTED NEW FLOW (GPD) 2027				PROJECTED NEW FLOW (GPD) 2028				PROJECTED NEW FLOW (GPD) 2029			
	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	30,500	87,000	103,250	304,750	148,000	125,250	65,000	112,500	94,750	92,000	81,250	90,750	93,250	79,000	55,750	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	2,281,000	2,311,500	2,398,500	2,501,750	2,806,500	2,954,500	3,079,750	3,144,750	3,417,250	3,512,000	3,604,000	3,685,250	3,776,000	3,869,250	3,948,250	4,004,000	4,054,000	4,104,000	4,154,000	4,204,000	4,254,000	4,304,000	4,354,000

Notes:
Continental Country Club WWTP (160,000 gpd) decommissioned and added to City's main wastewater treatment facility in 2026
Projected growth of 200 ERCs per quarter from 2030 onward

PROJECTED CAPACITY (GPD)	2024			2025				2026				2027				2028				2029			
	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column13	Column14	Column15	Column16	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	3,550,000	4,000,000	4,000,000	4,000,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000

Notes:
FDEP Permitted capacity is 3.55 MGD
Phase 1 and 2 completed by June 2026 to bring total capacity to 4.0 MGD
Phase 3 completed by March 2027 to increase total capacity to 5.5 MGD

COMMITTED CAPACITY OUTSIDE OF KNOWN DEVELOPMENTS (GPD)	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250
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Notes:
Capacity reserved through Developer's Agreement or Concurrency Reservation not accounted for in the flow projections

PROJECTED EXCESS CAPACITY (GPD)	2024			2025				2026				2027				2028				2029			
	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	1,219,250	1,132,250	1,029,000	724,250	576,250	451,000	386,000	113,500	18,750	376,750	295,500	204,750	1,611,500	1,532,500	1,476,750	1,426,750	1,376,750	1,326,750	1,276,750	1,226,750	1,176,750	1,126,750	1,076,750

Threshold Margin of Error (2026 2Q)	0.53%
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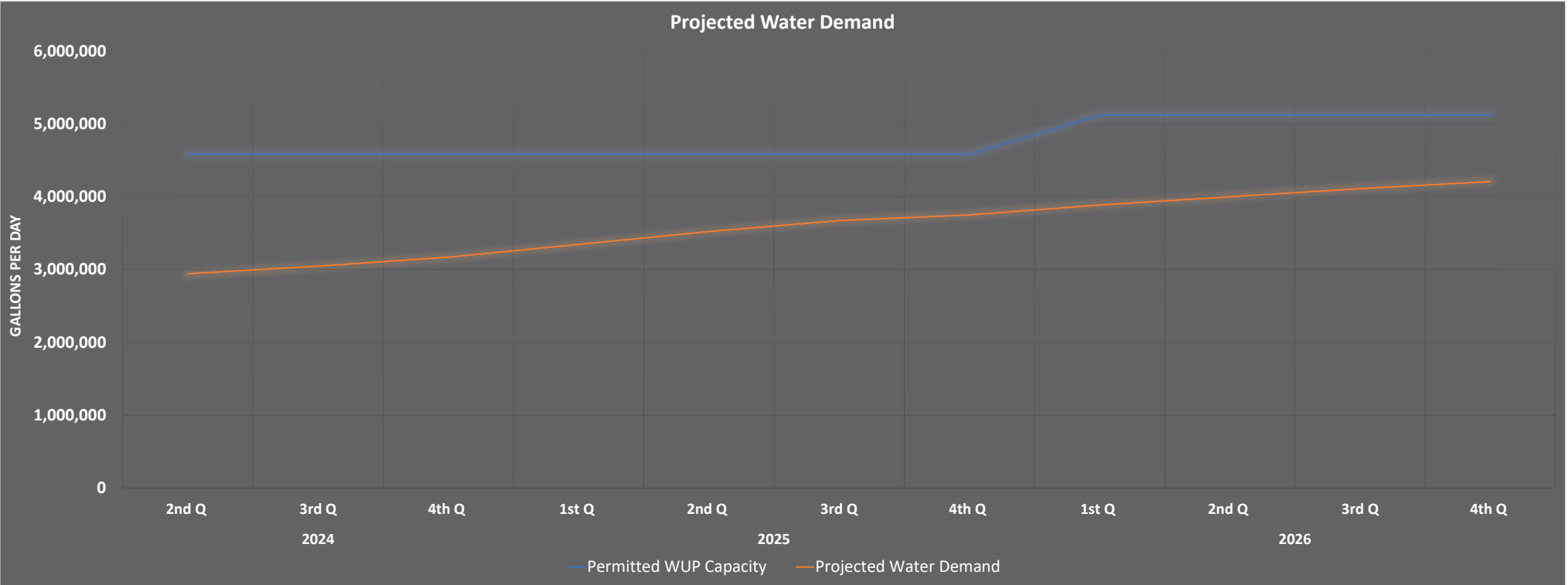
City of Wildwood Water Demand Projections

PROJECTED FLOWS (GPD)	PROJECTED NEW FLOW (GPD)			PROJECTED NEW FLOW (GPD)				PROJECTED NEW FLOW (GPD)				PROJECTED NEW FLOW (GPD)				PROJECTED NEW FLOW (GPD)				PROJECTED NEW FLOW (GPD)			
	2024			2025				2026				2027				2028				2029			
	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	36,600	104,400	123,900	173,700	177,600	150,300	78,000	135,000	113,700	110,400	97,500	108,900	111,900	94,800	66,900	57,300	56,100	47,700	47,100	39,250	173,500	33,750	33,750
2,905,270	2,941,870	3,046,270	3,170,170	3,343,870	3,521,470	3,671,770	3,749,770	3,884,770	3,998,470	4,108,870	4,206,370	4,315,270	4,427,170	4,521,970	4,588,870	4,646,170	4,702,270	4,749,970	4,797,070	4,836,320	5,009,820	5,043,570	5,077,320

PROJECTED CAPACITY (GPD)	2024			2025				2026				2027				2028				2029			
	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	4,583,200	4,583,200	4,583,200	4,583,200	4,583,200	4,583,200	4,583,200	5,119,200	5,119,200	5,119,200	5,119,200	5,119,200	5,119,200	6,119,200	6,119,200	6,119,200	6,119,200	6,119,200	6,119,200	6,119,200	6,119,200	6,119,200	6,119,200

Notes:
CR 501 WTP expansion to 3.2 MGD online in January of 2026 (.536 MGD added capacity)
Oxford WTP expansion to 3.35 MGD online in June 2027 (1 MGD added capacity)
Water Use Permit Modification in 2025
Projected Growth of 200 ERCs per quarter from 2030 onward

PROJECTED EXCESS CAPACITY (GPD)	2024			2025				2026				2027				2028				2029			
	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
	1,641,330	1,536,930	1,413,030	1,239,330	1,061,730	911,430	833,430	1,234,430	1,120,730	1,010,330	912,830	803,930	692,030	1,597,230	1,530,330	1,473,030	1,416,930	1,369,230	1,322,130	1,282,880	1,109,380	1,075,630	1,041,880



CONSTRUCTION PLANS for **WOODLAND CROSSING** A PLANNED RESIDENTIAL DEVELOPMENT

COUNTY ROAD 229, SUMTER COUNTY, FLORIDA
SECTION 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST
PID: C35-003 & C35-004

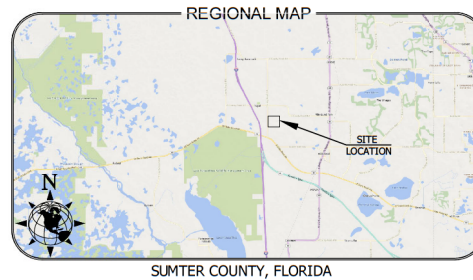
A DEVELOPMENT BY
HIGHLAND HOMES
3020 S. FLORIDA AVE., SUITE 101
LAKELAND, FLORIDA 33803

PROJECT CONTACTS

ENGINEER:
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www.morrisengineering.net

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888-804-6889
kthompson@platinumsurveying.com

OWNERS:
DOMAN TIMBERLAKE MULTISTATE, LLC
D. JOEL ADAMS
500 MADISON AVENUE, 13th FLOOR
865-619-7122
NEW YORK, NY 10022



SUMTER COUNTY, FLORIDA



SECTION 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA

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PREPARED BY
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 CA 28780 941-464-6644 www.morrisengineering.net

REVISIONS

NO.	DATE	DESCRIPTION	BY
01	01/24/24	REVISED PER COUNTY AND CITY OF WILDWOOD COMMENTS	JAM
02	03/11/24	REVISED PER SUMTER COUNTY AND CITY OF WILDWOOD COMMENTS	DJS
03	04/18/24	REVISED PER SUMTER COUNTY AND CITY OF WILDWOOD COMMENTS	JAM

This item has been digitally signed and sealed by
Erin Leah Tumolo, 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.

Erin L. Tumolo
Professional Engineer
Date: 2024.05.15
13:46:02 -0400
FL LICENSE NO. 69073

SHEET
1
OF
48

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "WILDOOD" (PID-A608), BEING A STANDARD 4" SQUARE CONCRETE MONUMENT WITH DISK STAMPED "WILDOOD No. 2 1937". PUBLISHED ELEVATION = 117.42, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83).
2. LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES & OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, & NOTIFY THE ENGINEER OF DISCREPANCIES.
3. 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 MARKING 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 SHOWN ON THE "SUNSHINE" RECORDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE & TESTED OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT & INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION & SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS & CODES.
7. ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED & APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER & APPROPRIATE AGENCIES, & PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, & OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTION PRESENT, MAY BE DEEMED NON-COMPLIANT & WILL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP AND BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY TESTS 1-9.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES.
14. ALL PRIVATE & PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR & VENDOR.
15. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL LOCATE & MARK ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS. AN ON-SITE INSPECTION BY THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
16. THE SOLS ENGINEER IS TO SUPPLY THE ENGINEER WITH ALL COMPACTATION TESTS & ASPHALT RESULTS. THE SOLS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, & THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS & PERMITS HAVE BEEN SATISFIED.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOLS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING AGENCIES SHOWN ON THE CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOLS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS & BORINGS PRIOR TO BIDDING THE PROJECT & PRIOR TO COMMENCING CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
20. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS & METHODS FOR CONSTRUCTION SITE SAFETY.
21. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF WILDOOD STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH THE FOLLOWING DRAWING SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER & RECLAIMED WATER PROJECTS: STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
22. WATER & WASTEWATER SYSTEMS WILL BE OWNED & MAINTAINED BY THE CITY OF WILDOOD. THE CITY OF WILDOOD PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM OWNER REQUIREMENTS. WATER, WASTEWATER, & IRRIGATION CONSTRUCTION STANDARDS, ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH THE CITY OF WILDOOD PUBLIC WORKS UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE CITY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
23. PUBLIC FLOWAGE EASEMENTS: ALL LAND CONTAINED WITHIN STORM WATER TREATMENT LAKE TRACTS, FLOODPLAIN IMPACT COMPENSATION TRACTS, PUBLIC DRAINAGE EASEMENTS, & WETLAND PRESERVATION TRACTS SHALL ALSO BE A "PUBLIC FLOWAGE EASEMENT".
24. ALL PUBLIC DRAINAGE EASEMENTS ARE PUBLIC DRAINAGE EASEMENTS UNLESS CALLED OUT AS A "PRIVATE DRAINAGE EASEMENT".
25. EXISTING PLANT SPECIES SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPER SHALL PROVIDE FOR THE CONTINUED, PHASED, REMOVAL OF NUISANCE, EXOTIC PLANT SPECIES THAT BECOME REESTABLISHED WITHIN CANOY AREAS TO THE PROPERTY.
26. ALL UTILITY CONSTRUCTION WILL BE DONE TO MEET THE CITY OF WILDOOD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
27. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES & TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY, THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR, AT THE DEVELOPER'S EXPENSE, AND DONE TO MEET THE CITY OF WILDOOD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
28. 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.
29. A PRE-CONSTRUCTION MEETING IS REQUIRED TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.

CLEARING & EROSION CONTROL NOTES

1. ALL CONSTRUCTION DEBRIS & OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOY LINE OF TREES THAT ARE TO REMAIN.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES & TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY, THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES & THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NO EXTRA COMPENSATION WILL BE ALLOWED.
3. 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.
4. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED & MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
5. ALL EROSION & SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION & MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
6. THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, & EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE 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.
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
8. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHED FLOW, SWALE, DITCH ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING POND. A SETTLING POND PLAN MUST BE SUBMITTED & APPROVED BY THE ENGINEER OF RECORD & LOCAL REGULATORY AGENCY.
9. ALL DISTURBED AREAS WHICH ARE NOT TO BE SOODED ARE TO BE SEEDED & MULCHED TO FOOT STANDARDS & MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY & ENGINEER OF RECORD. ANY WASHOUTS, REGRADING, RESEEDING, SODDING, & OTHER EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE REGULATIONS & ORDINANCES OF THE OWNER, REGULATORY AGENCY, & ENGINEER OF RECORD.
10. 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.

PAVING, GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE & APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT" DETAIL.
5. ALL STORM DRAINAGE PIPE (DESIGNATED AS "SOD" ON PLANS) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-76), CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.
6. PVC STORM DRAINAGE PIPE 12" & SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
7. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
8. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR & CAPABLE OF WITHSTANDING H-20 LOADINGS.
9. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER WITH SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
11. ROOF DRAIN PIPES SHALL BE PVC(SCH 40), OR CORRUGATED HOPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
12. EXCAVATION OF RETENTION POND SHALL CEASE AT THE DEPTH WHERE CLAY (CL/CH) LAYER OF MATERIAL IS ENCOUNTERED.
13. LONGITUDINAL STRIPING (EXCEPT IN PERVIOUS PAVERS) SHALL BE ALDYS THERMOPLASTIC 100 (0.107) MILS THICK WITH A MAXIMUM THICKNESS OF 150 MILS (0.157) WHEN MEASURED ABOVE PAVEMENT SURFACE. IN ADDITION, ALL CHEVRONS, DIAGONAL AND TRAVERSE LINES, MESSAGES, SYMBOLS, AND ARROWS, WHEREVER LOCATED, WILL HAVE A THICKNESS OF 90 MILS (0.097) TO 120 MILS (0.127) WHEN MEASURED ABOVE PAVEMENT SURFACE IN ACCORDANCE WITH FOOT SPECIFICATIONS SECTION 701.
14. ALL PAVEMENT MARKINGS IN ASPHALT AREAS SHALL BE INSTALLED WITH SLUR RESISTANT PAINT.
15. REF. AROUND THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
16. ALL ROADWAY CONCRETE AND DRAINAGE STRUCTURES SHALL BE 3000PSI COMPRESS. (PER FDOT STANDARD SPECIFICATIONS SECTION 346).
17. ALL DRAINAGE STRUCTURES SHALL HAVE PAVED INVERTS TO PREVENT IMPOUNDED WATERS.
18. ALL DRAINAGE CULVERT JOINTS SHALL BE 430-001 F. USE OF H.D.P.E. USED IN LIEU OF H.D.P.E.
19. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
21. ALL ELEVATIONS SHOWN ON THESE PLANS REFERENCE THE SURVEYORS BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
22. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD (OR). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
23. 11. ALL STORM DRAINAGE PIPE (DESIGNATED AS "SOD" ON PLANS) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-76), CORRUGATED HOPE (ADS TYPE N-12), OR APPROVED EQUAL.

PAVING, GRADING & DRAINAGE TESTING & INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOLS ENGINEER. UPON COMPLETION OF THE WORK, THE SOLS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
4. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE).
5. LASER PROFILE IS REQUIRED FOR ALL ADS/HOPE STORMWATER PIPES WHICH CONVEY RUNOFF STREETS (PUBLIC OR PRIVATE), FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER A VIDEO DVD AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY. NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:
 - a. ACTUAL RECORDED LENGTH AND WITH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
 - b. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
 - c. PIPE QUALITY REPORT.
 - d. DETECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y AXIS.
 - e. FLAT ANALYSIS REPORT.
 - f. REPRESENTATIVE DIAMETER OF THE PIPE.
 - g. PIPE DEFORMATION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
 - h. DEVIATION IN PIPE LINE AND GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

GENERAL SAFETY NOTES

1. DURING THE CONSTRUCTION &/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL & SAFETY OF THE TRAVELING PUBLIC & THE SAFETY OF HIS PERSONNEL.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL & 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.
3. 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.
4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY & ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY & DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT &/OR ENFORCE SAFETY REGULATIONS.

FOOT NOTES

1. ALL DISTURBED AREAS IN THE FOOT RIGHT OF WAY WILL BE SOODED.
 - a. PIPE CONNECTION TO EXISTING STRUCTURE:
 - i. THE HOLE INTO THE EXISTING STRUCTURE MUST BE SAW CUT OR CORE DRILLED.
 - ii. USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
 - b. AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
 - c. REFER TO FOOT STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL."
2. THE CONTRACTOR SHALL NOTIFY THE SUMTER COUNTY PUBLIC WORKS CONSTRUCTION DIVISION (352) 689-4400 A MINIMUM OF SEVEN DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY DAVID McDONALD (352) 326-7705 AT FOOT MAINTENANCE OFFICE AND LEEBSBURG OPERATIONS (352) 326-7777 AT LEAST 48 HOURS IN ADVANCE OF PROPOSED WORK.

EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. 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 INDICATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW NEW LAYER MAY BE ADDED IF OLD LAYER BECOMES COMPACTED.
5. 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.
6. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH MAY HAVE BEEN DAMAGED BY RUNOFF.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRENCHES, 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.
8. 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.
9. ALL EROSION & SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION & MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
10. 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.
11. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
12. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHED FLOW, SWALE, DITCH ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING POND. A SETTLING POND PLAN MUST BE SUBMITTED & APPROVED BY THE ENGINEER OF RECORD & LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.
13. ALL DISTURBED AREAS WHICH ARE NOT TO BE SOODED ARE TO BE SEEDED & MULCHED TO FOOT STANDARDS & MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY & ENGINEER OF RECORD. ANY 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.
14. 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.

