PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
November 5, 2024 2:15 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Regular Meeting October 01, 2024 at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2409-001 Indian Oaks Self Storage**

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

PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel K09A020
The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR5C (County) to C-2 (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2409-001 (O2024-77). **Staff recommends approval.**

2. **RZ 2410-001 Greatest American Hero**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel D19-067
The applicant seeks approval from the Planning and Zoning Board for a Zoning Map amendment to change the zoning district from RR5C (County) to R-1 (City) for the parcel listed above on 5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2410-001 (O2024-69). **Staff recommends approval.**

3. **SP 2308-008 Canvas at Wildwood**

Parcels D18-034 & D18-079

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a multifamily development consisting of 224 residential units with associated improvements including a total of 457 parking spaces and amenity area featuring a clubhouse, a pool, a large dog park, one pickleball court, a game lawn area, a work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on 25.62 acres MOL, as per the attached plans. **The Project Review Commitee recommends approval upon resolution of outstanding comments**

4. **SP 2309-008 Encounter Church**

Parcels D32-057 & D32-158

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 15,304 SF church with associated infrastructure on 6.72 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of outstanding city attorney comments.**

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

Parcels D32-056 and D32-072

The project review committee recommends approval.

6. **SP 2408-005 VOSO PH XXXI DEFG Master Plan**

   Parcels K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, & K35-001

   The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas on 1,661.55 acres, MOL. **The Project Review Committee recommends approval.**

V. ADJOURNMENT

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

November 5, 2024 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 1, 2024 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Alex Dickson	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 2:15 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting August 06, 2024, at 2:15 PM.
   Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the August 6, 2024, meeting.

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

2. Planning & Zoning Regular Meeting September 03, 2024, at 2.15 PM
   Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 3, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2408-001 Old Wire West

   Special Magistrate Holt read aloud the title of RZ 2408-001 Old Wire West. The item was presented by Planner Page. The applicant, Bradley Werlin II, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from R-3 (City) to C-1 (City) for parcel G05D061 on 0.298 acres MOL. The owner or applicant were not present for the hearing. No comments were offered or received.

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

2. RZ 2408-002 Kent's Building

   Special Magistrate Holt read aloud the title of RZ 2408-002 Kent's Building. The item was presented by Assistant Development Services Director Then. The applicant, Lewis K Harrington with LKH HOLDINGS, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from R-3 (City) to C-1 (City) for parcel G06L166 on 0.242 acres MOL. Kevin Harrington with LKH HOLDINGS, LLC was present on behalf of the owner. There was a short discussion regarding the future of the property and the processes the owner and applicant may need to go through. No further comments were offered or received.

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

3. RZ 2408-003 John Papagno Residential

   Special Magistrate Holt read aloud the title of RZ 2408-003 John Papagno Residential. The item was presented by Planner Bondi. The applicant, John Papagno, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for parcel D19-031 on 2.32 acres MOL. The owner/applicant was not present for the hearing. No comments were offered or received.

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

4. PD 2404-001 Convenience Store with Gas Planned Development

   Special Magistrate Holt read aloud the title of PD 2404-001 Convenience Store with Gas

Planned Development. The item was presented by Planner Bondi. The applicant, Lowndes c/o Logan Opsahl, Eaq., sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on parcels G07-076, G07-078, and G07-250. McGregor Love was present on behalf of the applicant. Richard Withers, representing Rotiki LLC, presented a letter of support to the Special Magistrate for the project. No further comments were offered or received.

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

5. SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

Special Magistrate Holt read aloud the title of SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2. The item was presented by Assistant Development Services Director Then. The applicant, Harry Harmer, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 5,600 square foot warehouse building featuring two roll up doors, four parking spaces including one Florida ADA accessible parking space, one dumpster, and associated infrastructure on 0.95 acres MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2. David Springstead, with Springstead Engineering, was present on behalf of the applicant. No comments were offered or received.

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

6. SE 2403-001 Wildwood Micro Hospital

Special Magistrate Holt read aloud the title of SE 2403-001 Wildwood Micro Hospital. The item was presented by Assistant Development Services Director Then. The applicant, Rebecca Wilson with Lowndes Law, sought Special Exception approval from the Planning and Zoning Board/Special Magistrate for a hospital to be allowed on 44-acre parcel G19-003, zoned C-3. The proposed hospital would have a total of 30 beds and approximately 70,000 square feet in area with 148 parking spaces. Due to wastewater capacity issues, staff recommended denial. McGregor Love was present on behalf of the applicant. Love presented his counter as to why the case should not be denied. There was a short discussion regarding the project. Love stated that if Holt was inclined to deny the project, he would like to request that it instead be continued to the next Planning and Zoning Board meeting. No further comments were offered or received.

RESULT:	**Continued**
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:59 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2409-001 Indian Oaks Self Storage**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	2409-001
ORDINANCE NUMBER	O2024-77
APPLICANTS	LPG Urban and Regional Planners, LLC
OWNER	JUDY R. SNELL and PAMELA A. HANDARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019
PROPERTY LOCATION	The property is generally located at the northeast corner at the intersection of CR 500 and E C 470, 227 CR 500.
PARCEL NUMBER	K09A020
DATE	October 28, 2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR5C (County) to C-2 (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2409-001 (O2024-77).

ANALYSIS: The applicant is proposing a multi-story self-storage facility, that will consist of 258 storage units and an office space.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-2 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8. The Comprehensive Plan Compliance analysis in this report demonstrates that the proposed rezoning is consistent with the City Comprehensive Plan. More specifically the proposed C-2 zoning is consistent with the Subject Property location in the joint planning area and a companion conditional use application is provided to demonstrates consistency of the self-storage use with the surrounding planned uses in the area.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is Agricultural and Commercial. The proposed C-2 zoning designation will serve as a transition in this area to serve city residents. Additionally, there are other properties zoned C-3 in the near vicinity of the subject parcel. The applicant has stated that the joint planning area targets this property for commercial use. In addition, the properties to the east along CR-470 are also in the JPA and designated for commercial use. Buffers will be provided between the proposed use to further separate the self-storage facility from the adjacent parcels that are zoned residential. This area was planned for annexation and designated for commercial use.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The commercial development will not generate any school age children.
Potable Water & Sewer: The subject property is within the City of Wildwood Utility Service Area. Utilities are not available to the property; however, the applicant proposes to extend water lines to service the proposed development. Due to capacity issues for wastewater serviceability within the City of Wildwood, the subject property will utilize an onsite septic system for wastewater. Insufficient wastewater availability was confirmed by the City of Wildwood Utility Department at this time. The applicant will be connecting to the water lines that are located at the intersection of CR 500 and Marsh Bend Trail. Policy 4.2.3., “The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy.”

Streets: The applicant has submitted a traffic statement from Traffic and Mobility Consultants dated July 10, 2024. Full access to the property is proposed from the south on E C 470. The traffic impact analysis exemption report has been accepted by Sumter County Public Works and shows 3 a.m. peak hour trips, 4 p.m. peak hour trips and 45 daily trips from the proposed mini-warehouse self-storage development.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Development pressure has been increasing in the city as a result of the growth of The Villages®. The applicant states that the change in the condition that warrants this rezoning is that when the JPA was contemplated the use established for this property was commercial in nature. The applicant is requesting an annexation and a future land use amendment and rezoning consistent with the intention of the JPA.

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

The applicant has submitted a traffic statement from Traffic and Mobility Consultants dated July 10, 2024. The traffic impact analysis exemption report has been accepted by Sumter County Public Works. The proposed use for the site is a self-storage facility and associated office space. The projected daily trips for the 258 units are 45 trips. The impact of the proposed traffic is not significant given that the project site is 10 acres and up to 5 acres of the site could be developed with commercial square footage. The current request will generate a small traffic impact.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	A10C (County)
SOUTH	AG-10 (City)
EAST	RR5C (County) & C-3 (City)
WEST	A10C (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-77 to be forwarded to the City Commission for further action, subject to the approval of O2024-76, which establishes a future land use appropriate for the proposed zoning.

Dated: 10/28/2024

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-77

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

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

Parcels K09A020
JUDY R. SNELL and PAMELA A. HANDARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019
Acres +/- 10.02

LEGAL DESCRIPTION:

PARCEL NO. 20, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL NO. 1, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. 1444845

This property is to be reclassified from RR5C (County) to C-2(City)

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

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

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

reference.

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

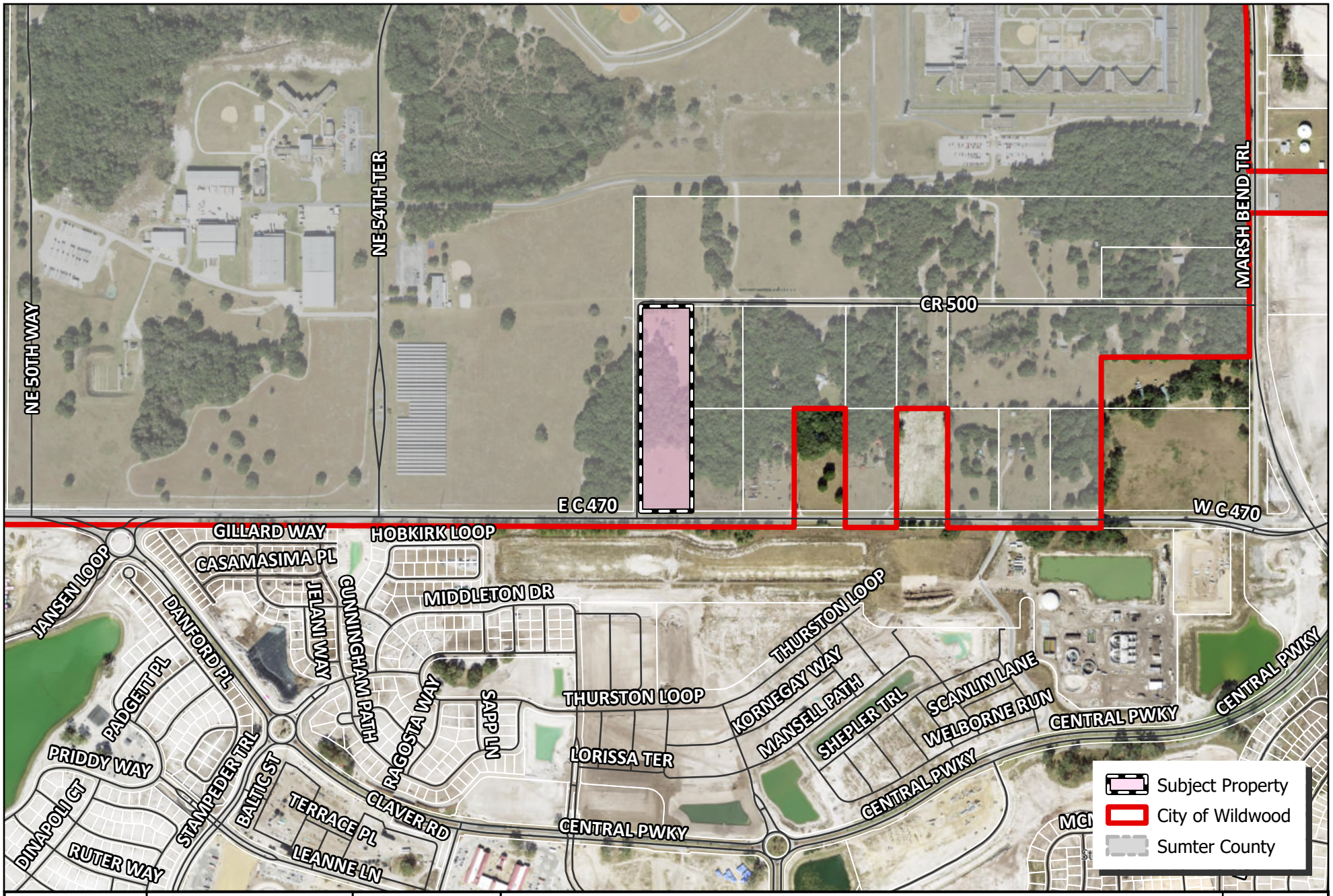
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



WILDWOOD FLORIDA EST. 1877

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

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RZ 2409-001

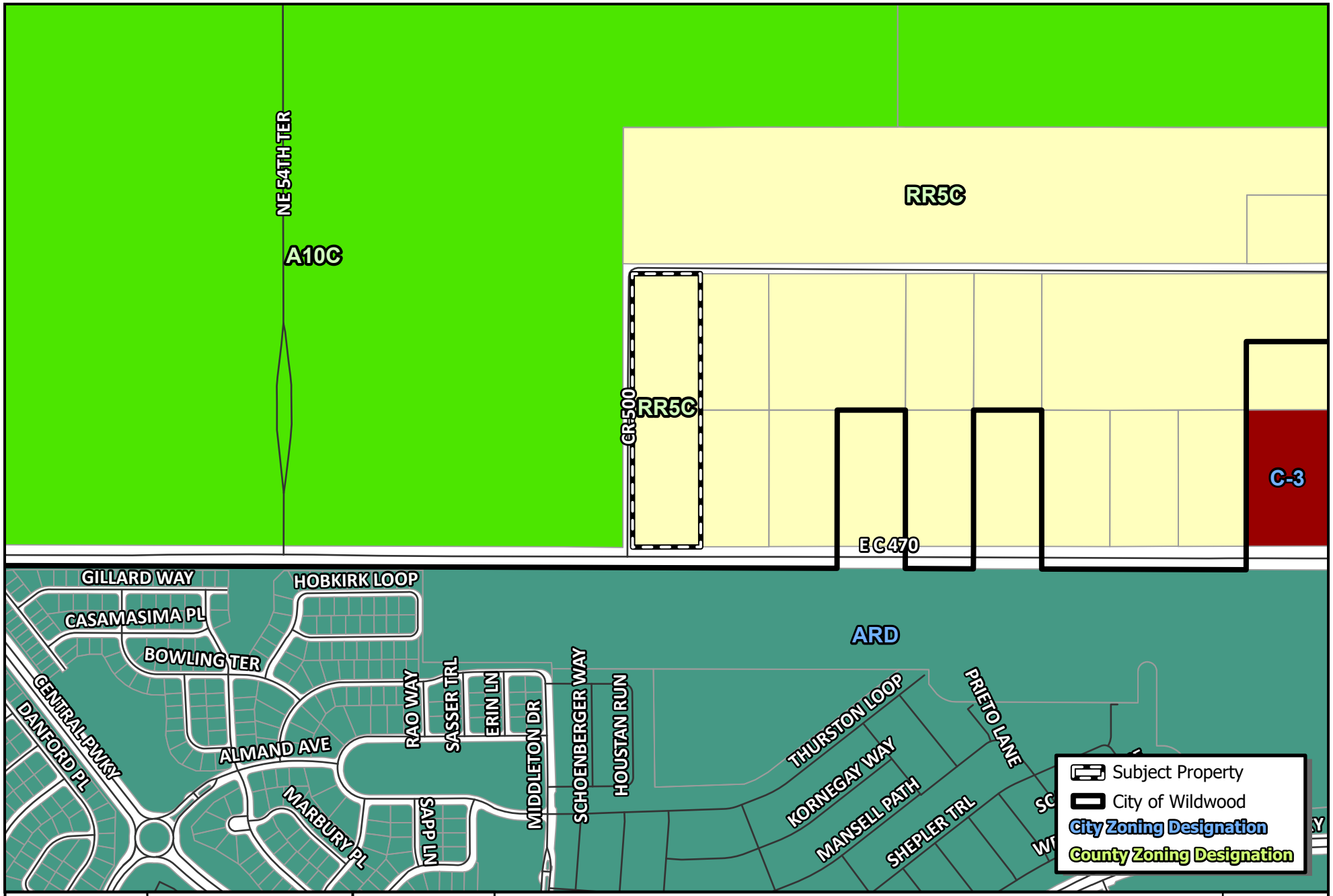
INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 1B