POLLUTION PREVENTION NOTES

1. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COVERAGE UNDER THE STATE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL ACTIVITIES (AKA CONSTRUCTION GENERIC PERMIT, OR COP) IS REQUIRED FOR PROJECTS THAT CONTRIBUTE STORMWATER DISCHARGES TO SURFACE WATERS OF THE STATE (OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM-MS4), AND THAT DISTURBS MORE THAN ONE ACRE OF LAND, OR LESS THAN ONE ACRE OF LAND IF PART OF A LARGER PLAN OF DEVELOPMENT.

CITY OF WILDOOD REQUIRES THE SUBMITTAL OF A COPY OF THE COMPLETED NOTICE OF INTENT (NOI), AND A COPY OF THE STORMWATER POLLUTION PLAN (SWPPP) AS OUTLINED IN RULE 62-621.300(4)(A), F.A.C., AND IN ACCORDANCE WITH SEC. 54-187(G) (WATER POLLUTION CONTROL) OF THE CITY OF WILDOOD CODE.
2. DEWATERING OPERATIONS THAT DISCHARGE OFFSITE, OR TO ONSITE SURFACE WATERS OF THE STATE, MAY BE COVERED UNDER THE COP IF THE GROUNDWATER IS UNCONTAMINATED AS OUTLINED IN PART 3.4 OF THE GENERIC PERMIT. A SEPARATE PERMIT MAYBE REQUIRED FOR DISCHARGES FROM CONTAMINATED SITES.

APPLICANTS ARE URGED TO CONTACT THE SOUTH DISTRICT OF FDEP AT (239) 344-5600 FOR PERMITTING INFORMATION RELATING TO A SPECIFIC PROJECT.
3. GROUNDWATER SAMPLING RESULTS MUST BE SUBMITTED TO THE CITY OF WILDOOD PRIOR TO THE COMMENCEMENT OF DEWATERING PURSUANT TO SEC. 54-185(B)
4. ACCOMMODATIONS MUST BE MADE FOR THE PROPER HANDLING AND DISPOSAL OF WASTE MATERIALS, AND WASTEWATER. WASTE WATER DISCHARGES SHALL BE CONSISTENT WITH UTILITIES, AIR, AND WATER QUALITY, AND ENVIRONMENTAL HEALTH SERVICES REGULATIONS. SEPARATE AGENCY PERMITTING (I.E. DEP) MAY BE REQUIRED. THE PLANS SHOULD SHOW AREAS THAT HAVE POTENTIAL TO BE SIGNIFICANT SOURCES OF POLLUTION SUCH AS EQUIPMENT AND VEHICLE WASH RACKS OR WASH AREAS; WASTE HANDLING FACILITIES; CHEMICAL, EQUIPMENT AND MATERIAL STORAGE AREAS.
5. PRIOR TO RENOVATION OR DEMOLITION OF EXISTING STRUCTURES AN ASBESTOS SURVEY AND OR ASBESTOS NOTIFICATION MIGHT BE REQUIRED.
6. PLEASE DISCLOSE ANY KNOWN POLLUTION-RELATED ENVIRONMENTAL CONCERNS. PROVIDE COPIES OF AN ENVIRONMENTAL SITE ASSESSMENT REPORTS. PROVIDE COPIES OF AGENCY CORRESPONDENCE RELATIVE TO COMPLETED REMEDIATION ACTIVITIES.
7. RELATIVE TO THE LANDSCAPE DESIGN AND PLANS, PLEASE BE ADVISED THAT FERTILIZER APPLICATION MUST BE CONSISTENT WITH CHAPTER 54, ARTICLE XXXII (FERTILIZER AND LANDSCAPE MANAGEMENT) CITY OF NORTH PORT CODE.
8. THE CONSTRUCTION PLANS MUST INCLUDE AN EROSION AND SEDIMENTATION CONTROL. PLAN SHOWING THE LOCATION OF, AND DETAILS OF, ALL EROSION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES (BMPs), ESPECIALLY PERIMETER CONTROLS, STABILIZATION OF SITE INGRESS/EGRESS POINTS (SOIL TRACKING PREVENTION MEASURES-TYPICALLY THE FORMER FOOT INDEX 108 OR EQUIVALENT) INLET PROTECTION, OUTLET STABILIZATION, AND PROTECTION OF RECEIVING WATERS AND STORM WATER CONVEYANCES. A DEWATERING PLAN IS REQUIRED IF DEWATERING DISCHARGE(S) ARE TO BE DIRECTED OFF SITE, OR TO ONSITE WETLANDS OR SURFACE WATERS. THE PLAN MUST INCLUDE A DETAIL OF SEDIMENT TRAPS OR BASINS.
9. THE TECHNIQUES DEPICTED IN THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, JULY 2013, OR EQUIVALENT, SHALL SERVE AS THE BASIC DESIGN CRITERIA FOR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES.

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Civil Engineering and Land Development Consulting

601 Professional Parkway East, Suite 101, Orlando, Florida 32816 | P. 407.237.9141 | F. 407.237.9142 | www.morrisengineeringllc.com

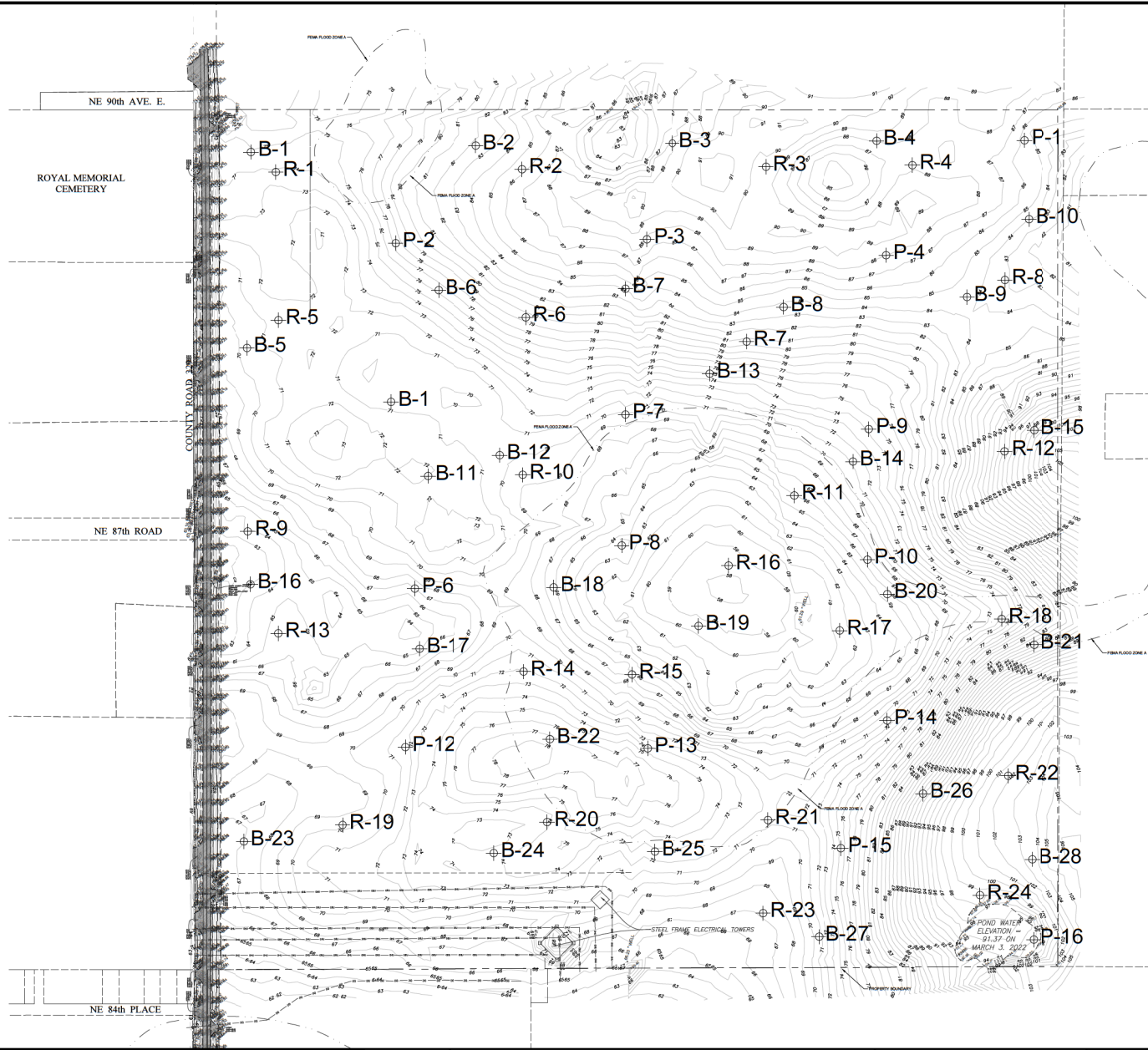
GENERAL NOTES

WOODLAND CROSSING

SUMTER COUNTY, FLORIDA

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Drawn: 3/27/2024 1:27:00 PM BY: JLD/STN/11/03/24 11:03:24 AM WARDEN I C. VUORI/LAND/11/03/24 11:03:24 AM WARDEN I C. VUORI/LAND/11/03/24 11:03:24 AM WARDEN I C. VUORI/LAND/11/03/24 11:03:24 AM WARDEN I C. VUORI/LAND/11/03/24 11:03:24 AM



NO.	DATE	REVISION DESCRIPTION	BY

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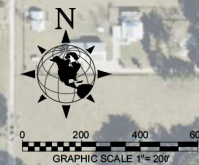
MORRIS ENGINEERING AND CONSULTING, LLC
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DATE	10/01/23
PROJECT	RSI
DRAWING	PGD
DRAWN	AM
CHECKED	ELT

EXISTING CONDITIONS
WOODLAND CROSSING
SUMTER COUNTY, FLORIDA

SCALE	1" = 40'
VERTICAL DATUM	NAVD83
SHEET	3
OF	48

ERN LEAH TUMOLO
FL LICENSE NO. 09073



SCALE 1" = 40'	
VERTICAL DATUM NAVD88	
SHEET 4	OF 48

1. SUMTER COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 5C35-003A, C35-004
2. PROPERTY LOCATION: SUMTER COUNTY FLORIDA, SECTION 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA
3. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. EXISTING ZONING: RPUD
5. EXISTING LAND USE: AGRICULTURAL
6. FUTURE LAND USE: URBAN RESIDENTIAL (40U/RAC)
7. A PORTION OF THE SUBJECT LAND LIES IN THE FEMA 100YR FLOOD ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 12119C0064D (DFIRM INDEX DATED 09/27/2013).

- ZONE "A" BFE RANGE 68-42 TO 78.38
9. PROPOSED LAND USE: PUD RESIDENTIAL, SINGLE FAMILY
10. MATERNAL BUILDING HEIGHT: 30'
11. ALL UTILITIES ARE TO BE PUBLIC, OWNED & MAINTAINED BY SUMTER COUNTY.
12. CONSTRUCTION SCHEDULE: JANUARY 2024 TO JANUARY 2025
13. WASTE MANAGEMENT SHALL HAVE A WAYSIDE GRASSY & RECYCLING PICK-UP BY A DESIGNATED COUNTY WASTE HAULER
14. SUBDIVISION POTABLE WATER, SANITARY SEWER, IRRIGATION SYSTEMS SHOWN CONSTRUCTED TO CITY OF SUMTER PUBLIC UTILITY WORKS DISTRICT 2 & OWNED & MAINTAINED BY THE CITY OF MILWODGE
15. A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES & A 5' UTILITY EASEMENT ALONG ALL OTHER LOT LINES
16. ALL SIDEWALKS ADJACENT TO RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER. ALL OTHER NON-LOT SIDEWALKS SHALL BE CONSTRUCTED BY THE SITE DEVELOPER
17. ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AND STORM DRAINAGE WELLS ARE FOUND THEY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 400-D.33(1)(2), F.A.C.
18. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FOOT DESIGN STANDARDS AND THE SUMTER COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY MANUAL
19. ALL RECORD DRAWINGS, PERMITS, SPECIFICATIONS, TRAFFIC CONTROL PLANS, AND ALL OTHER REQUIRED DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EASEMENT FROM THE ADJACENT PROPERTY OWNER(S) FOR ACCESS TO THE PROJECT AREA
20. ALL VEGETATION, EXCEPT PLANT SPECIES SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPMENT SHALL PROVIDE FOR THE CONTINUED, PHASED, REMOVAL OF NURSERY STOCKS PRECISELY MATCHING THE INCOME REEDED USHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE LIFE OF THE PROJECT
21. ALL DRAINAGE EASEMENTS ARE PUBLIC DRAINAGE EASEMENTS NECESS CALLED OUT AS A PRIVATE DRAINAGE
22. ANY OFFSITE IMPROVEMENTS WITHIN THE SUMTER COUNTY ROWAS DERIVED ON THE APPROVED "CONSTRUCTION PLAN" SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION ACTIVITIES
23. ALL ROADWAY IMPROVEMENTS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION (TCPB) BASED ON THE MINIMUM REQUIREMENTS PROVIDED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) OR SUMTER COUNTY TRANSPORTATION STANDARD DETAILS (ROADWAY CLOSURE PROCEDURES).
24. ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AND STORM DRAINAGE WELLS ARE FOUND THEY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 400-D.33(1)(2), F.A.C.
25. LOCATIONS OF SEPTIC TANKS AND ASSOCIATED DRAINAGE FIELDS ARE NOT IDENTIFIED ON THE EXISTING CONDITIONS MAP. THEREFORE, THE LOCATION OF SEPTIC TANKS AND ASSOCIATED DRAINAGE FIELDS IS ESSENTIAL TO BE DETERMINED BY A FLORIDA LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION ACTIVITIES.

LAND USE AREAS		
LAND USE	AREA (AC.)	% OF TOTAL
SFD LOTS	84.74	55%
ROW	22.73	15%
LANDSCAPE BUFFERS	3.96	3%
AMENITY SITE	3.18	2%
LAKEs	18.33	12%
NATURE TRAILS	2.42	2%
OTHER OPEN SPACE	19.32	12%
TOTAL	154.69	100%

OPEN SPACE

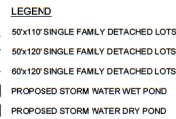
TOTAL PROJECT AREA = 154.69 AC.
OPEN SPACE REQUIRED = 25% = 38.67 AC

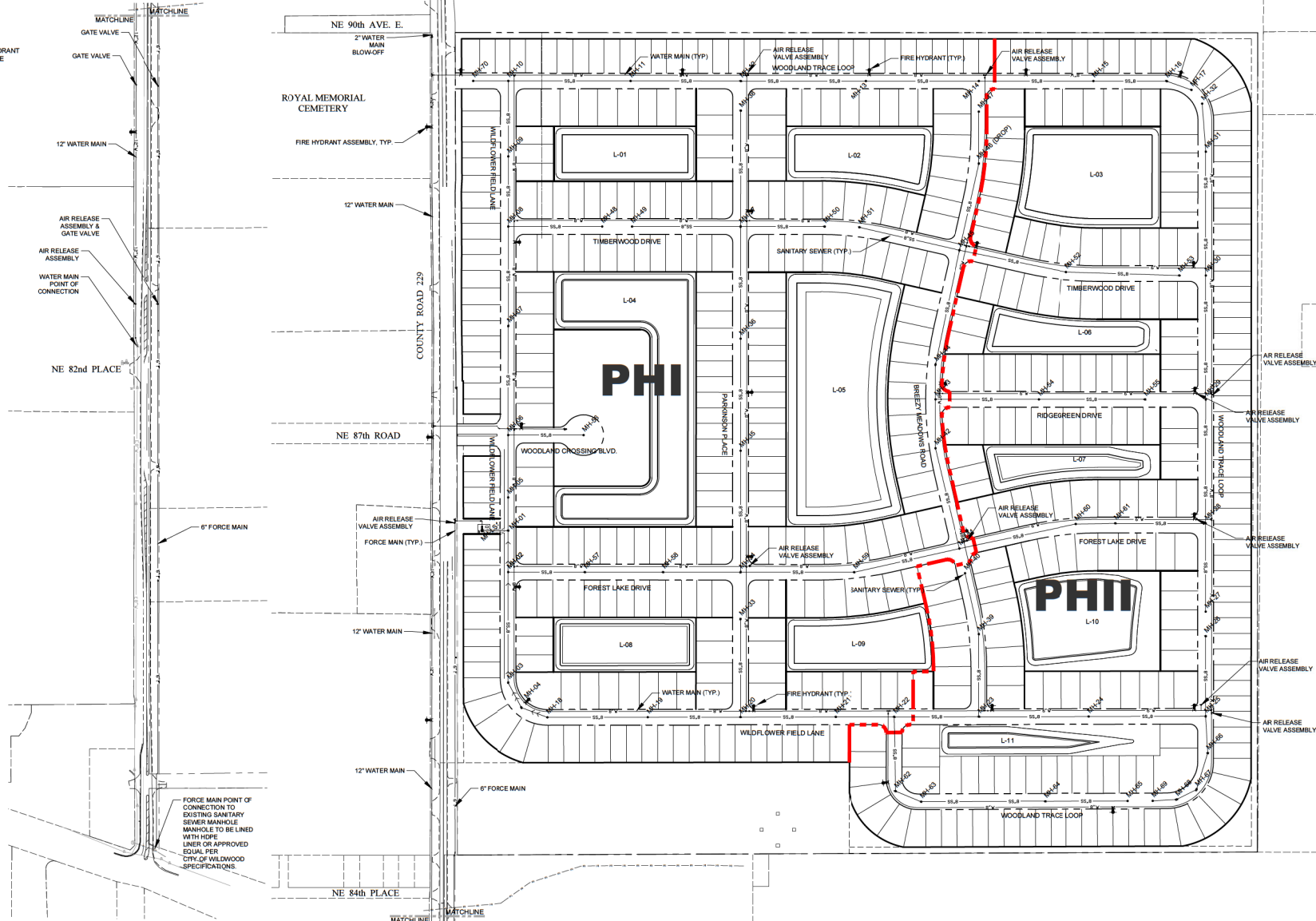
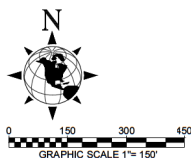
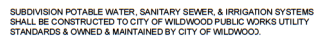
PASSIVE: (41.66 AC)
NATURE TRAILS W/ DOG WALKING STATIONS
PLAY AREA
OPEN PICNIC AREA
DOG PARK
PONDS
OTHER OPEN AREAS