LOCATION MAP

OCT 2024



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RZ 2409-001

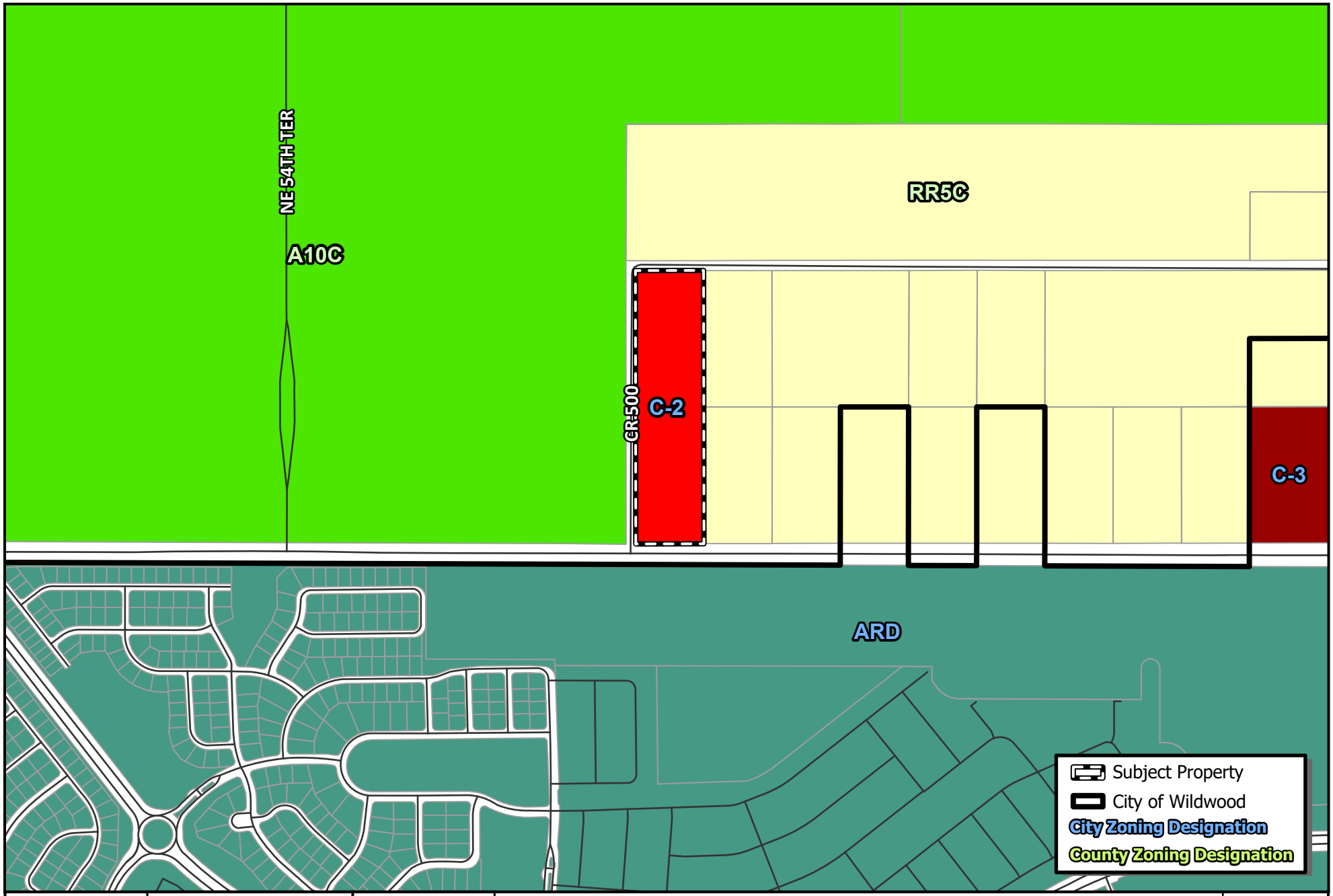
INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 3A

EXISTING ZONING

OCT 2024



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RZ 2409-001

INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 3B

PROPOSED ZONING

OCT 2024

Business Impact Estimate

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

Proposed ordinance's title/reference: O2024-77

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

Wildwood Self Storage

ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT, & REZONING

SEPTEMBER 2024

Prepared By:
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue Mt. Dora, Florida 32757
(352) 385-1940

City of Wildwood
Annexation, Small Scale Comprehensive Plan Amendment & Rezoning,
Wildwood Self Storage

Executive Summary

The subject property is located on the northeast corner of CR 470 and CR 500 (Figure 1 & 2), referenced by parcel id number K09A020. The site is located at the northeast corner of EC 470 and CR 500 and consists of approximately 10 ± acres. No wetlands are present on site. The subject property is zoned as Sumter County Agricultural (AG) and has a land use designation of Sumter County Agricultural (Figures 3 & 4). The property is in the joint planning area. The property is currently occupied with 1 single family dwelling. The surrounding area is a mix of rural residential and agricultural uses. The predominate uses in the north and east are Rural residential and agricultural uses. Age Restricted Community uses are located to the south of the subject property with public institution uses to the west of the subject property.

Table 1: Surrounding Land Use

Direction	Future Land Use	Zoning	Current Use
North	Sumter County **AGR** (Agricultural)	Sumter County **RR5C** (Low Density Rural Residential with Conventional Housing	Vacant
South	Wildwood **ARD** (Age Restricted Development Mixed Use)	Wildwood **AG**-10 (Agricultural-10)	Mixed Use Development
East	Sumter County **AGR** (Agricultural)	Sumter County **RR5C** (Low Density Rural Residential with Conventional Housing)	Single Family Residential
West	Sumter County **PIE** (Public/Institutional)	Sumter County **A10C** (General Agricultural) with Conventional Housing)	Institutional

Project Request

This project request is to amend the existing City of Wildwood Comprehensive plan to allow for the annexation of the subject property Parcel ID: K09A020. This would require a request for a Small-Scale Comprehensive Plan amendment. Changing the Future Land Use of the subject property from Sumter County Agricultural (AG) to Wildwood Commercial (COM) (Figure 5). A rezoning request is also required. This request is to change the zoning of the subject property from Sumter County Agricultural (AG) to Wildwood General Commercial (C-2) (Figure 6). The subject property is proposed for a self-storage facility consisting of 258 drive up units with an associated office used for managing the self-storage facility. The proposed self-storage buildings shall be 2 stories not to exceed 135,540 square feet. The associated self-storage office shall not exceed 1,783 square feet which is included in the total 135,540 square feet.

The proposed development will be requesting service by central water from the City of Wildwood via the connection located at the northwestern end of the subject property (Figure 7) and will utilize a septic system for wastewater. The proposed Floor Area Ratio is .31.

The proposed conceptual plan attached demonstrated compliance with required design criteria. The Site is design consistent with the Community Design District.

Flood Zone Analysis

The subject property is located within Flood Zone X outside of the 100-year flood plain and Zone AE (Elevation 84.4 Feet) (Figure 8).

Maximum Development Analysis

Table 2: Maximum Development Potential

Project Name	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Maximum Development	Proposed Development	Net Change In Development Potential
Wildwood Self Storage	10±	Sumter County Agricultural	Single Family Home (0.0742 acs.)	Wildwood Commercial (COM)	217,800 SF Maximum Commercial	135,540 SF (FAR: 0.31) **Storage/Office**	135,540 SF Storage/Office -Single Family Residence
TOTAL	10±						135,540 Sq ft. 31% FAR Increase

Potable Water Analysis

Policy 8.3.1.e – LEVEL OF SERVICE (LOS)

> *"The following adopted LOS Standards for facilities and services required by the City of Wildwood:*
> *Sanitary Sewer: 250 gallons per day per ERU*
> *Potable Water: 300 gallons per day per ERU"*

The subject property is within the City of Wildwood Utility Service Area. The city currently owns, operates, and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City's Water Use Permit (permit no. 8135.012) as issued by the Southwest Florida Water Management District (SWFWMD).

This permit, which expires on March 31, 2035, allows for a combined annual withdrawal from the Floridian Aquifer of 6.44 mgpd (annual average). The City has a current available capacity of 0.284 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.23873 mgpd. The proposed project will not cause an undue burden upon The City of Wildwood Utility system, utilizing only one or two public restrooms which will be determined upon time of the site plan design.

Table 3: Water Analysis

Project Name	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.284
Wildwood Self Storage	10±	Sumter County Agricultural	Wildwood Commercial (COM)	217,800 (Commercial)	0.0219	0.2621

Water demand was calculated at 300 gallons per ERC pursuant to City's LOS standard.
Maximum Commercial –
ERU for Commercial- .334 per 1,000 SF

Wastewater Analysis

Due to capacity issues for wastewater serviceability within the City of Wildwood, the subject property will utilize an onsite septic system for wastewater. Insufficient wastewater availability was confirmed by the City of Wildwood Utility Department.

Solid Waste Analysis

The City of Wildwood's solid waste level of service is 5 lbs per day per capita. Population was estimated based on number of anticipated employees to be no greater than 73 x 1.99 pph which equates to 145. The proposed amendment is estimated to generate 726 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Impact Analysis

The subject property is currently developed with a single residential unit. An environmental assessment is provided, prepared by ECS Florida, LLC, dated August 19, 2024. The project site was reviewed to determine the geological features of the landscape to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary. The project site is within the Central Valley Geologic Province has an elevation of 84.73'. Soils within the project site include Millhopper (85%) and Myakka (15%)(Figure 9).

On August 13, 2024, the subject property was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise, eastern indigo snake, blue-tailed mole skink and commensal species, as well as the Florida Scrub Jay and Everglade Snail Kite. A permit is required for any site preparation activity conducted as a precursor to development that disturbs vegetation or the ground which impacts gopher tortoises or their burrows at the time of or as a result of development. To conduct these activities without a permit is a violation of Rule 68A27.003, F.A.C.

Potential gopher tortoise (Gopherus polyphemus) habitat was noted at various locations throughout the site. ECS observed one potentially occupied gopher tortoise burrow along the eastern boundary of the site. A more detailed survey will be required by FWC during the regulatory permitting review cycle as the habitat is suitable for this species and burrows located

on-site. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities.

The Eastern indigo snake (Drymarchon couperi) is considered to have a commensal relationship with gopher tortoises, utilizing gopher tortoise burrows as nesting spots. Due to the potential gopher tortoise habitat located on the site, potential Eastern indigo snake habitat is also considered to be present on the site. The site is located within the USFWS Florida Sand Skink (Neoseps reynoldsi) and blue-tailed mole skink (Plestiodon egregius) Consultation Area. No skinks or suspected skink tracks were directly observed on the site at the time of this survey.

No threatened or endangered amphibian species or their habitats were encountered during the time of the survey. No Florida Scrub jays were observed on the subject property. No Everglade Snail Kites were observed on the subject property.

No protected plant species were identified on the subject property. Areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

Transportation Impact Analysis

A trip generation analysis was conducted on the amendment utilizing the 11th Edition of ITE and is provided as part of the traffic methodology.

Table 4 Existing Trip Generation

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	1 Unit	-	9	-	-	-	-	-	1	1	0

Table 5 Proposed Trip Generation

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
151	Mini-Warehouse (Self-Storage)*	258 Units	17.27	45	1.21	3	2	1	1.68	4	2	2

Source: Trip generation analysis is based on ITE Trip Generation Manual, 11th Edition Regression Equation used to calculate rates when R^2 is greater than 0.75. The value 2.58 Units under column "Number (100s)" means 258 storage units.

***Mini-Warehouse (Self-Storage) includes an associated office for managing the facility.**

Table 6 Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	1	-	9	-	-	-	-	-	1	1	0
151	Mini-Warehouse (Self-Storage)	258 Units	17.27	45	1.21	3	2	1	1.68	4	2	2
Total Net Trips (Proposed -Existing)			-	36	-	3	2	1	-	3	1	2

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following land use policies, among others of the City of Wildwood Comprehensive Plan. The amendment will also further the City's goals in meeting projected commercial needs.

Policy 1.1: Future Land Use Map-Commercial The City shall maintain regulations for land use categories and the Future Land Use (FLU) Map (FLUM) Series in order to effectively manage the allocation of land uses through the planning horizon of 2050.

Response: The proposed land use is Commercial, which allows a Floor Area Ratio (FAR) of 0.5. The proposed concept proposes a FAR of 0.31.

Policy 1.2: Sustainable Growth - The City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern.

Response: The proposed conceptual site (Figure 10) will not cause an undue burden upon the City of Wildwood's wastewater systems since it will be utilizing a septic system for the one or two restrooms that will be on the property as determined in the site planning process. The proposed project water needs will have a minor impact on the potable water systems, as the proposed use will require one or two restrooms for the office use.

Policy 1.2.5: Joint Planning Area - The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

Response: The subject property is located in the JPA. The proposed development of this site is consistent with the commercial designation of this property on the JPA map (Figure11).

Policy 1.2.7: Annexation - Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property. If the proposed future land use of the annexed property is consistent with the future land use category depicted on the JPA Map, the amendment shall be processed as a small-scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The underlying County future land use shall remain in full force and effect until such time as the annexation and related FLUM amendment are effective.

Response: The request to annex the property is consistent with the JPA map. The companion small scale comprehensive future land use map and rezoning to a commercial designation is consistent with this policy and the JPA map.

Policy 1.3: Resource Stewardship - The City shall preserve, protect, and enhance its significant environmental resources and cultural heritage.

Response: The subject property does not have any cultural significance or previously recorded resources per the Florida Department of State Historical Resources Department. There are no documented historical or archaeological resources located on the subject property. An email from the FL Historical Resources Department verifying that no resources were found in the Florida Master File is included in the submittal package.

Policy 1.3.2: The City shall prohibit the installation of new septic tanks within all new residential, commercial, and industrial projects within the City where wastewater is available and coordinate with the County to encourage the limitation of septic tank permits in unincorporated areas adjacent to the Wildwood USA.

Response: The subject property will utilize a septic system. The subject property does not have wastewater availability as confirmed by the City of Wildwood. (see attached email confirmation)

Policy 1.3.5: The City shall strive to identify its significant cultural (e.g., historical, archaeological, architectural) resources.

Response: The subject property does not have any cultural significance or previously recorded resources per the Florida Department of State Historical Resources Department. There are no significant historical or archaeological resources on the subject property.

Policy 1.3.4. The City shall encourage all new development and redevelopment projects to: a. Implement green infrastructure and building practices b. Respect natural topographies c. Reduce building footprints and impervious surface areas to the maximum extent feasible d. Locate development away from environmentally sensitive areas e. Preserve natural habitats and ecosystems f. Provide for onsite stormwater management facilities using low intensity development (LID) techniques and methods g. Employ energy, water, and waste conservation measures h. Preserve open space and natural lands.

Response: The subject property has no environmentally sensitive areas; in addition, a significant portion of the site will remain open at this time. A minimum 20 percent of the site shall be reserved for open space. Additionally, the subject property is located in the Community Design District and landscape buffers between 15-25 feet shall be required.

Policy 5.7: Wetlands - The City shall protect wetlands and their natural function.

Response: The subject property does not have any wetlands located within it, as demonstrated in the attached environmental assessment within submittal package.

Rezoning Justification

Rezoning requirements-When pertaining to the rezoning of land, a report and recommendations shall show that the Board has studied and considered the proposed amendment in relation to the following, where applicable:

(a) Whether the proposed change is consistent with the comprehensive plan; City of Wildwood Land Development Regulations 3-3

Response: The Comprehensive Plan Compliance analysis in this report demonstrates that the proposed rezoning is consistent with the City Comprehensive Plan. More specifically the proposed C-2 zoning is consistent with the Subject Property location in the joint planning area.

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

Response: The joint planning area targets this property for commercial use. In addition, the properties to the east along CR-470 are also in the JPA and designated for commercial use. Buffers will be provided between the proposed use to further separate the self-storage facility from the adjacent parcels that are zoned residential. This area was planned for annexation and designated for commercial use.