ACTIVE: (3.18 AC)
AMENITY CENTER
POOL AREA
PLAYGROUND
CABANA
OPEN PLAY FIELDS
BIKE RACK

DENSITY	
RESIDENTIAL UNITS	534
GROSS AREA (AC.)	154.69
NET AREA (AC.)	154.69
GROSS DEN. (UNIT/AC.)	3.45
NET DENSITY (UNIT/AC.)	3.45

NET AREA IS GROSS AREA LESS WETLANDS, WETLAND BUFFERS, & UPLAND PRESERVES IF ANY





03	04/18/24	REVISED PER SUMTER COUNTY, CITY OF WILDWOOD & SFWMD COMMENTS		
02	03/11/24	REVISED PER CITY OF WILDWOOD COMMENTS		D
01	01/24/24	REVISED PER SUMTER COUNTY, CITY OF WILDWOOD & SFWMD COMMENTS		
NO.	DATE	REVISION DESCRIPTION		

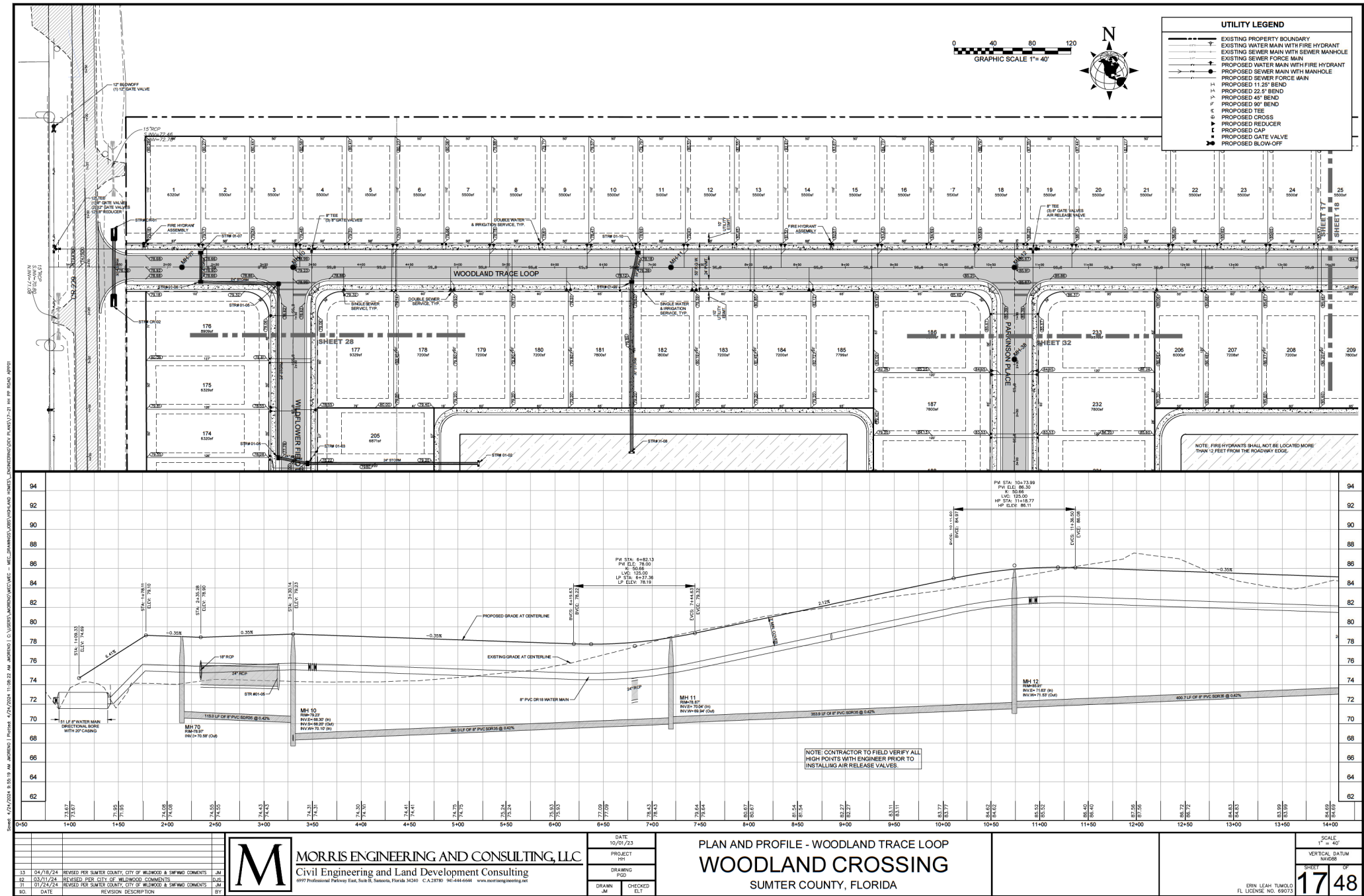


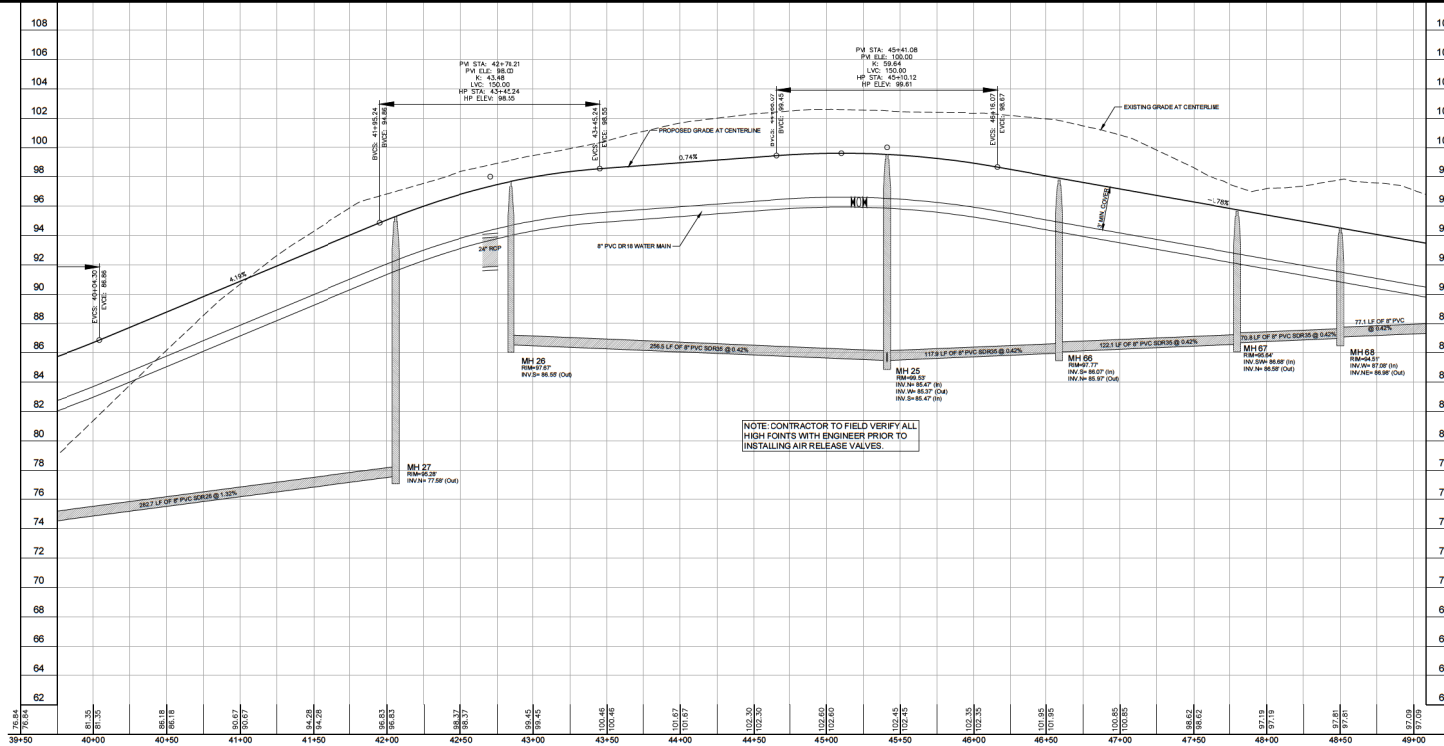
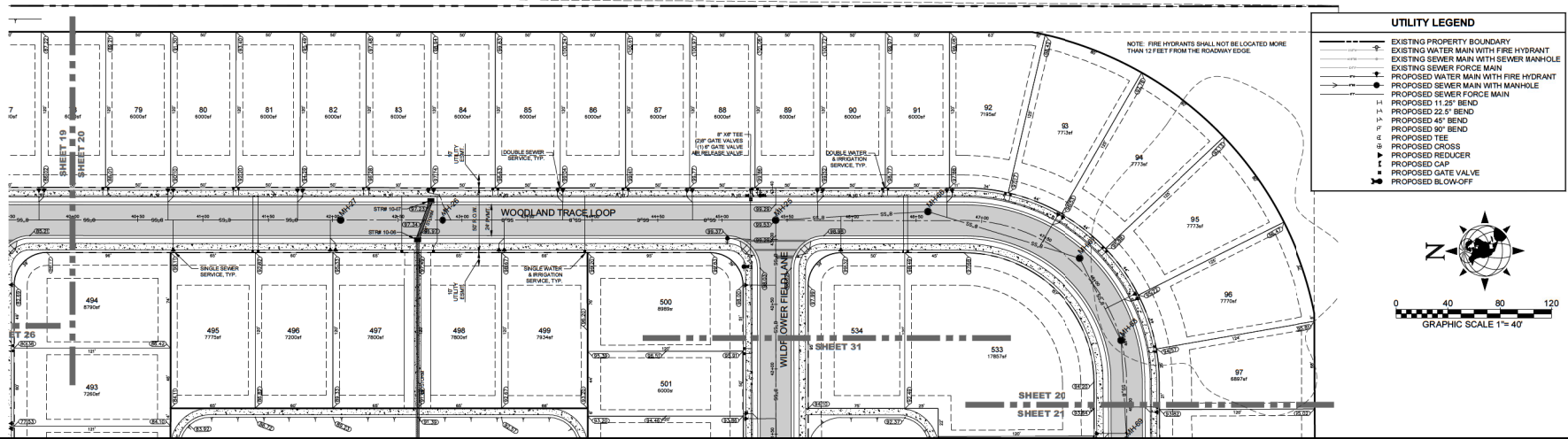
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morriengineering.net

DATE 10/01/23	
PROJECT HH	
DRAWING PGD	
DRAWN JM	CHECKED ELT

MASTER UTILITY PLAN
WOODLAND CROSSING
SUMTER COUNTY, FLORIDA

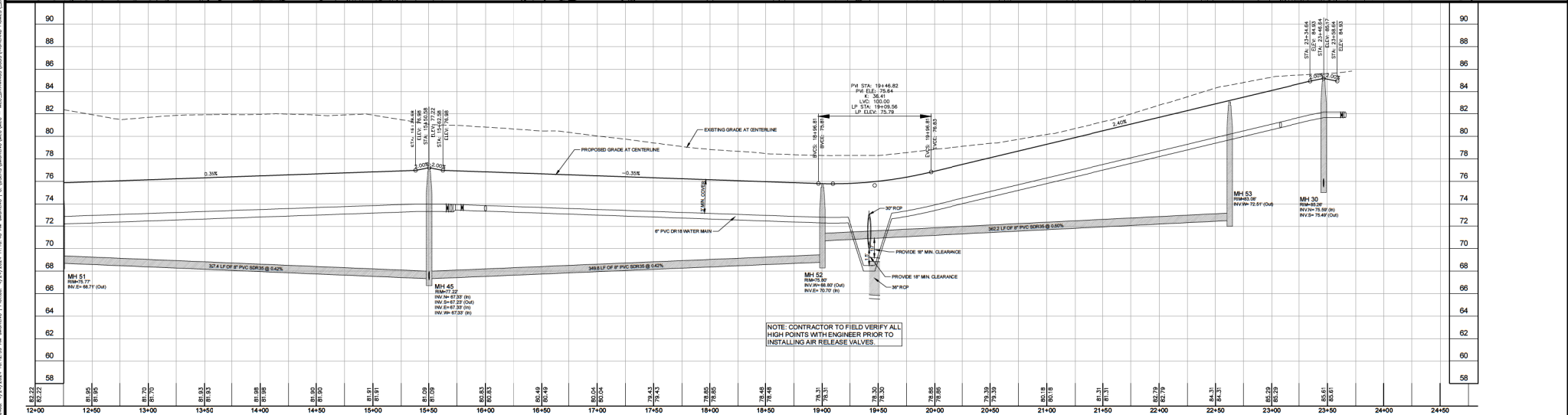
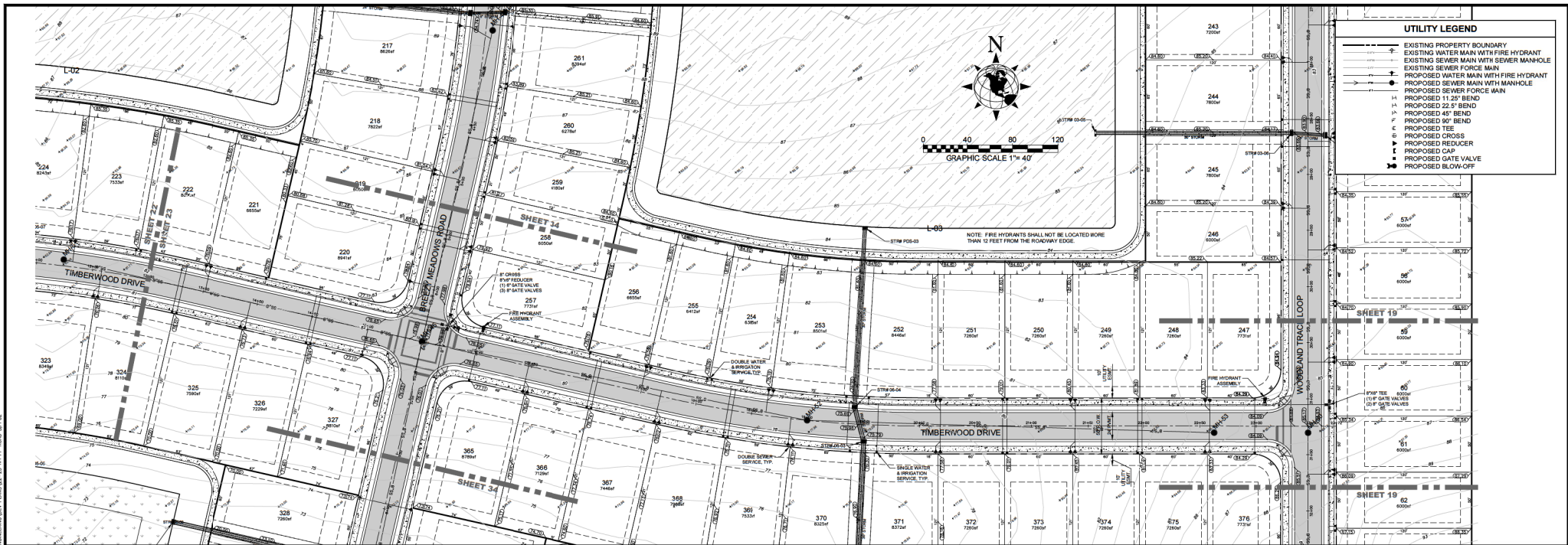
SCALE 1" = 150'	
VERTICAL DATUM NAVD88	
SHEET 6	OF 48



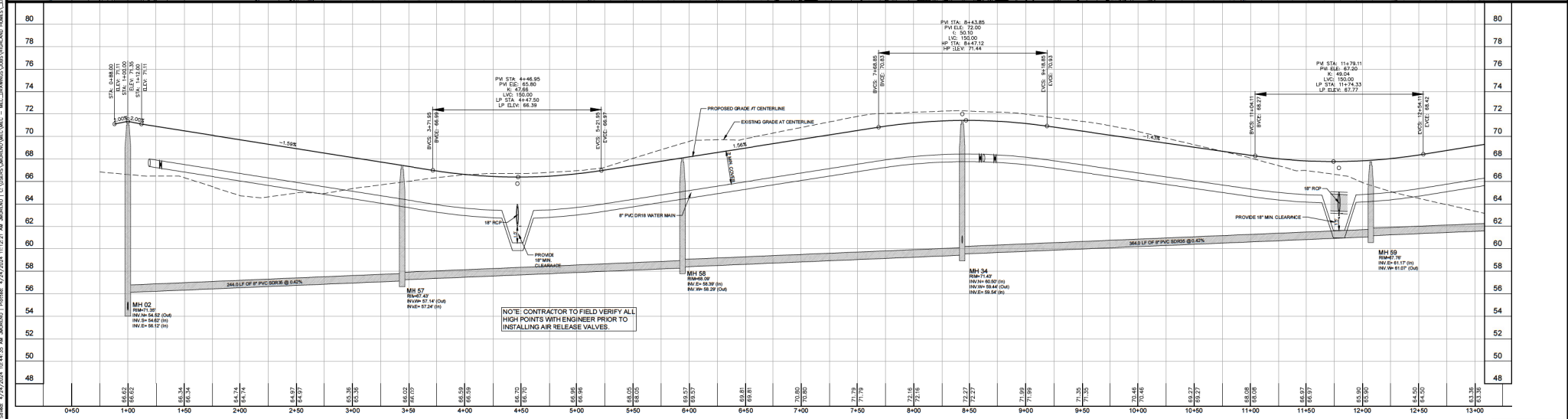
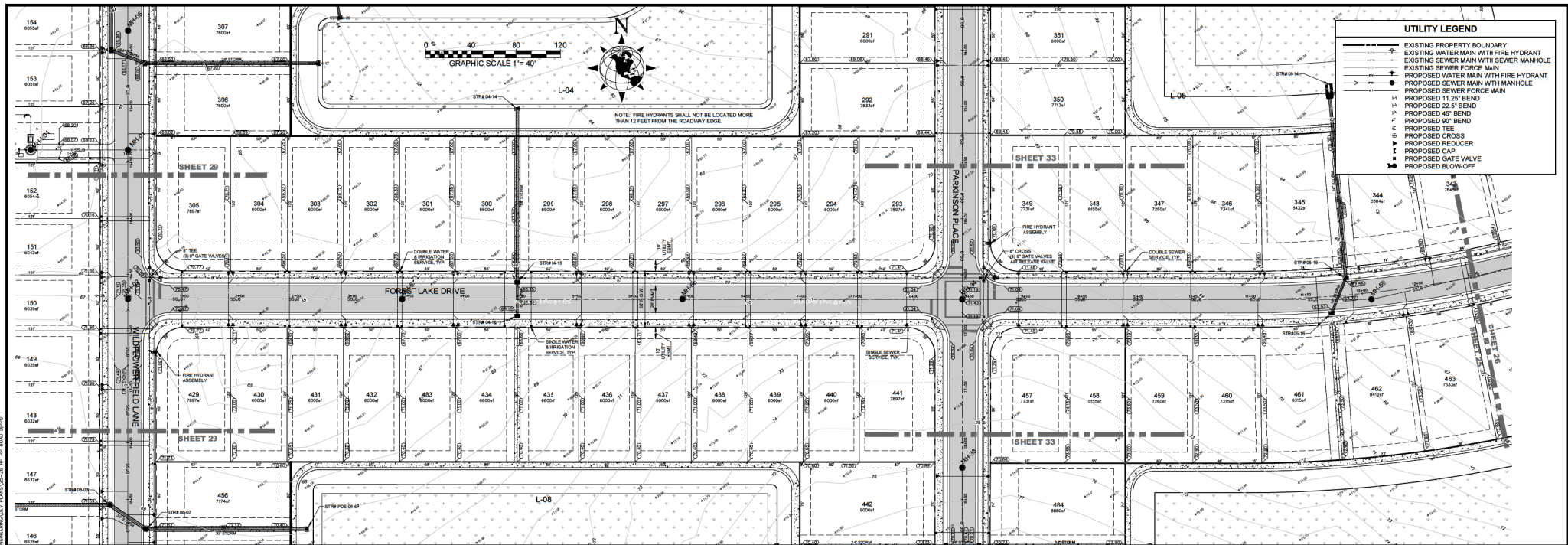


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Sheet: 4/24/2024 10:23:39 AM: JORDEN [Project: 4/24/2024 11:26:48 AM: JORDEN] [C:\Users\JORDEN\My Documents - MEI\Drawings\WOODLAND CROSSING - WOODLAND CROSSING\DWG\PLANS\23-03.dwg] [P: ROAD IMPROV]

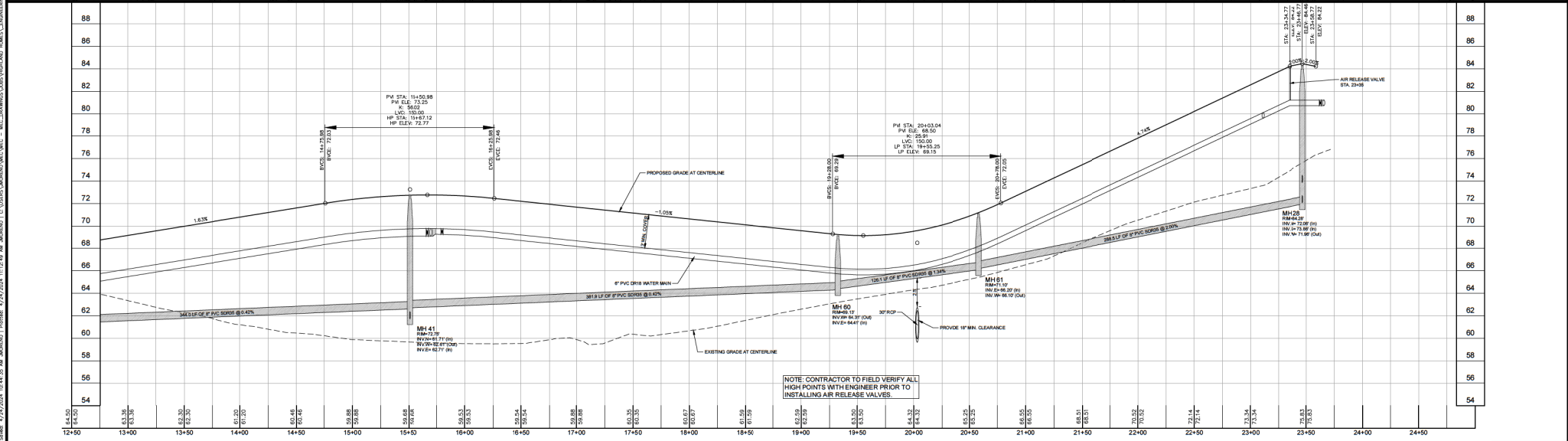
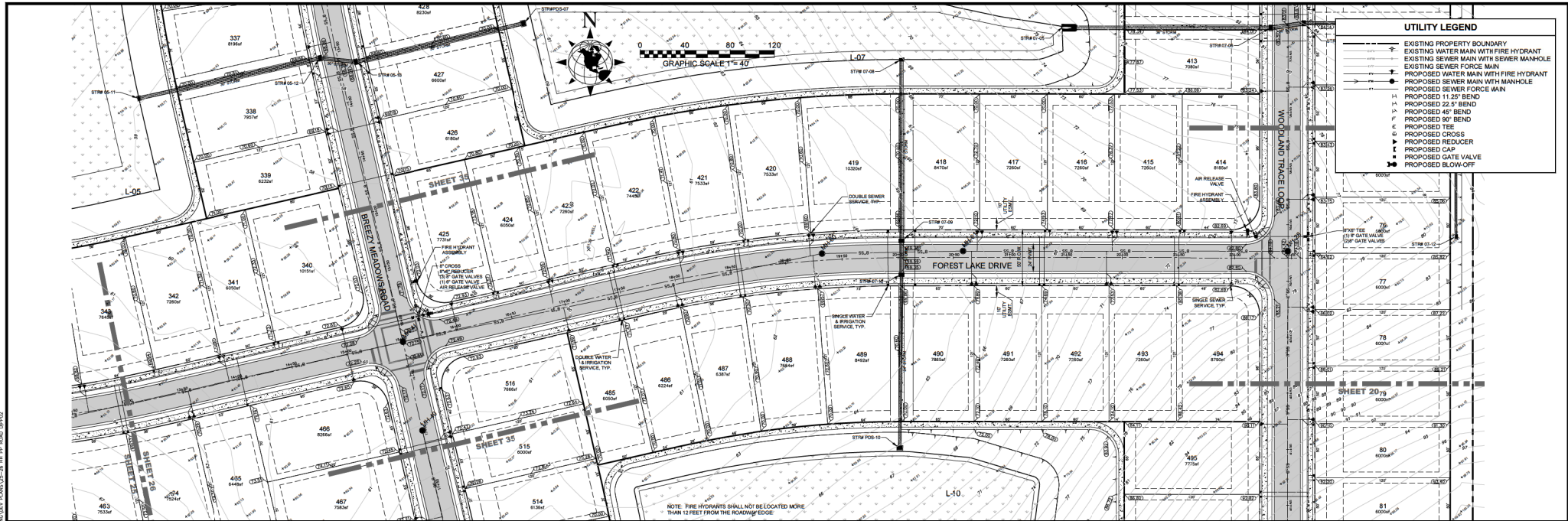


M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Sanford, Florida 32840 C.A.28780 941-444-6644 www.morrisengineering.com		DATE 10/01/23	PROJECT J01	DRAWING P01	DRAWN JM	CHECKED ELT	
PLAN AND PROFILE - TIMBERWOOD DRIVE WOODLAND CROSSING SUMTER COUNTY, FLORIDA		SCALE: 1" = 40'		VERTICAL DATUM NAVD83		SHEET 23	OF 48
13 04/18/24 REVISION PER SUMTER COUNTY, CITY OF WILMWOOD & SHIPING COMMENTS JM						ERN LEAH TUMOLO FL LICENSE NO. 69073	
17 07/24/24 REVISION PER SUMTER COUNTY, CITY OF WILMWOOD & SHIPING COMMENTS JM							
20 DATE REVISION DESCRIPTION BY							



M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Sanford, Florida 32840 C.A. 28790 941-444-6644 www.morrisengineering.com		DATE: 10/01/23 PROJECT: 04 DRAWING: 01 DRAWN: JM CHECKED: ELT	PLAN AND PROFILE - FOREST LAKE DRIVE WOODLAND CROSSING SUMTER COUNTY, FLORIDA	SCALE: 1" = 40' VERTICAL DATUM: NAVD83 SHEET: 25 OF 48 ERIN LEAH TUMOLO FL LICENSE NO. 69073
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Sheet: 4/24/2024 10:44:25 AM JARVIS021 Project: 4/24/2024 11:12:48 AM JARVIS021 L:\CUSTOMER\WOODLAND CROSSING\WOODLAND CROSSING PLANS\20-28 10-10 ROAD SPRING



M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Sanford, Florida 32840 C.A.28780 941-444-6644 www.morrisengineering.com		DATE: 10/01/23 PROJECT: 20-28 10-10 ROAD SPRING DRAWING: PP DRAWN: JAR CHECKED: EJT	PLAN AND PROFILE - FOREST LAKE DRIVE WOODLAND CROSSING SUMTER COUNTY, FLORIDA	SCALE: 1" = 40' VERTICAL DATUM: NAVD83 SHEET: 26 OF 48
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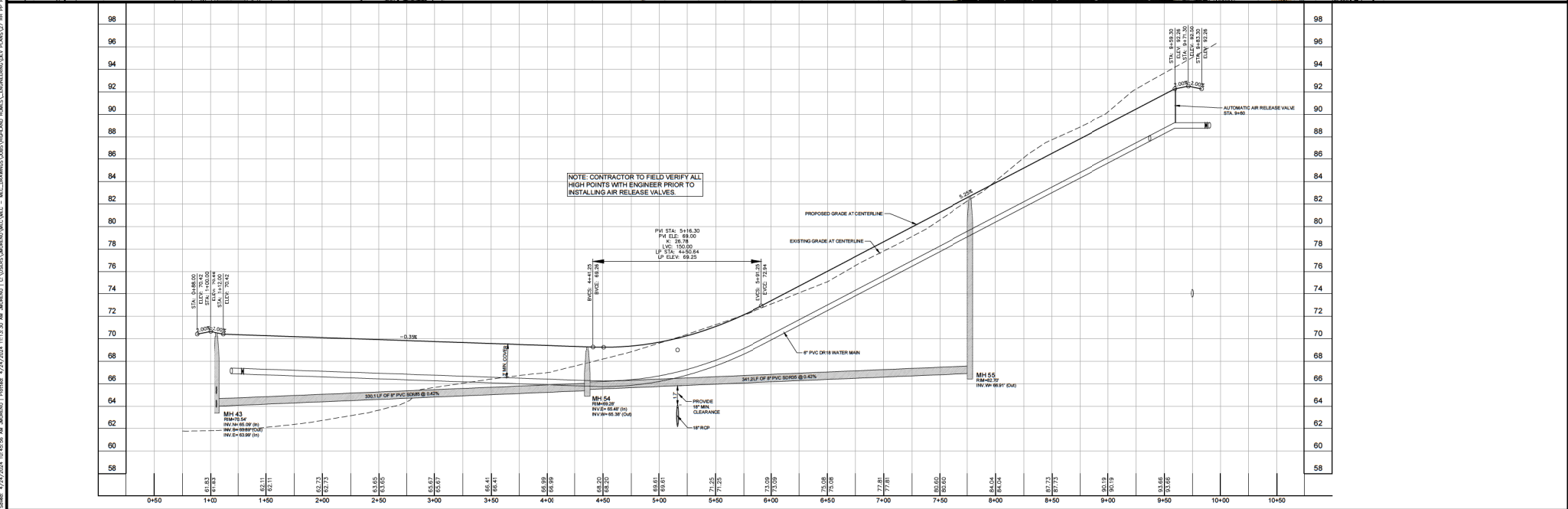
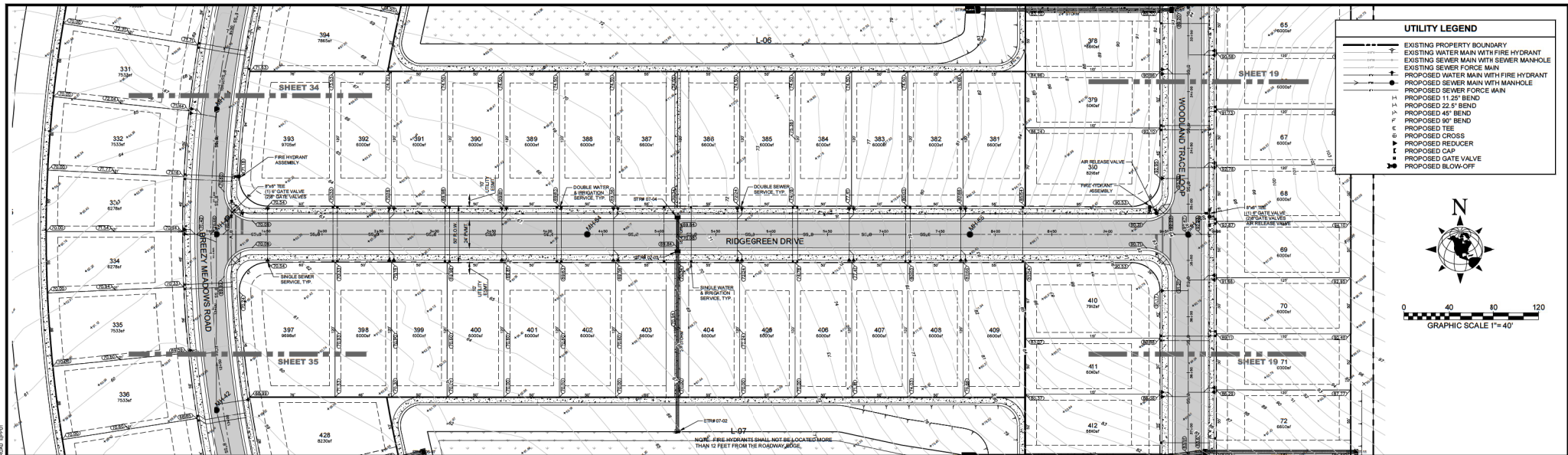
33 04/18/24 REVISION PER SUMTER COUNTY, CITY OF WILMWOOD & SHEDD COMMENTS JAR

32 03/17/24 REVISION PER CITY OF WILMWOOD COMMENTS DJS

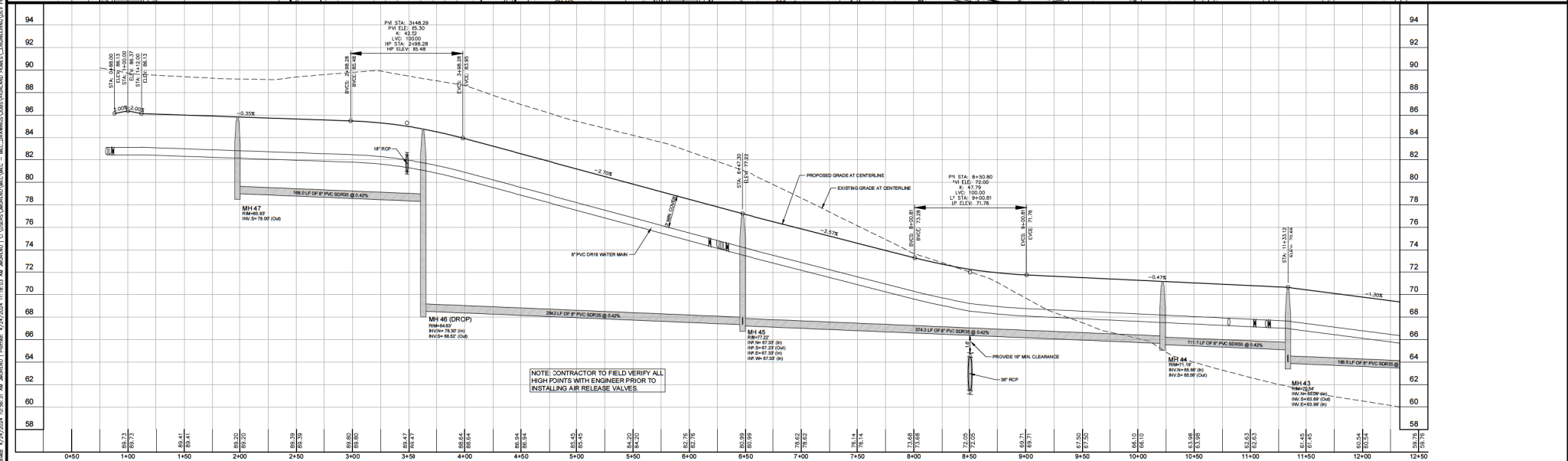
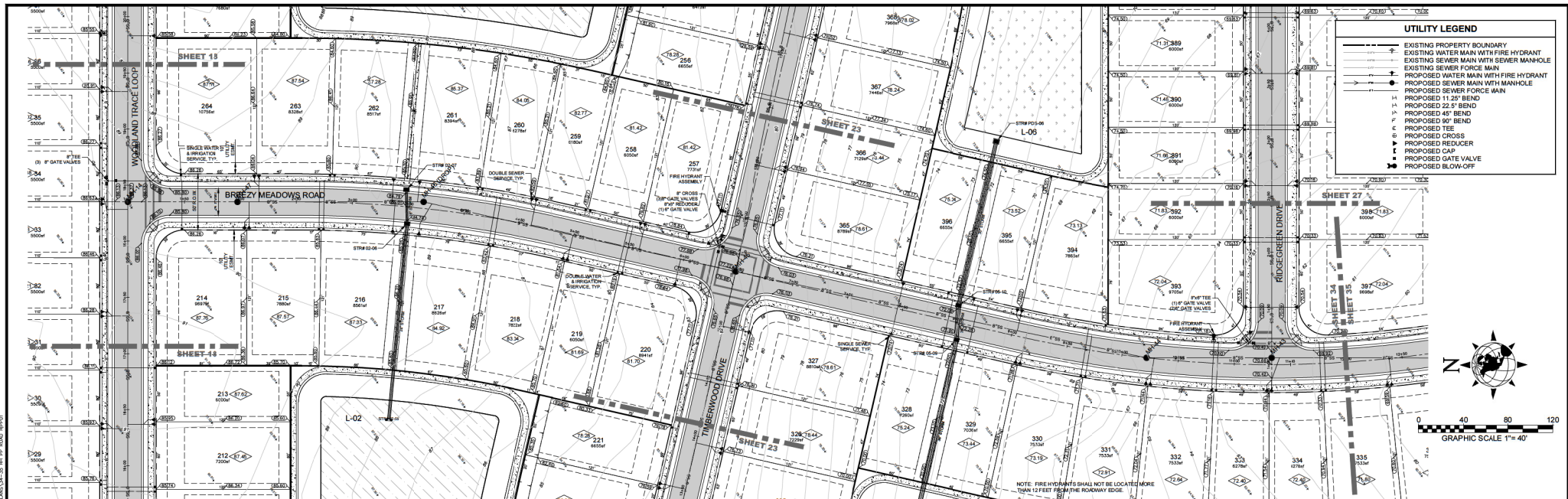
31 07/24/24 REVISION PER SUMTER COUNTY, CITY OF WILMWOOD & SHEDD COMMENTS JAR

30 DATE REVISION DESCRIPTION JAR

ERN LEAH TUMOLO
FL LICENSE NO. 69073

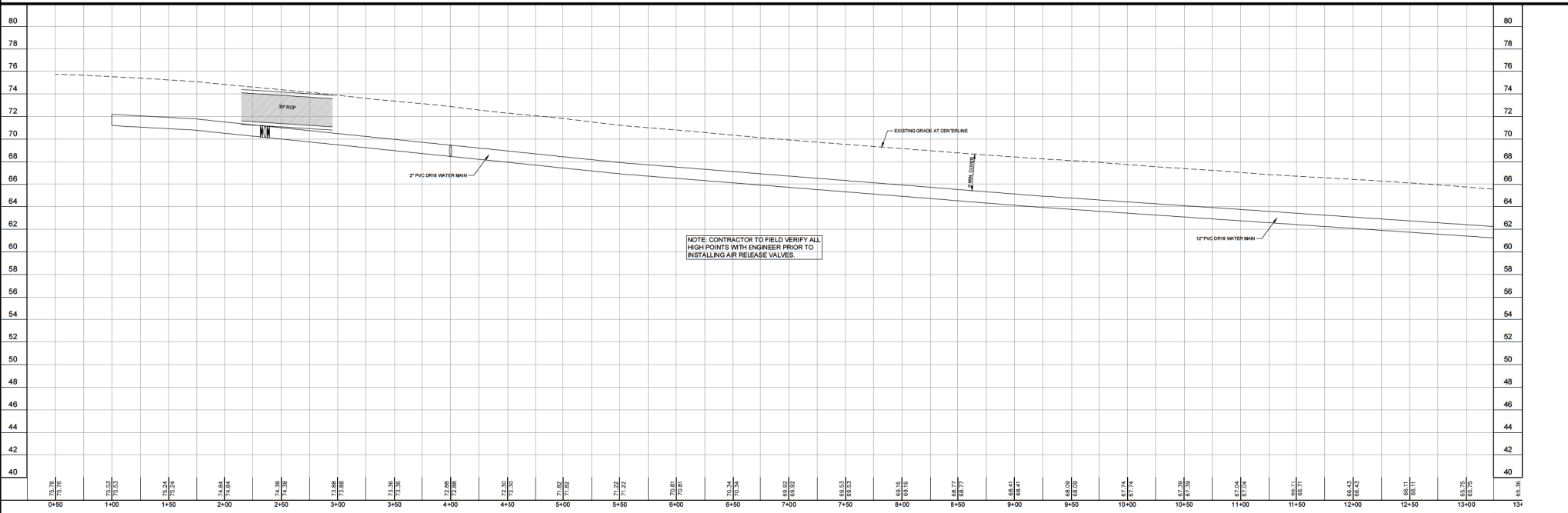
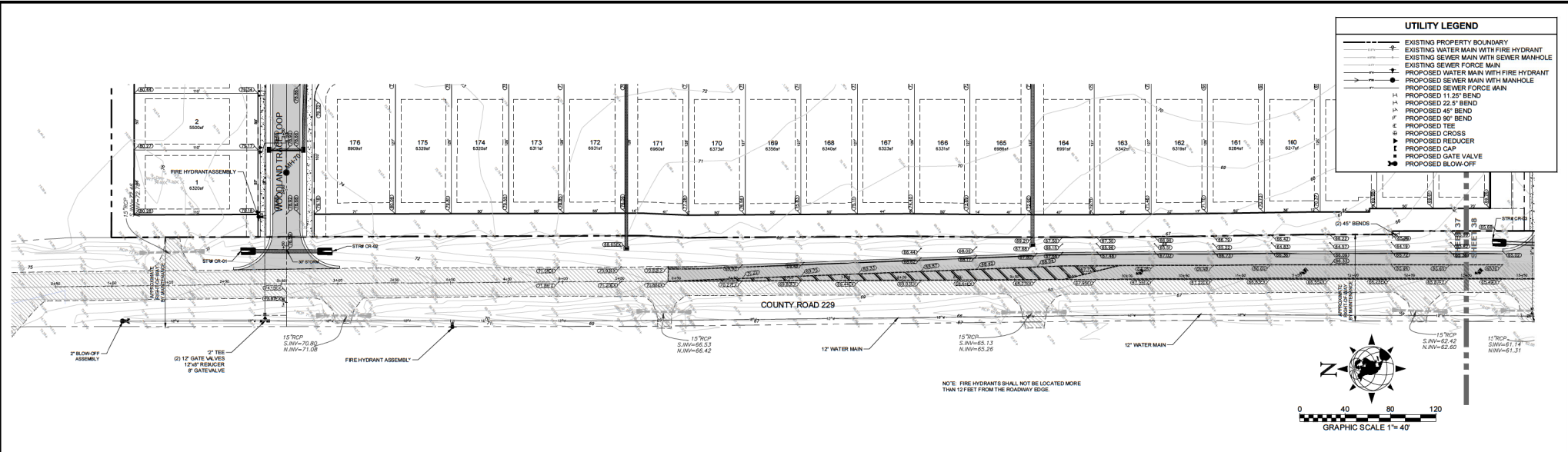


<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.com </td> <td style="width: 50%; vertical-align: top;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE 10/01/23</td> <td style="width: 50%;">PROJECT PH</td> </tr> <tr> <td style="width: 50%;">DRAWING PP</td> <td style="width: 50%;">CHECKED ELT</td> </tr> <tr> <td style="width: 50%;">DRAWN JA</td> <td style="width: 50%;"></td> </tr> </table> </td> </tr> </table>	M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE 10/01/23</td> <td style="width: 50%;">PROJECT PH</td> </tr> <tr> <td style="width: 50%;">DRAWING PP</td> <td style="width: 50%;">CHECKED ELT</td> </tr> <tr> <td style="width: 50%;">DRAWN JA</td> <td style="width: 50%;"></td> </tr> </table>	DATE 10/01/23	PROJECT PH	DRAWING PP	CHECKED ELT	DRAWN JA		PLAN AND PROFILE - RIDGE GREEN DRIVE WOODLAND CROSSING SUMTER COUNTY, FLORIDA	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SCALE 1" = 40'</td> <td style="width: 50%;">VERTICAL DATUM NAVD83</td> </tr> <tr> <td colspan="2" style="text-align: center;"> SHEET 27 OF 48 </td> </tr> </table> ERN LEAH TUMOLO FL LICENSE NO. 69073	SCALE 1" = 40'	VERTICAL DATUM NAVD83	SHEET 27 OF 48	
M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE 10/01/23</td> <td style="width: 50%;">PROJECT PH</td> </tr> <tr> <td style="width: 50%;">DRAWING PP</td> <td style="width: 50%;">CHECKED ELT</td> </tr> <tr> <td style="width: 50%;">DRAWN JA</td> <td style="width: 50%;"></td> </tr> </table>	DATE 10/01/23	PROJECT PH	DRAWING PP	CHECKED ELT	DRAWN JA								
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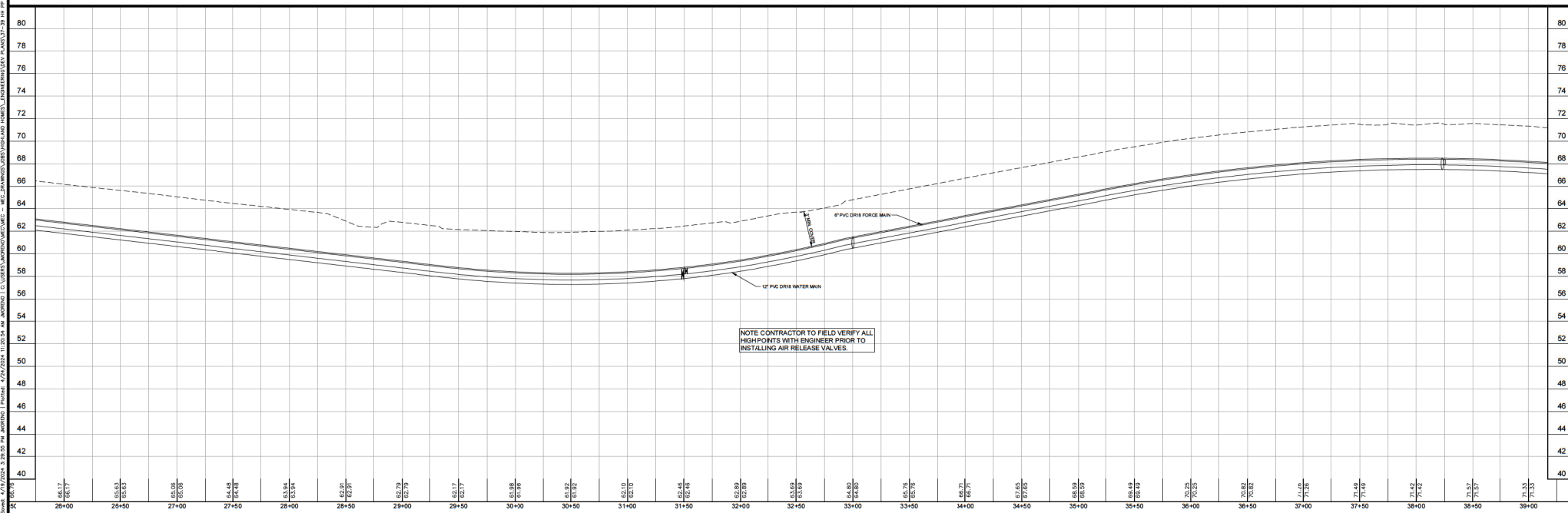
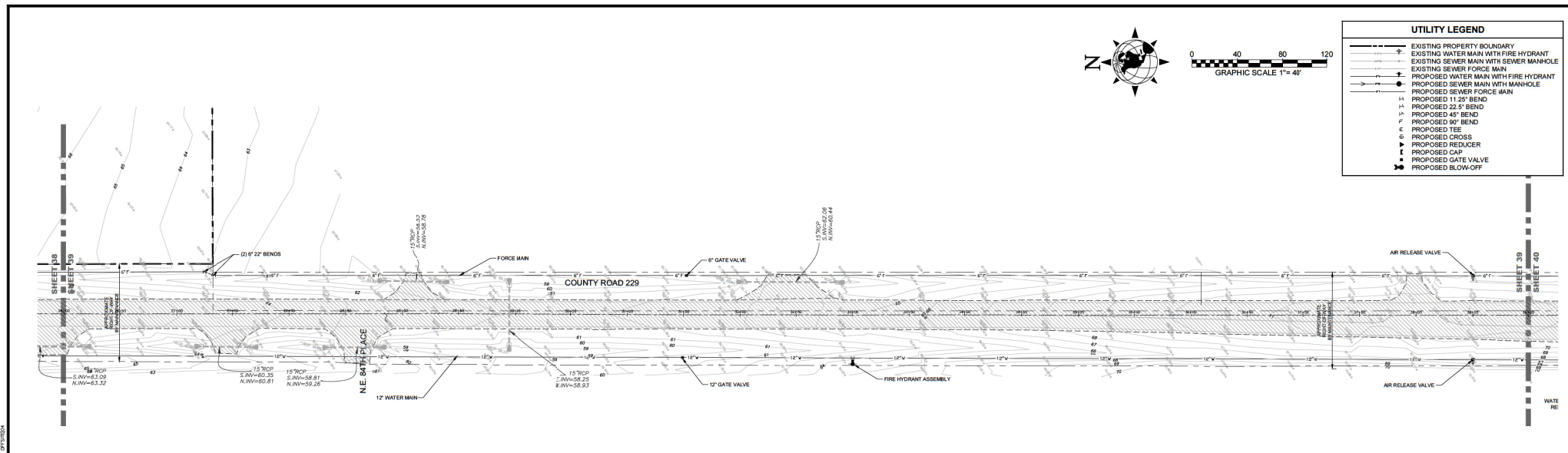


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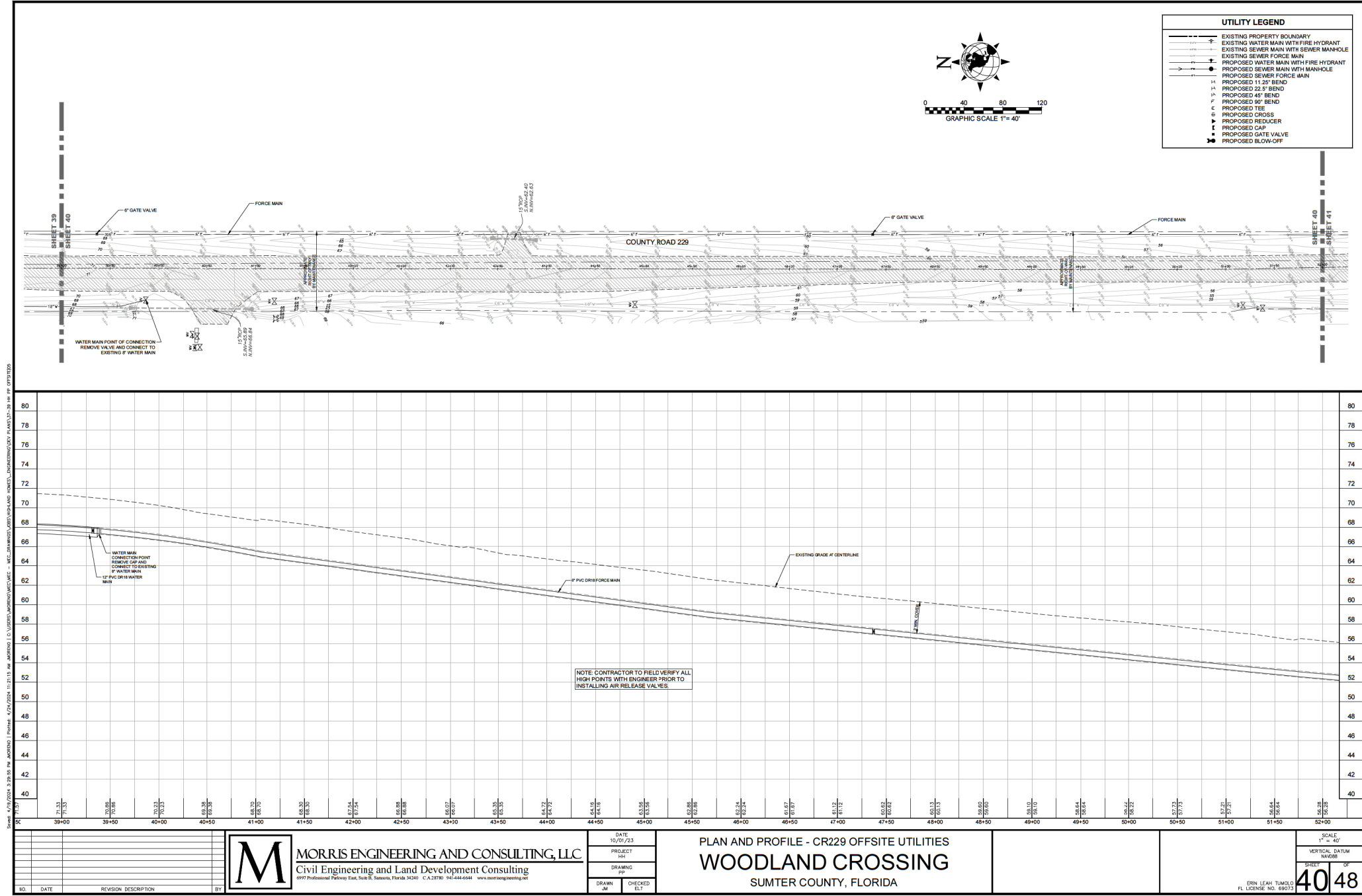


M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Sanford, Florida 32840 C.A.28780 941-444-6644 www.morriseng.com		DATE: 10/01/23 PROJECT: 101 DRAWING: 101 DRAWN: JM CHECKED: ELT		PLAN AND PROFILE - CR229 OFFSITE UTILITIES WOODLAND CROSSING SUMTER COUNTY, FLORIDA		SCALE: 1" = 40' VERTICAL DATUM: NAVD83 SHEET: 37 OF 48 ERIN LEAH TUMOLO FL LICENSE NO. 69073	
NO.	DATE	REVISION DESCRIPTION	BY				



			M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B1, Panama, Florida 32409 C.A. 26780 TEL: 904-664-6644 www.morrisengineering.net		DATE 10/01/23 PROJECT 344 DRAWING PFP DRAWN JH CHECKED ELT	PLAN AND PROFILE - CR229 OFFSITE UTILITIES WOODLAND CROSSING SUMTER COUNTY, FLORIDA		SCALE 1" = 40' VERTICAL DATUM NAVD83 SHEET OF 39 48 DRIN LEAH TUMOLO FL LICENSE NO. 680713	
NO.	DATE	REVISION DESCRIPTION	BY						

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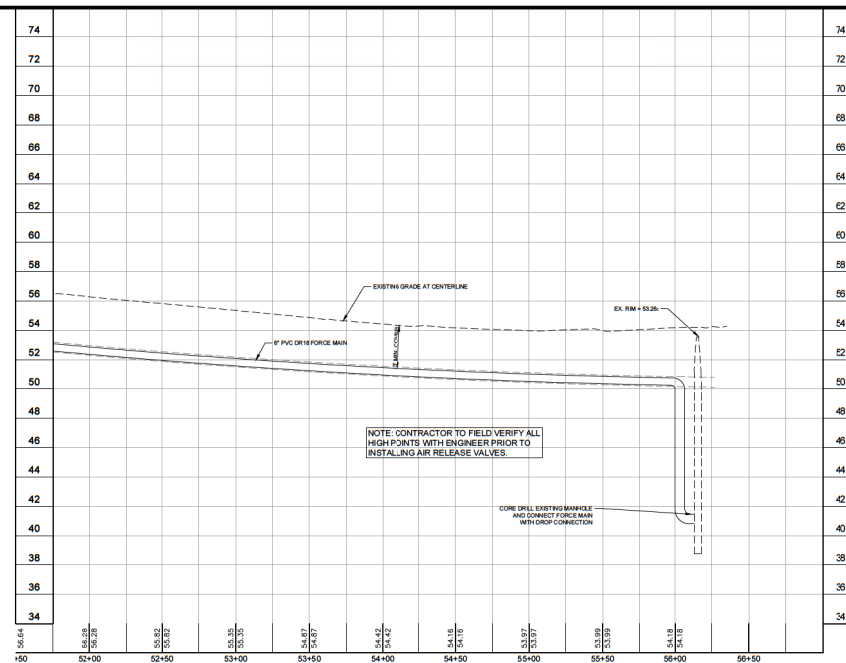
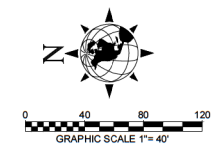
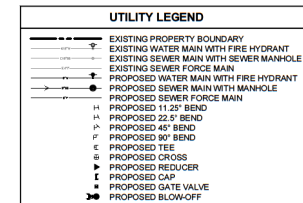
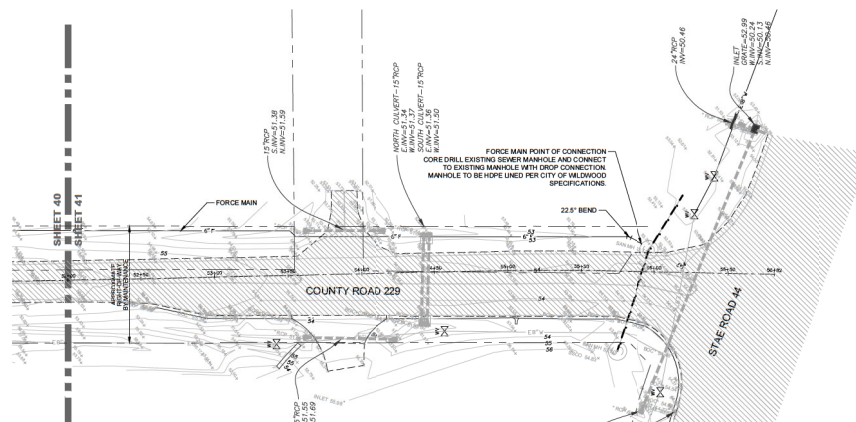
M MORRIS ENGINEERING AND CONSULTING, LLC
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6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morriseng.com

DATE	10/01/23
PROJECT	101
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CHECKED	ELT

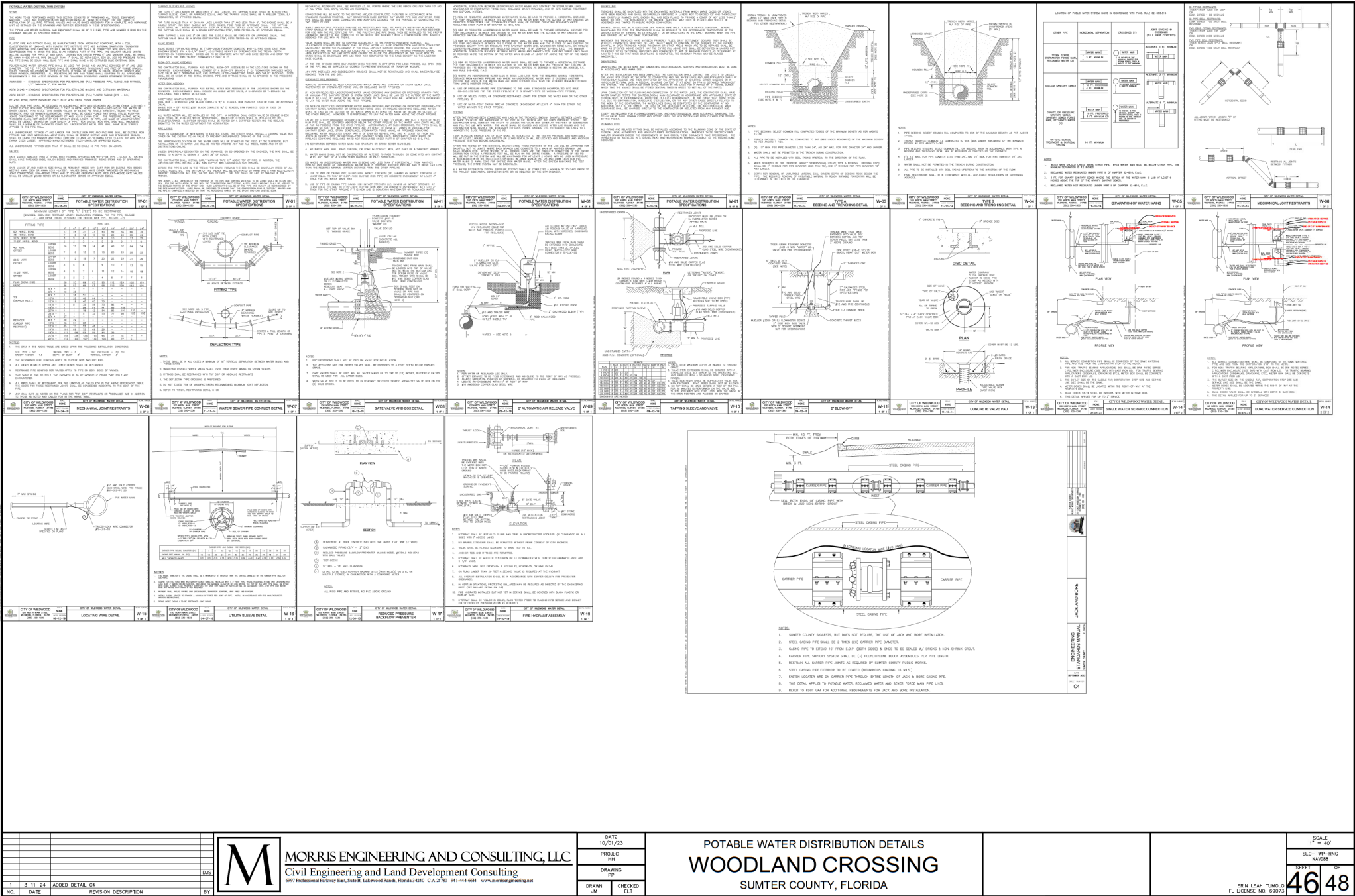
PLAN AND PROFILE - CR229 OFFSITE UTILITIES
WOODLAND CROSSING
SUMTER COUNTY, FLORIDA

SCALE	1" = 40'
VERTICAL DATUM	NAVD83
SHEET	40
OF	48

ERIN LEAH TUMOLO
FL LICENSE NO. 69073



										M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6977 Professional Parkway East, Suite B, Sarasota, Florida 34235 C.A.#2787 942-444-6644 www.morrisengineering.com										DATE 10/01/23 PROJECT PP DRAWING PP DRAWN JW CHECKED E.L.				PLAN AND PROFILE - CR229 OFFSITE UTILITIES WOODLAND CROSSING SUMTER COUNTY, FLORIDA										SCALE 1" = 40' VERTICAL DATUM NAVD83 SHEET OF 41 48 EBN LEAH TUMOLO FL LICENSE NO. 69073			
NO. 3/21/24 PER. CITY OF WILMWOOD										0/05																											
DATE REVISION DESCRIPTION										BY																											



ERIN LEAH TUMOLO FL LICENSE NO. 69073	SCALE 1" = 40'	
	SEC-TWP-RNG NAVD88	
	SHEET 48	OF 49

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2312-007 Wildwood Training Center (Duke Energy)

REQUESTED ACTION: Staff recommends approval with the submission of CR 128 improvements to be submitted under a separate application.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

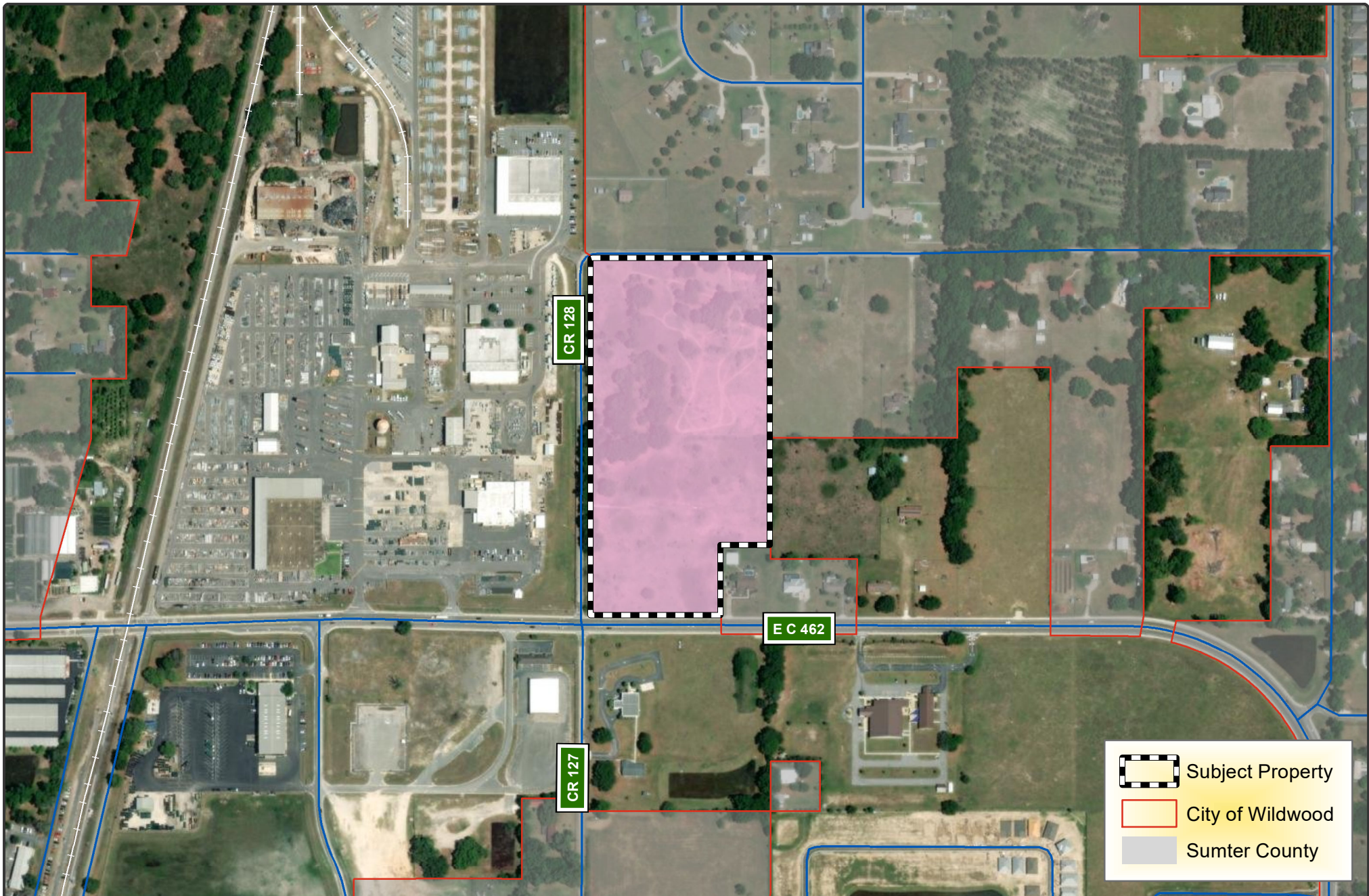
Case Number	SP 2312-007 Wildwood Training Center (Duke Energy)
Owner(s)	Duke Energy Florida, LLC
Applicant(s)	Duffey Southeast, Inc
Acreage	18.36 +/-
Property Location	The subject property is generally located at the northwest corner of E C 462 and CR 128 intersection.
Parcel(s)	D32-006, D32-012, & D32-125

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an 18,377 SF training center with a 6,950 SF attached canopy, a tower training area, a pole training area, and a future substation training area with associated infrastructure, per the attached plans. Duke energy will provide improvements to CR 128 from the east ROW of CR 462 to the northwest corner of parcel D32-012 to be submitted under a separate application.

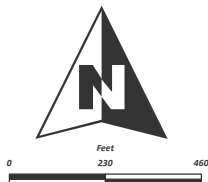
SP 2312-007 meets the criteria set forth within the land development regulations, design district standards, and is in compliance with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Dated: 07/03/2024
Amanda Bondi
Planner II, Development Services

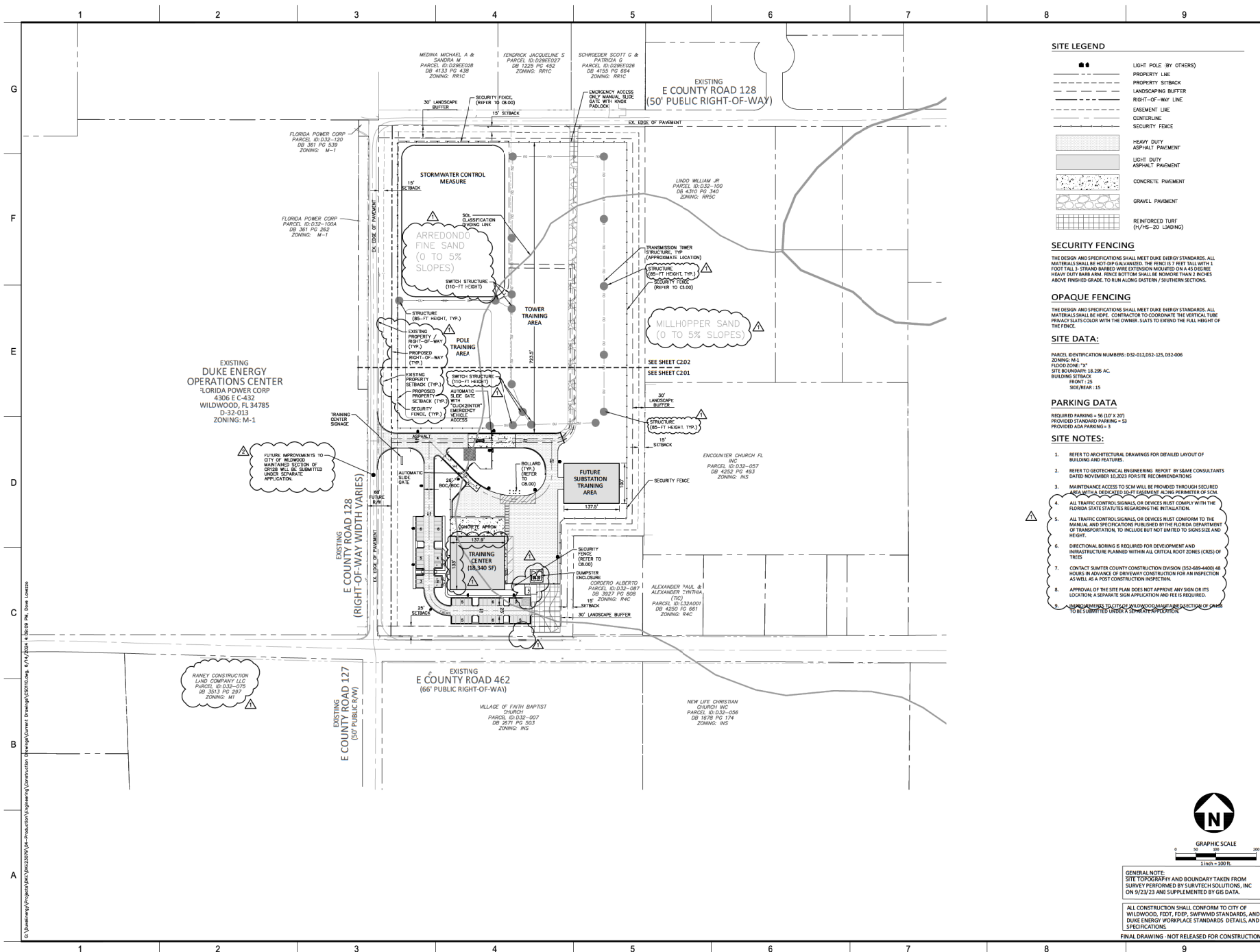


**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



SP 2312-007
WILDWOOD TRAINING CENTER
PARCELS D32-006, D32-012 & D32-125

MAP 1B
LOCATION
MAP
DECEMBER
2023



DRAWING NUMBER
CFD-FL2391-CS0110-48C6D5

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC 28201

Safety Expectations:

Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

The John R. McAdams Company, Inc.
401 McAdams Street
Raleigh, NC 27603
phone 919.261.5000
fax 919.261.2000
toll free 1-800-368-2000
www.mcadams.com

Patrick Lewis Cowell
State of Florida, Professional Engineer,
License No. 93118

This item has been electronically signed and sealed by Patrick Lewis Cowell, PE, on 06/17/2024 using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SEAL

WILDWOOD TRAINING CENTER

COUNTY ROAD 128
WILDWOOD, FLORIDA

NO.	REVISION	DATE	BY	CHKD	APPD
1	ISSUED FOR PERMIT	06-17-24	DML	DM	DM
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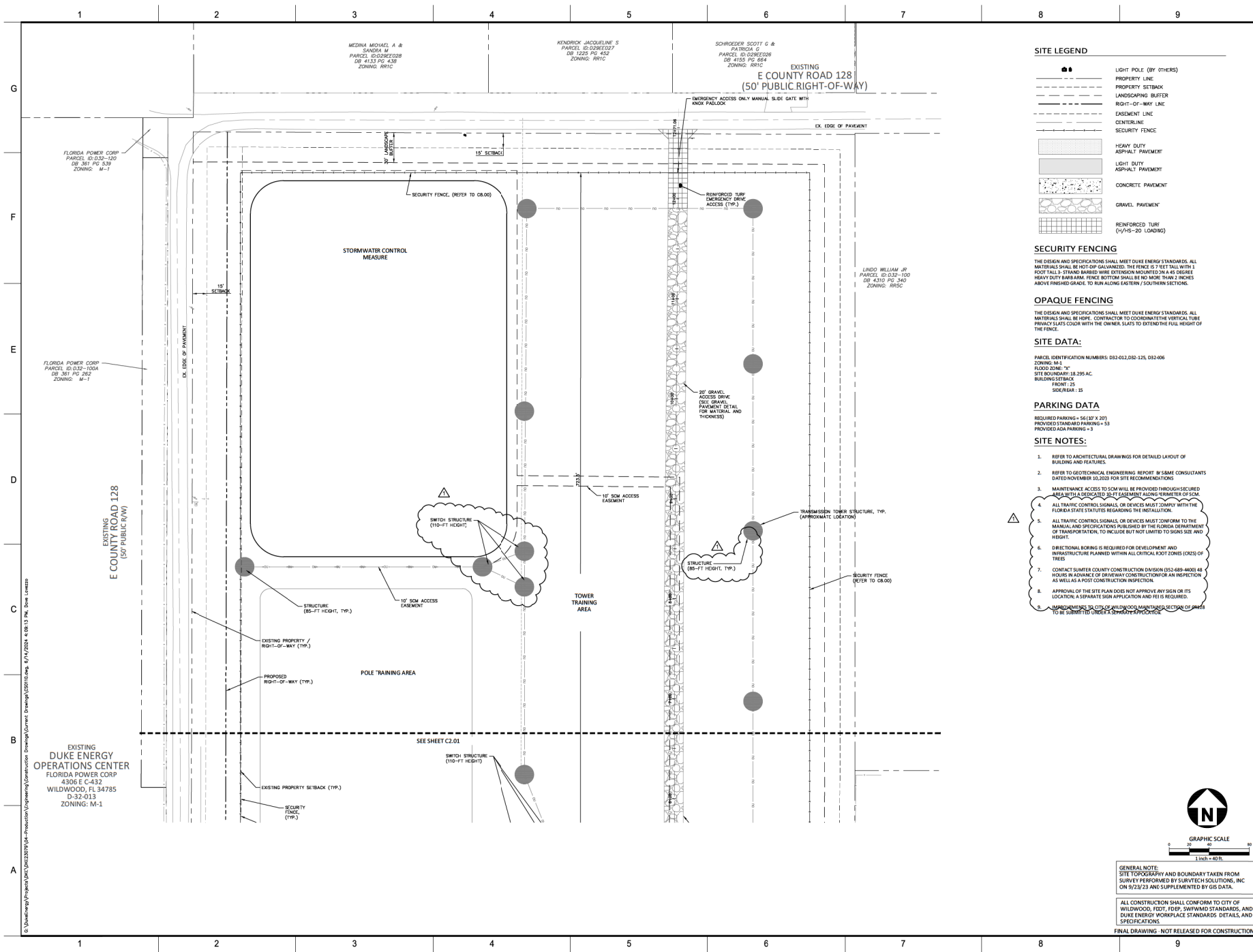
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EMAIL: PRAD@RCA2AMSC.COM

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SHEET TITLE:
OVERALL SITE PLAN

SHEET NO.
C2.00



- SITE LEGEND**
- LIGHT POLE (BY OTHERS)
 - PROPERTY SETBACK
 - LANDSCAPING BUFFER
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CENTERLINE
 - SECURITY FENCE
 - HEAVY DUTY ASPHALT PAVEMENT
 - LIGHT DUTY ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - GRAVEL PAVEMENT
 - REINFORCED TURF (1/4" x 5" x 20" LOADING)

SECURITY FENCING

THE DESIGN AND SPECIFICATIONS SHALL MEET DUKE ENERGY STANDARDS. ALL MATERIALS SHALL BE HOT-DIP GALVANIZED. THE FENCE IS 7 FEET TALL WITH 1 FOOT TALL 3 STRAND BARBED WIRE. THE FENCE SHALL BE HEAVY DUTY BARS. FENCE BOTTOM SHALL BE NO MORE THAN 2 INCHES ABOVE FINISHED GRADE. TO RUN ALONG EASTERN / SOUTHERN SECTIONS.

OPAQUE FENCING

THE DESIGN AND SPECIFICATIONS SHALL MEET DUKE ENERGY STANDARDS. ALL MATERIALS SHALL BE HOPE. CONTRACTOR TO COORDINATE THE VERTICAL TUBE PRIVACY SLATS COVER WITH THE OWNER SLATS TO EXTEND THE FULL HEIGHT OF THE FENCE.

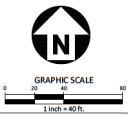
SITE DATA:

PARCEL IDENTIFICATION NUMBERS: 032-012-032-125, 032-036
ZONING: M-1
FLOOD ZONE: "X"
SITE BOUNDARY: 18,295 AC.
BUILDING SETBACK: FRONT: 25
SIDE: 15

PARKING DATA

REQUIRED PARKING = 56 (37 x 20)
PROVIDED STANDARD PARKING = 53
PROVIDED ADA PARKING = 3

- SITE NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED LAYOUT OF BUILDINGS AND FEATURES.
 - REFER TO GEOTECHNICAL ENGINEERING REPORT BY SAME CONSULTANTS DATED NOVEMBER 10, 2023 FOR SITE RECOMMENDATIONS.
 - MAINTENANCE ACCESS TO SCV WILL BE PROVIDED THROUGH SECURED AREA WITH A DEDICATED 30-FT EASEMENT ALONG PERIMETER OF SCV.
 - 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 SIGN SIZE AND HEIGHT.
 - DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZ) OF TREES.
 - CONTACT SUMMIT COUNTY CONSTRUCTION DIVISION (852-668-4600) 48 HOURS IN ADVANCE OF DRIVEWAY CONSTRUCTION FOR AN INSPECTION AS WELL AS A POST CONSTRUCTION INSPECTION.
 - APPROVAL OF THE SITE PLAN DOES NOT APPROVE ANY SIGN OR ITS LOCATION. A SEPARATE SIGN APPLICATION AND FEI IS REQUIRED.
 - REQUIREMENTS TO CITY OF WILLOWOOD MAINTENANCE SECTION OF ROAD TO BE SUBMITTED UNDER A SEPARATE APPROVAL.



GENERAL NOTE:
SITE TOPOGRAPHY AND BOUNDARY TAKEN FROM SURVEY PERFORMED BY SURVEY SOLUTIONS, INC. ON 9/23/23 AND SUPPLEMENTED BY GIS DATA.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF WILLOWOOD, FDOT, FDEP, SWFWMD STANDARDS, AND DUKE ENERGY WORKPLACE STANDARDS, DETAILS, AND SPECIFICATIONS.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

DRAWING NUMBER
CFD-FL2391-CS0110-48C6D5

DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC 28201

Safety Expectations:

ILLNESS ZERO Reduce Risk
INJURY ZERO Remove Exposures to Hazards
PROPERTY ZERO Reinforce Safe Behavior

LITTLE
INDEPENDENT PROFESSIONAL ENGINEERS

McADAMS
The John R. McAdams Company, Inc.
601 Midway Road
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2885
license number C-52083
www.mcadams.com

Patrick Lewis Cowell
State of Florida, Professional Engineer,
License No. 91516

This item has been electronically signed and sealed by Patrick Lewis Cowell, P.E. on 06/17/2024 using a CS-1 certification code.

Printed copies of this document are not considered signed and sealed and the sign authentication code must be verified on any electronic copies.

SEAL

WILDWOOD TRAINING CENTER

COUNTY ROAD 128
WILLOWOOD, FLORIDA

DATE	REVISION	BY	CHKD	APPD	DESCRIPTION
06-17-24	01	DM	DM	DM	RESPONSE TO AGENCY COMMENTS
06-18-24	02	DM	DM	DM	RESPONSE TO AGENCY COMMENTS
06-24-24	03	DM	DM	DM	RESPONSE TO AGENCY COMMENTS
06-26-24	04	DM	DM	DM	RESPONSE TO AGENCY COMMENTS
06-26-24	05	DM	DM	DM	FINAL SUBMITTAL

DRAWING NUMBER
CFD-FL2391-CS0110-48C6D5

ELECTRONIC FILE NAME: CS0110.DWG

DRAWN BY: DML 06/17/2024

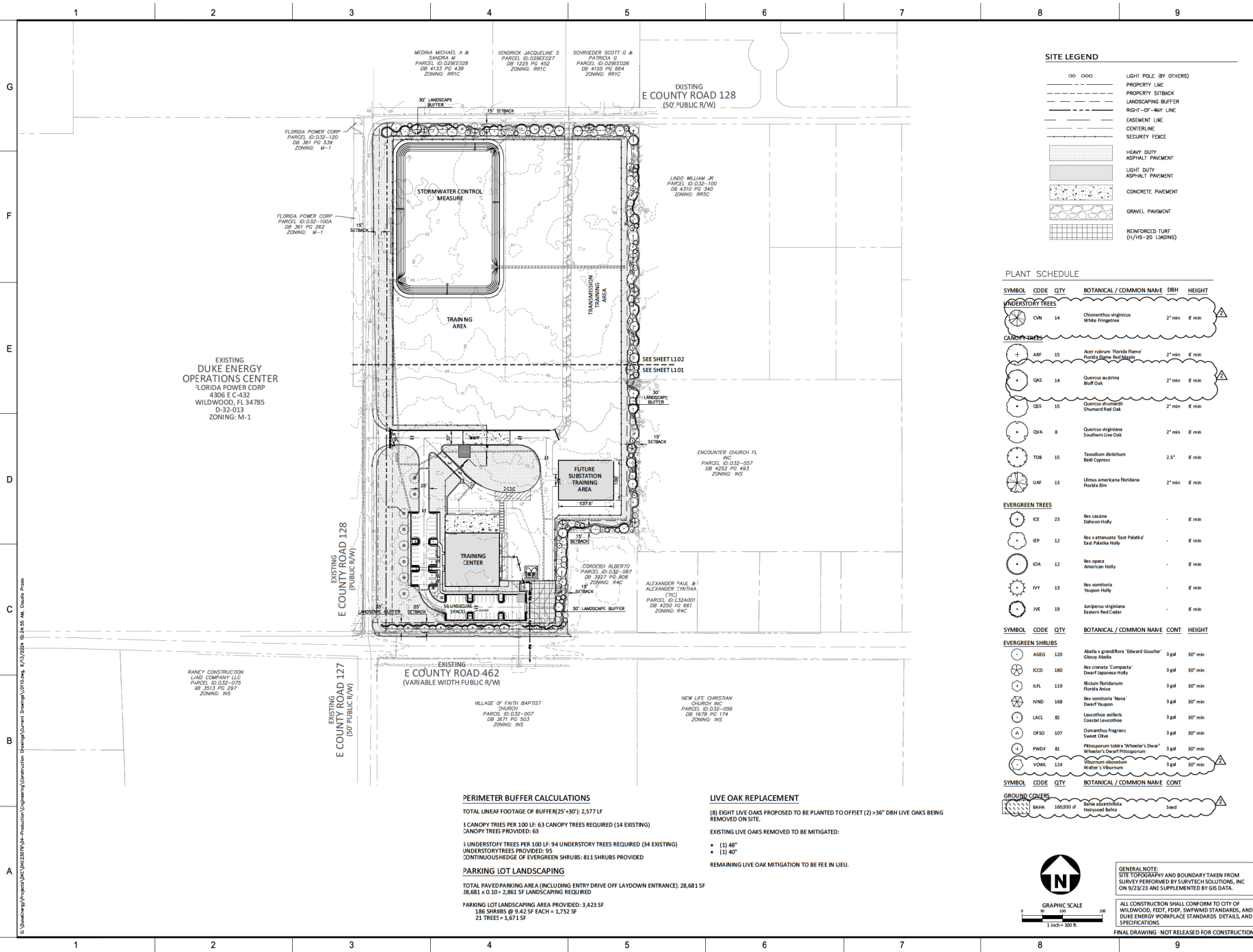
CHKD BY: CIP

E-MAIL: PRAD@RCA2AMSC.COM

SITE PLAN 'B'

SHEET NO.

C2.02

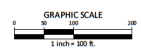


SITE LEGEND

- ○ ○ ○ LIGHT POLE (BY OTHERS)
- PROPERTY LINE
- - - PROPERTY SETBACK
- - - LANDSCAPING BUFFER
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - CONTING LINE
- - - SECURITY FENCE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- REINFORCED TURF (1/4" x 20' LANDING)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	DBH	HEIGHT
UNDERSTORY TREES					
○	CVN	14	Chionanthus virginicus White Fringetree	2" min	8' min
CANOPY TREES					
+	ARF	15	Acer rubrum 'Florida Flame' Florida Flame Red Maple	2" min	8' min
○	QAS	14	Quercus austrina Bluff Oak	2" min	8' min
○	QSS	15	Quercus shumardii Shumard Red Oak	2" min	8' min
○	QVA	8	Quercus virginiana Southern Live Oak	2" min	8' min
○	TDB	15	Taxodium distichum Bald Cypress	2.5"	8' min
○	UAF	13	Ulmus americana Florida Florida Elm	2" min	8' min
EVERGREEN TREES					
○	KCE	23	Ilex cassine Dahoon Holly	-	8' min
○	IEP	12	Ilex x attenuata 'East Palatka' East Palatka Holly	-	8' min
○	IOA	12	Ilex opaca American Holly	-	8' min
○	IVY	13	Ilex vomitoria Yaupon Holly	-	8' min
○	IJE	19	Juniperus virginiana Eastern Red Cedar	-	8' min
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
EVERGREEN SHRUBS					
○	AGEG	120	Abelia x grandiflora 'Edward Goucher' Glossy Abelia	3 gal	30" min
○	ICDD	180	Ilex crenata 'Compacta' Dwarf Japanese Holly	3 gal	30" min
○	ILFL	119	Illicium floridanum Florida Anise	3 gal	30" min
○	IVND	168	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal	30" min
○	LAOL	82	Leucothoe axillaris Coastal Leucothoe	3 gal	30" min
○	OSFO	107	Osmorhiza fragrans Sweet Olive	3 gal	30" min
○	PWDF	81	Photocorydon tobinia 'Whitaker's Dwarf' Whitaker's Dwarf Photocorydon	3 gal	30" min
○	VONM	124	Viburnum acerifolium Walter's Viburnum	3 gal	30" min
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
GROUND COVERS					
○	BANM	160,000 sq ft	Bahia eleocharis Hammond Bahia	Seed	



GENERAL NOTE:
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SURVEY PERFORMED BY SURVITCH SOLUTIONS, INC.
ON 5/23/23 AND SUPPLEMENTED BY GIS DATA.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF
WILLOWOOD, FDOT, FDEP, SWFWMD STANDARDS, AND
DUKE ENERGY WORKPLACE STANDARDS, DETAILS, AND
SPECIFICATIONS.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

PERIMETER BUFFER CALCULATIONS

TOTAL LINEAR FOOTAGE OF BUFFER (25' x 30'): 2,577 LF

3 CANOPY TREES PER 100 LF: 63 CANOPY TREES REQUIRED (34 EXISTING)

CANOPY TREES PROVIDED: 63

3 UNDERSTORY TREES PER 100 LF: 94 UNDERSTORY TREES REQUIRED (34 EXISTING)

UNDERSTORY TREES PROVIDED: 95

CONTINUOUS HEDGE OF EVERGREEN SHRUBS: 811 SHRUBS PROVIDED

PARKING LOT LANDSCAPING

TOTAL PAVED PARKING AREA (INCLUDING ENTRY DRIVE OFF LAYDOWN ENTRANCE): 28,681 SF

18.661 x 0.10' = 2,861 SF LANDSCAPING REQUIRED

PARKING LOT LANDSCAPING AREA PROVIDED: 3,423 SF

186 SHRUBS @ 9.42 SF EACH = 1,752 SF

21 TREES = 1,671 SF

LIVE OAK REPLACEMENT

(8) EIGHT LIVE OAKS PROPOSED TO BE PLANTED TO OFFSET (2) >36" DBH LIVE OAKS BEING REMOVED ON SITE.

EXISTING LIVE OAKS REMOVED TO BE MITIGATED:

- (1) 48"
- (1) 40"

REMAINING LIVE OAK MITIGATION TO BE FEE IN LIEU.

DRAWING NUMBER
CFD-FL2391-L0110-48C6D5



MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC 28201

Safety Expectations:



WILLOWOOD TRAINING CENTER

COUNTY ROAD 128
WILLOWOOD, FLORIDA

REVISION	DATE	BY	DESCRIPTION
1	06-13-24	JAR	RESPONSE TO AGENCY COMMENTS
2	06-13-24	JAR	RESPONSE TO AGENCY COMMENTS
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100	06-13-24	JAR	RESPONSE TO AGENCY COMMENTS

PROJECT NO. 861-20478-00

DRAWING NUMBER
CFD-FL2391-L0110-48C6D5

ELECTRONIC FILE NAME: L0110.DWG

DRAWN BY: JAR 05/21/2024

CHECKED BY: JDM

EMAIL: PRAD@CA2AMSC.COM

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SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NO.

L1.00

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

DATE: 05/21/2024

PROJECT NO. 861-20478-00

DRAWING NUMBER

CFD-FL2391-L0110-48C6D5

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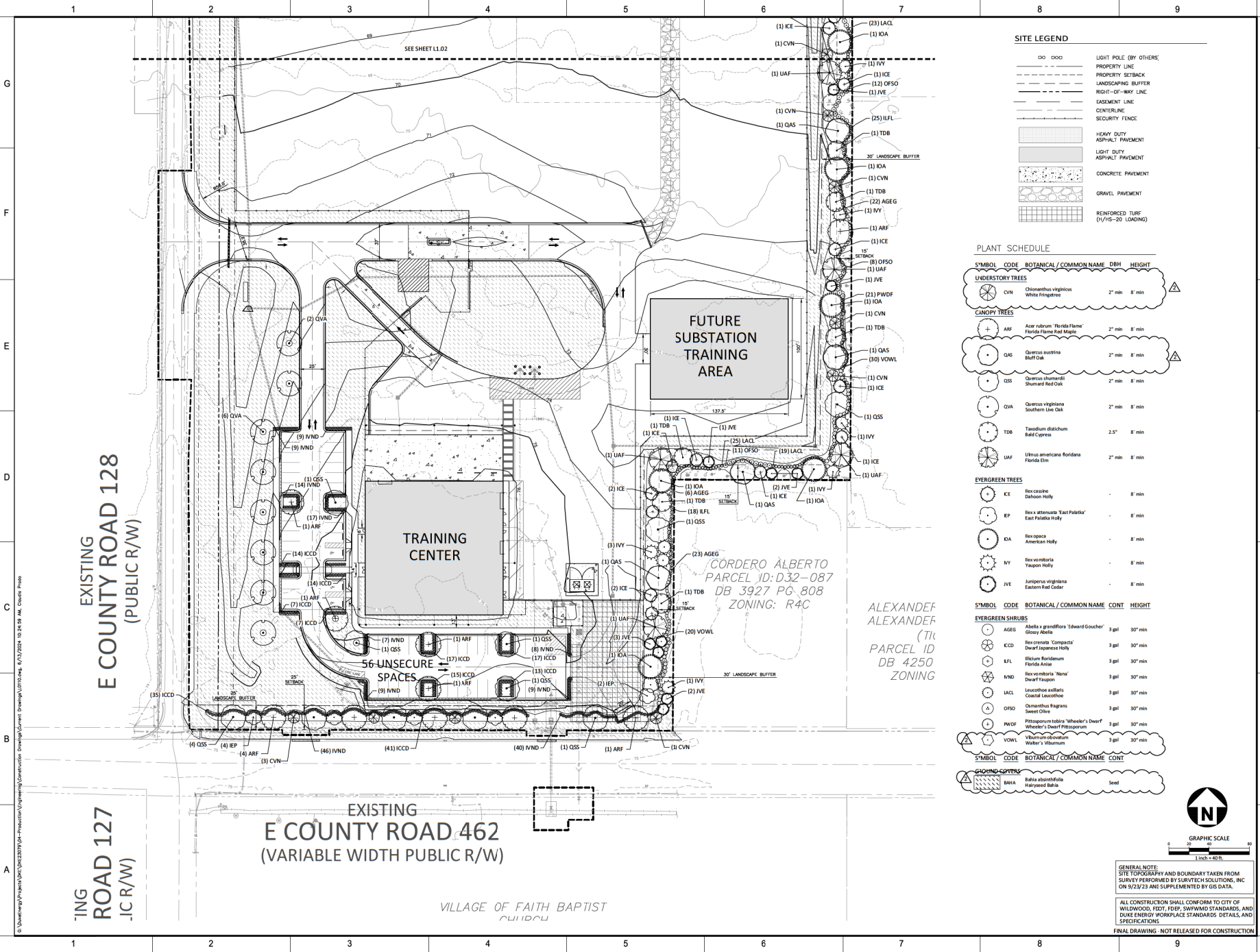
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SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NO.

L1.00

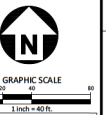


SITE LEGEND

- DO DOO LIGHT POLE (BY OTHERS)
- PROPERTY LINE
- PROPERTY SETBACK
- LANDSCAPING BUFFER
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- SECURITY FENCE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- REINFORCED TURF (1/15-20 LANDING)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	DBH	HEIGHT
UNDERSTORY TREES				
CVN		Chionanthus virginicus White Fringetree	2" min	8' min
CANOPY TREES				
ARF		Acer rubrum 'Florida Flame' Florida Flame Red Maple	2" min	8' min
QAS		Quercus austrina Bur Oak	2" min	8' min
QSS		Quercus shumardii Shumard Red Oak	2" min	8' min
QVA		Quercus virginiana Southern Live Oak	2" min	8' min
TDB		Taxodium distichum Bald Cypress	2.5"	8' min
UAF		Ulmus americana Florida Elm	2" min	8' min
EVERGREEN TREES				
ICE		Illex cassine Dahoon Holly	-	8' min
EP		Ilex a. attenuata 'East Palatka' East Palatka Holly	-	8' min
IOA		Ilex opaca American Holly	-	8' min
IVY		Reynoldsia virginiana Yapoon Holly	-	8' min
JVE		Juniperus virginiana Eastern Red Cedar	-	8' min
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT
EVERGREEN SHRUBS				
AGEG		Abelia x grandiflora 'Edward Goucher' Glossy Abelia	3 gal	30" min
ICD		Ilex crenata 'Compacta' Dwarf Japanese Holly	3 gal	30" min
RFL		Rhus floridana Florida Anise	3 gal	30" min
MND		Myrica nana Dwarf Yarrow	3 gal	30" min
LACL		Leucothoe axillaris Coastal Leucothoe	3 gal	30" min
OFSD		Osmanthus fragrans Sweet Olive	3 gal	30" min
PWDF		Pittosporum tobira 'Wheeler's Dwarf' Wheeler's Dwarf Pittosporum	3 gal	30" min
VOWL		Viburnum coccineum Walker's Viburnum	3 gal	30" min
GROUND COVERS				
BABA		Bahia bahianifolia Harvey Bahia	Seed	



GENERAL NOTE:
SITE TOPOGRAPHY AND BOUNDARY TAKEN FROM
SURVEY PERFORMED BY SURVITECH SOLUTIONS, INC.
ON 5/23/23 AND SUPPLEMENTED BY GIS DATA.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF
WILLOWOOD, FDOT, FDEP, SWFWMD STANDARDS, AND
DUKE ENERGY WORKPLACE STANDARDS, DETAILS, AND
SPECIFICATIONS.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

DRAWING NUMBER
CFD-FL2391-L0110-48C6D5

DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC 28201

Safety Expectations:

Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

LITTLE

McADAMS

SEAL
6-13-24

WILDWOOD
TRAINING CENTER

COUNTY ROAD 128
WILDWOOD, FLORIDA

NO.	DATE	REVISION	BY	CHKD	APP'D
1	06-13-24	RESPONSE TO AGENCY COMMENTS	DM	DM	DM
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DRAWING NUMBER
CFD-FL2391-L0110-48C6D5

ELECTRONIC FILE NAME: L0110.DWG

DRAWN BY: JAR 05/21/2024

CHKD BY: JDM

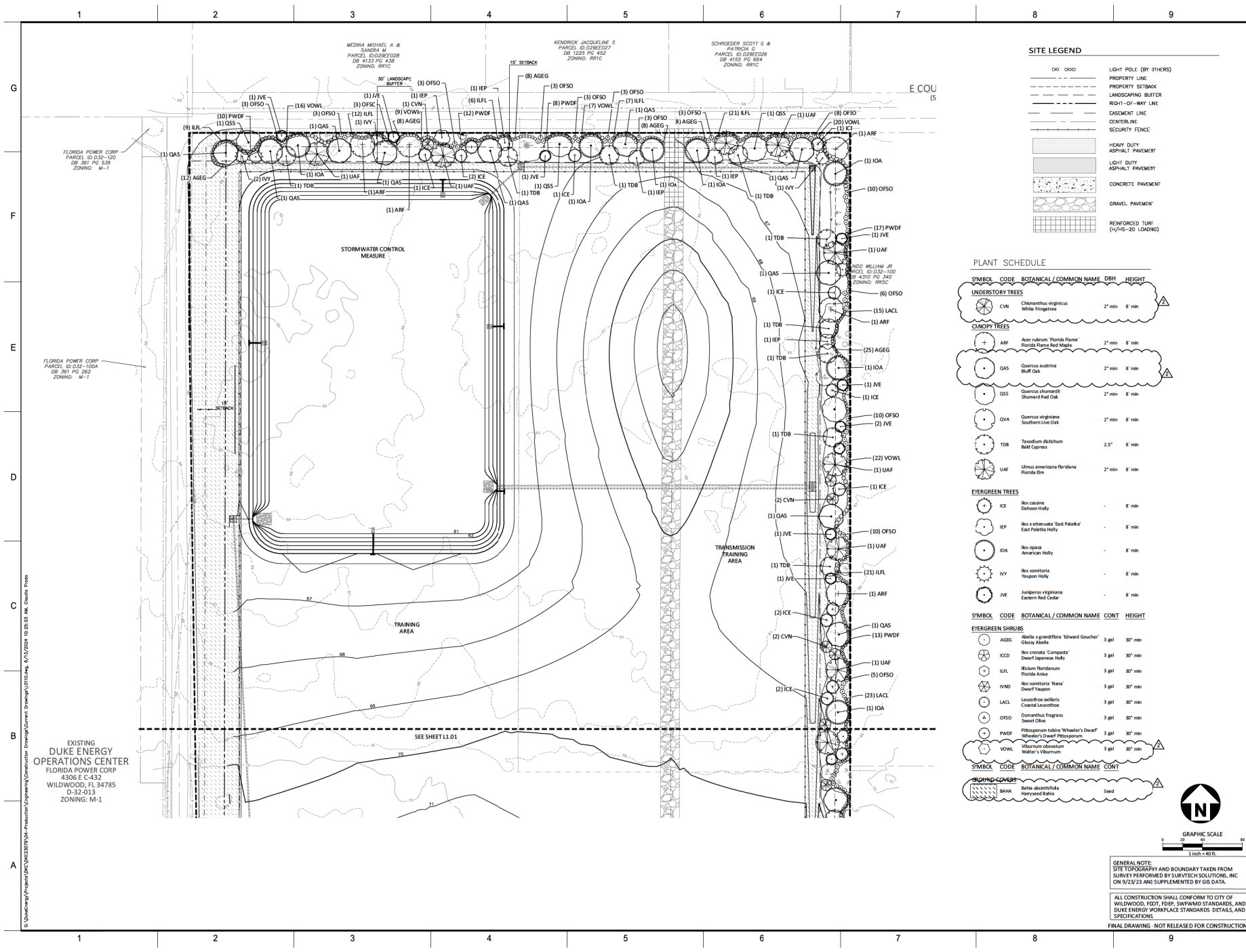
E-MAIL: PRAD@BKA2AMSC.COM

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SHEET TITLE:
LANDSCAPE PLAN 'A'

SHEET NO.
L1.01

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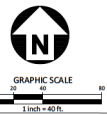


SITE LEGEND

DO DOG	LIGHT POLE (BY OTHERS)
---	PROPERTY SETBACK
---	LANDSCAPING BUFFER
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	CENTERLINE
---	SECURITY FENCE
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	LIGHT DUTY ASPHALT PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	GRAVEL PAVEMENT
[Pattern]	REINFORCED TURF (1/4" x 5" x 20' LOADING)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	DBH	HEIGHT
UNDERSTORY TREES				
[Symbol]	CVN	Chionanthus virginicus White Fringetree	2" min	8' min
CANOPY TREES				
[Symbol]	ARF	Acer rubrum 'Florida Flame' Florida Flame Red Maple	2" min	8' min
[Symbol]	QAS	Quercus austrina Bluff Oak	2" min	8' min
[Symbol]	QSS	Quercus shumardii Shumard Red Oak	2" min	8' min
[Symbol]	QVA	Quercus virginiana Southern Live Oak	2" min	8' min
[Symbol]	TDB	Taxodium distichum Bald Cypress	2.5"	8' min
[Symbol]	UAF	Ulmus americana Florida Florida Elm	2" min	8' min
EVERGREEN TREES				
[Symbol]	ICE	Ilex cassine Dahoon Holly	-	8' min
[Symbol]	IEP	Ilex x attenuata 'East Palatka' East Palatka Holly	-	8' min
[Symbol]	IOA	Ilex opaca American Holly	-	8' min
[Symbol]	IVY	Ilex vomitoria Yaupon Holly	-	8' min
[Symbol]	JVE	Juniperus virginiana Eastern Red Cedar	-	8' min
EVERGREEN SHRUBS				
[Symbol]	AGEG	Abelia x grandiflora 'Edward Goucher' Glossy Abelia	3 gal	30" min
[Symbol]	ICCD	Ilex crenata 'Compacta' Dwarf Japanese Holly	3 gal	30" min
[Symbol]	ILFL	Illicium floridanum Florida Anise	3 gal	30" min
[Symbol]	IVND	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal	30" min
[Symbol]	LACL	Leucostoea aculeata Coastal Leucothea	3 gal	30" min
[Symbol]	OFSS	Osmorhiza frangrans Sweet Olive	3 gal	30" min
[Symbol]	PWDF	Pittosporum tobira 'Wheeler's Dwarf' Wheeler's Dwarf Pittosporum	3 gal	30" min
[Symbol]	VOWL	Viburnum coccineum Walter's Viburnum	3 gal	30" min
GROUND COVERS				
[Symbol]	BAHA	Bahia dissitiflora Honeyed Bahia	Seed	



GENERAL NOTE:
SITE TOPOGRAPHY AND BOUNDARY TAKEN FROM
SURVEY PERFORMED BY SURVTECH SOLUTIONS, INC.
ON 5/23/23 AND SUPPLEMENTED BY GIS DATA.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF
WILLOWOOD, FDOT, FDEP, SWFWMMD STANDARDS, AND
DUKE ENERGY WORKPLACE STANDARDS, DETAILS, AND
SPECIFICATIONS.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

DRAWING NUMBER
CFD-FL2391-L0110-48C6D5

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC 28201

Safety Expectations:

Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

The John R. McAdams Company, Inc.
401 Midway Road
Raleigh, NC 27603
Phone 919.361.5000
Fax 919.361.2000
www.mcadams.com

SEAL
WILDWOOD TRAINING CENTER
COUNTY ROAD 128
WILDWOOD, FLORIDA

NO.	DATE	REVISION	BY	CHKD	APP'D
1	06-13-24	RESPONSE TO AGENCY COMMENTS	JAR	DNK	DNK
2	06-13-24	RESPONSE TO AGENCY COMMENTS	JAR	DNK	DNK
3	06-13-24	RESPONSE TO AGENCY COMMENTS	JAR	DNK	DNK
4	06-13-24	RESPONSE TO AGENCY COMMENTS	JAR	DNK	DNK
5	06-13-24	RESPONSE TO AGENCY COMMENTS	JAR	DNK	DNK

DRAWING NUMBER
CFD-FL2391-L0110-48C6D5

ELECTRONIC FILE NAME: L0110.DWG

DRAWN BY: JAR
CHKD BY: JDM
E-MAIL: PRAD@RCADAMS.COM

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SHEET TITLE:
LANDSCAPE PLAN 'B'
SHEET NO.
L1.02

March 27, 2024

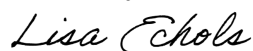
Casey Jones
City of Wildwood Public Works
743 Huey Street
Wildwood, FL 34785

Subject: Project #SP 2312-007 Wildwood Training Center

We understand that CR 128 is in poor condition and our new training facility will be adding additional traffic. Much of the traffic on this road will be personal vehicles entering onto CR 128 from CR 462 to access the training center. Larger truck traffic will be minimal. Therefore, Duke Energy will agree to provide the improvements to CR 128 and the Right of Way from east CR 462 to the Northwest corner of Parcel D32-012. The improvements will adhere to the requirements set forth by the City of Wildwood and FDOT.

In an agreement with City Manager Jason McHugh, Duke Energy will be submitting the CR 128 roadway improvements as a separate application for permit. Duke Energy is requesting the City of Wildwood to provide a Certificate of Occupancy upon completion of the Training Center without the roadway improvements in place. If the choice from the city is to grant the final Certificate of Occupancy only when the roadway improvements are complete, we request from the City of Wildwood to provide a conditional/temporary Certificate of Occupancy for the Training Center. This will allow Duke Energy to begin training classes scheduled for January 2025 with the final Certificate of Occupancy received upon completion of CR 128 roadway improvements.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Echols".

Lisa Echols
Real Estate Portfolio Manager
Duke Energy

Cc: Staci Bertrand, Duke Energy Government & Communications Relations
Jason McHugh, Wildwood City Manager
Marielle Souto, Project Manager
Claudia Prado, McAdams