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

Response: There will be little impact upon public facilities as noted by the level of service analysis provided in this report. A septic system will be used to meet the sanitary sewer needs and the potable water estimated daily usage will be 46 gallons per day. The City of Wildwood will not experience a change to its wastewater system, due to the conceptual project utilizing a septic system. Schools will not be affected, due to the nature of the proposed project being a commercial self-storage facility. The traffic impacts will be limited as the daily proposed trip is not estimated to exceed 45 trips.

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

Response: The change in the condition that warrants this rezoning is that when the JPA was contemplated the use established for this property was commercial in nature. The applicant is requesting an annexation and a future land use amendment and rezoning consistent with the intention of the JPA.

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

Response: The proposed use for the site is a self-storage facility and associated office space. The projected daily trips for the 258 storage units and associated office are 45 trips. The impact of the proposed traffic is not significant given that the project site is 10 acres and up to 5 acres

of the site could be developed with commercial square footage. The current request will generate a small traffic impact.

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

Response: The proposed concept will utilize setbacks and landscape buffering per city requirements to not interfere with or provide a deterrent to the improvement or development of adjacent properties

Figure 1. Location

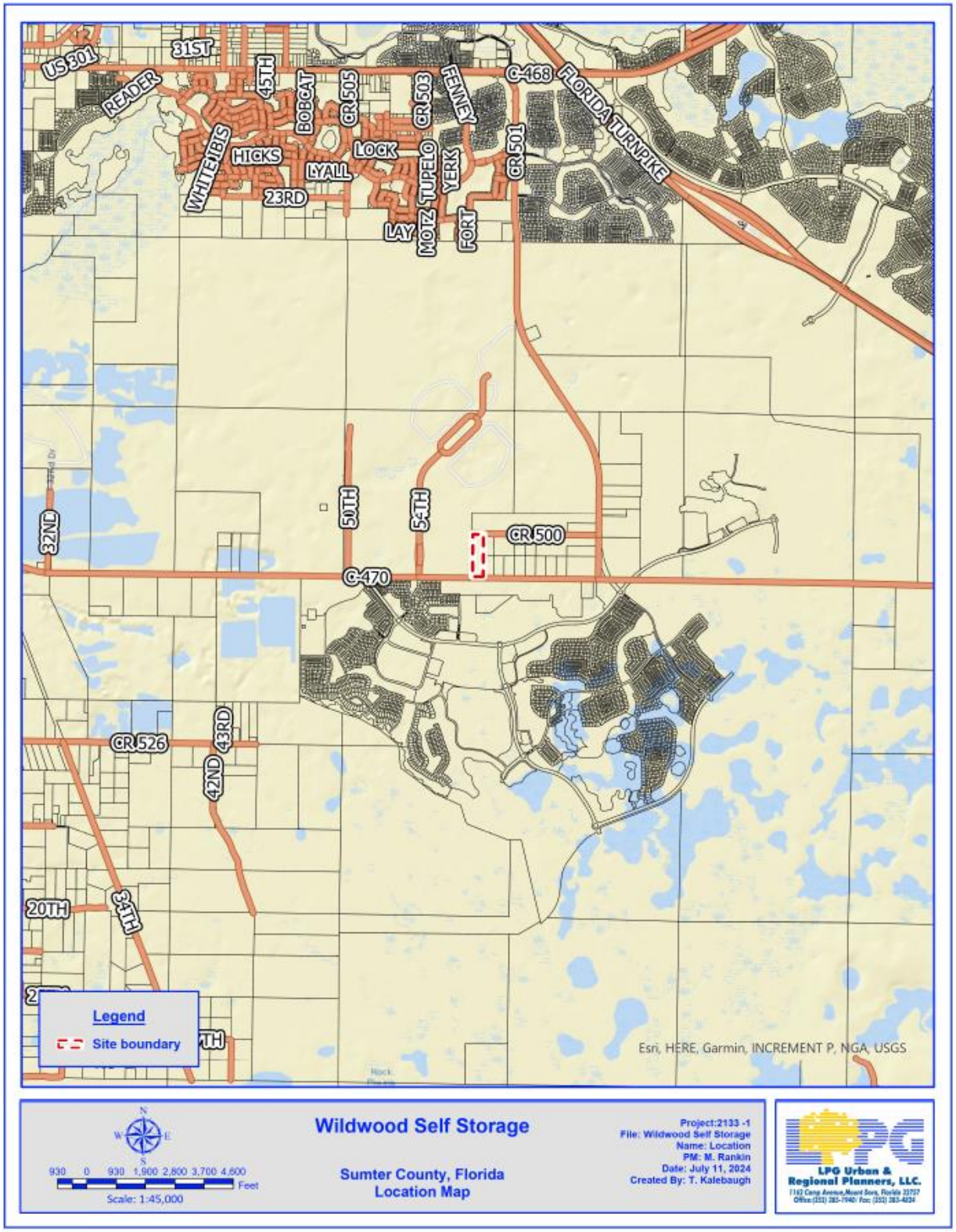


Figure 2. Aerial

Figure 3. Existing Zoning

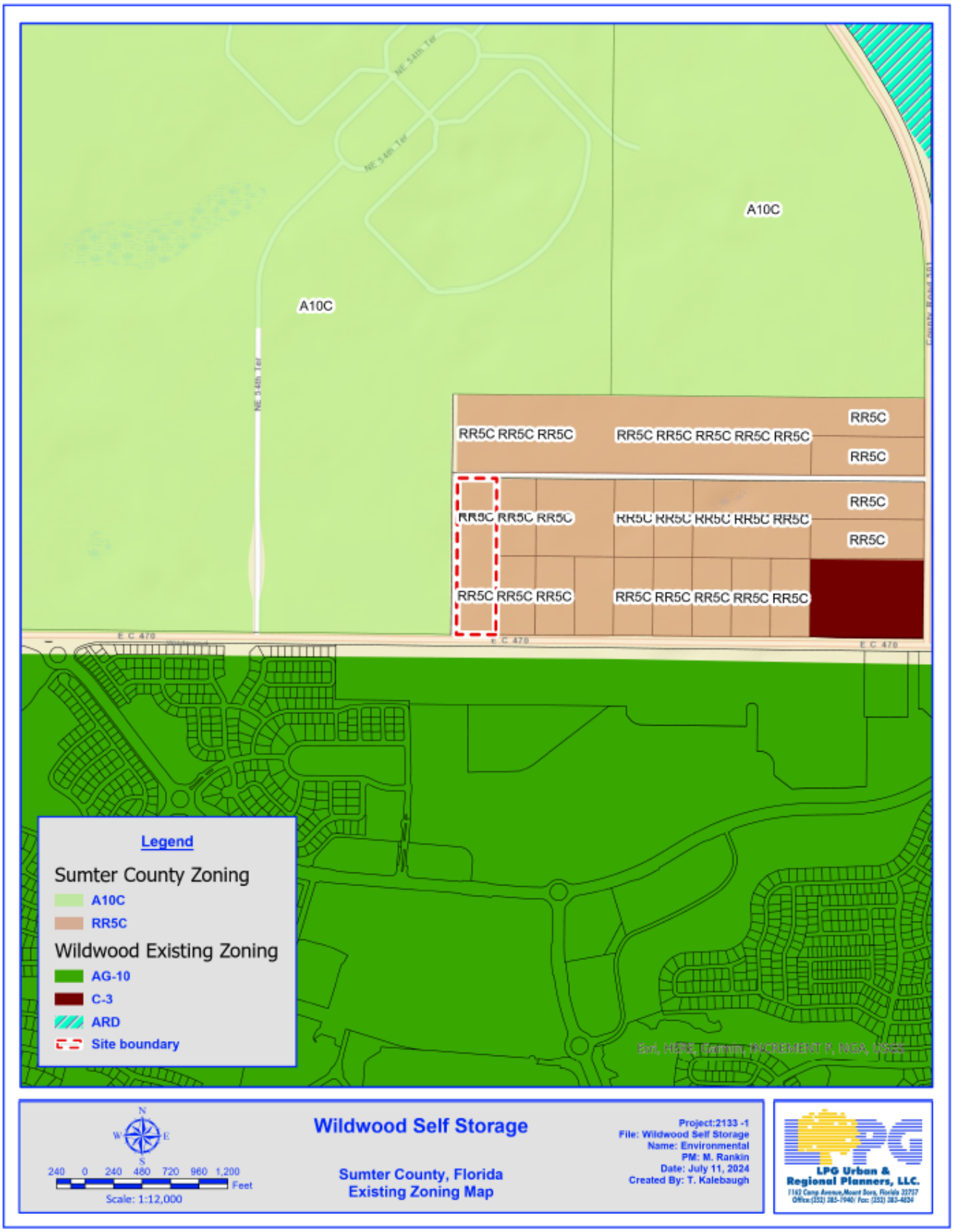


Figure 4. Existing Future Land Use

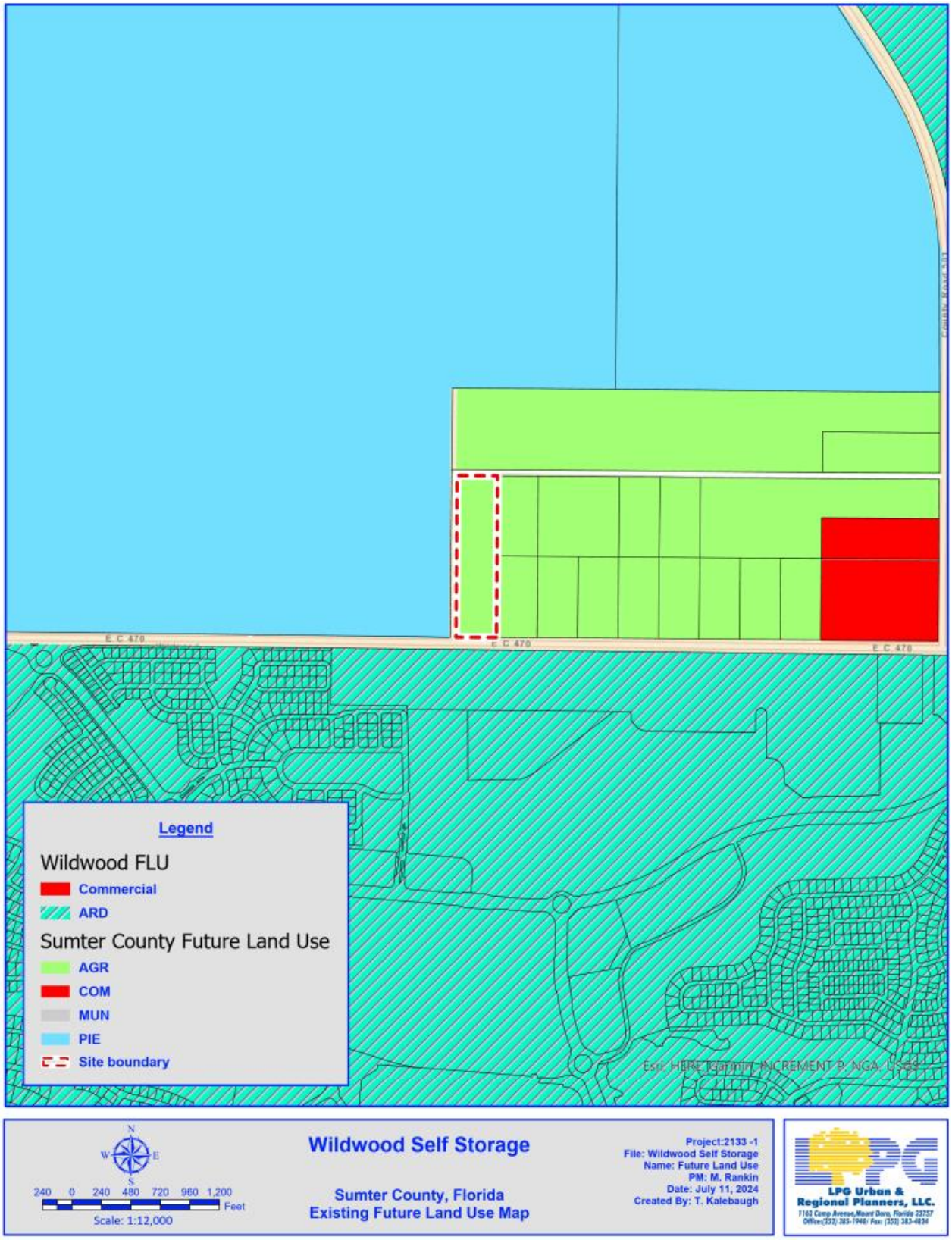


Figure 5. Proposed Future Land Use

Figure 6. Proposed Zoning

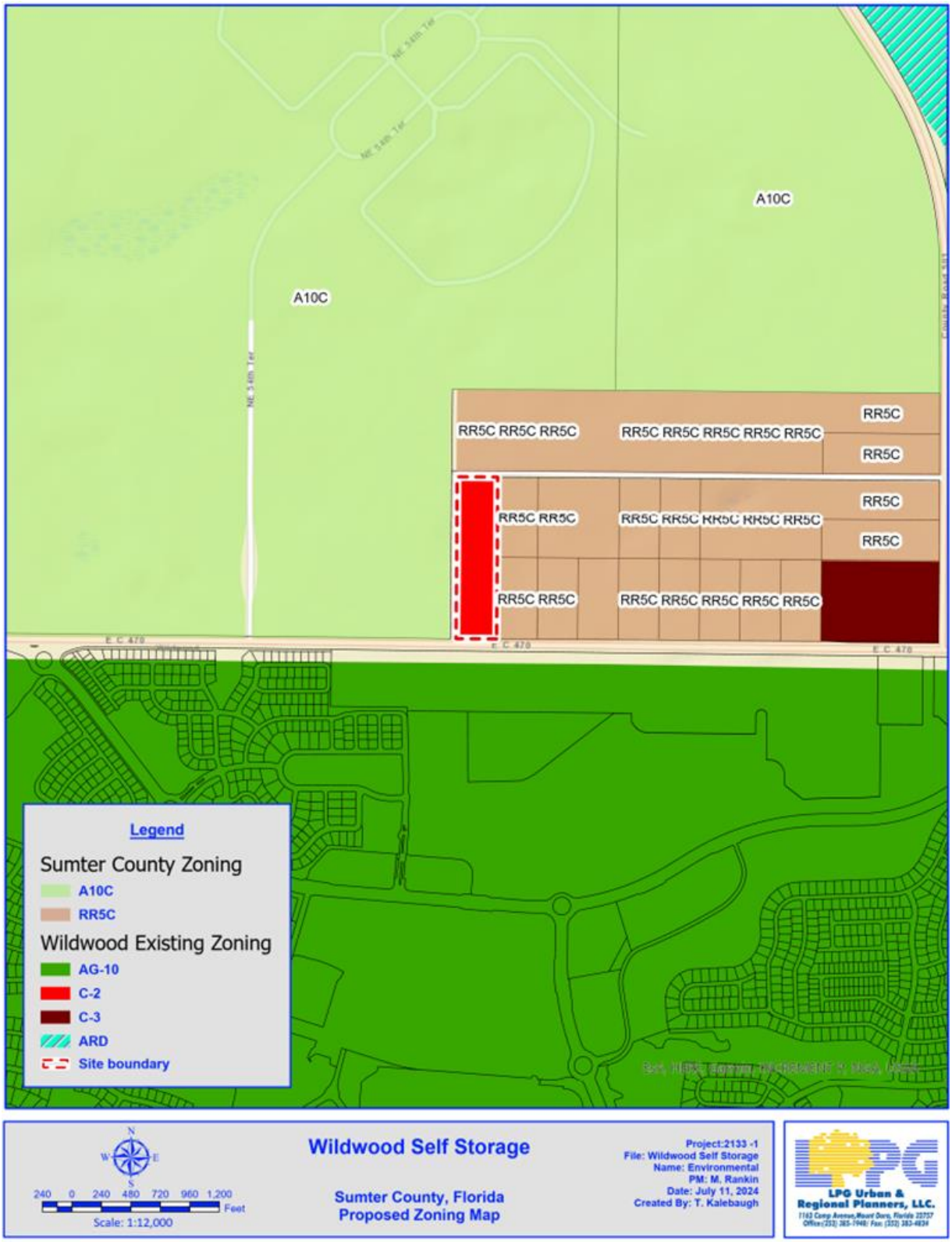


Figure 7. Wastewater availability / Water connection Location

Figure 8. Floodplain Map

Hydrologic Information

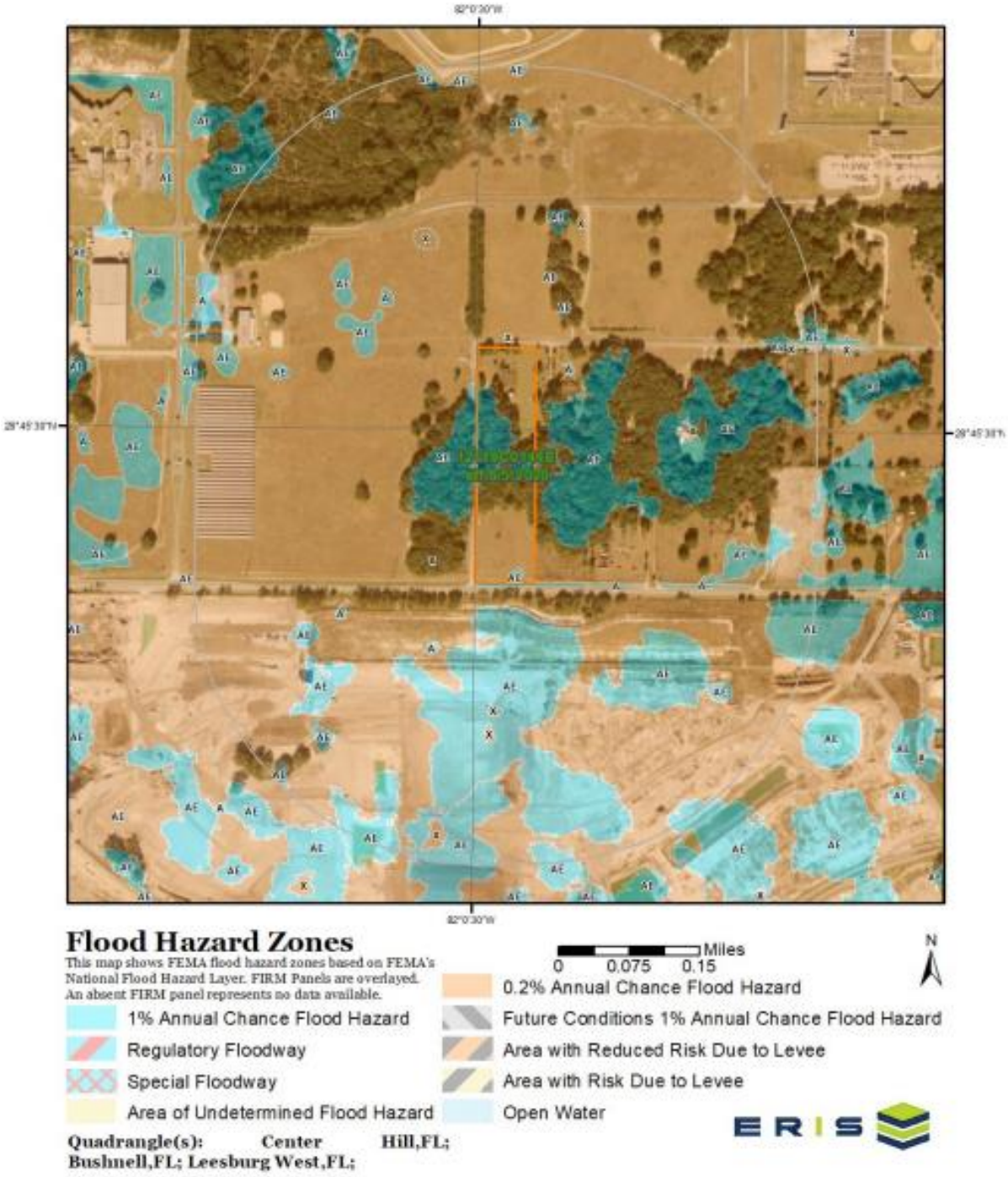


Figure 9. Soils

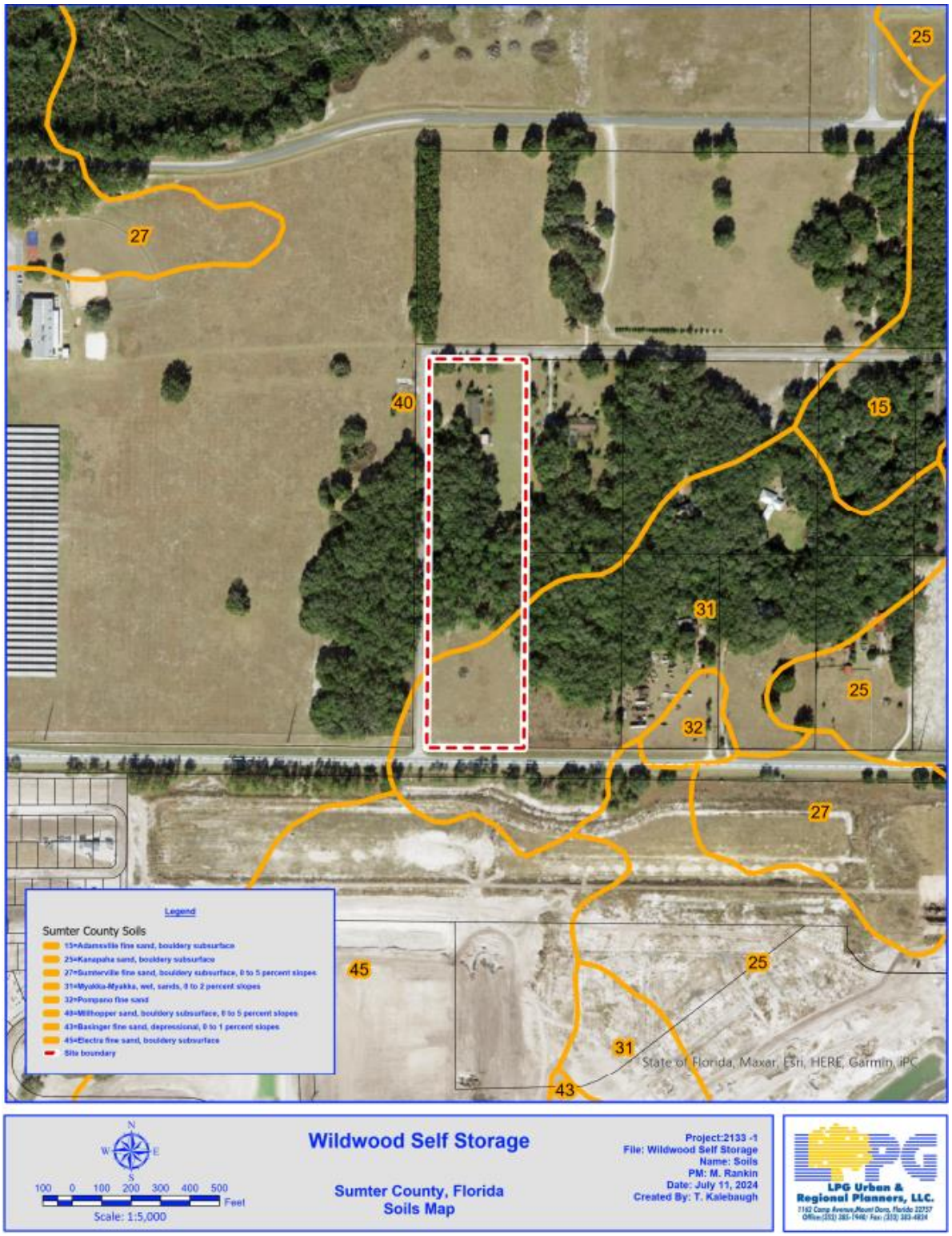


Figure 10. Conceptual Plan

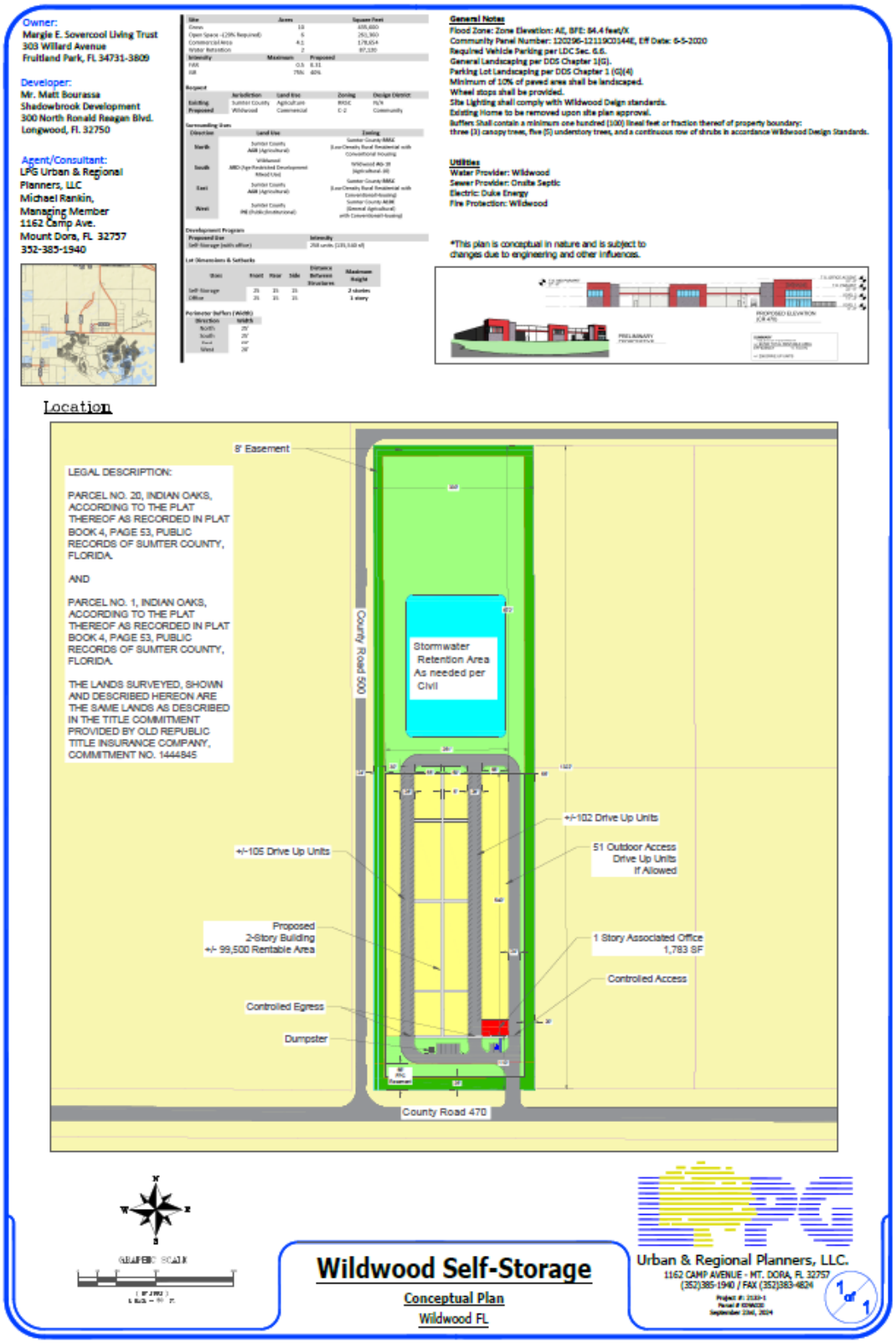
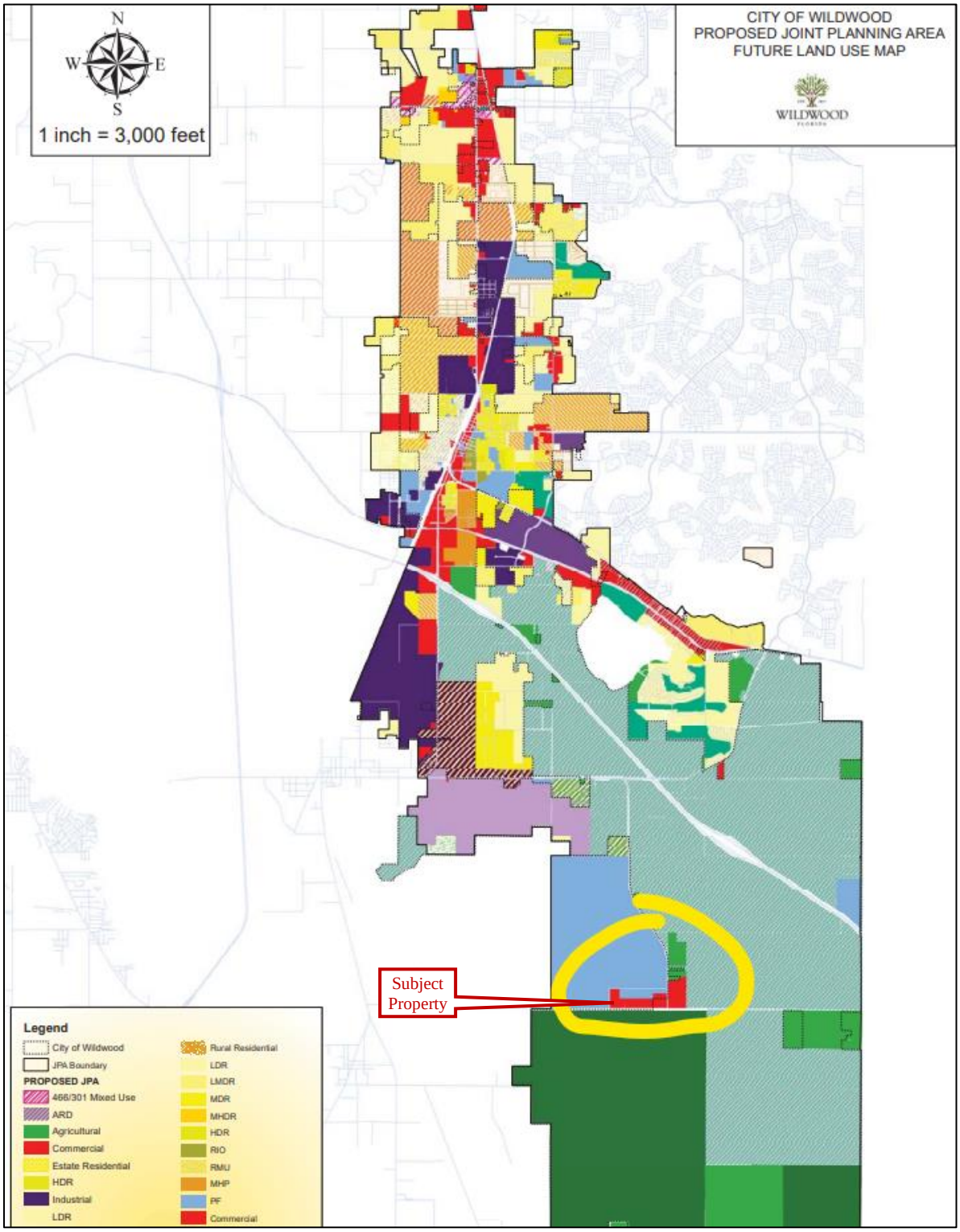


Figure 11. JPA / Commercial Classification (Location Circled)



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2410-001 Greatest American Hero**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2410-001 Greatest American Hero
Ordinance Number	O2024-70
Applicant	Joseph C. Martelli, as trustee of the Joseph C. Martelli Revocable Trust Dated January 27, 2023
Owner(s)	Joseph C Martelli (TTEE)
Property Location	The subject property is generally located approximately 740 feet from the intersection of CR 214 and CR 209
Parcel(s)	D19-067
Date	October 21, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to R-1 (City) for the parcel listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2410-001 (O2024-69).

ANALYSIS: The applicant is proposing a single-family home for residential use.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to R-1 should be granted based on the following criteria:

(a) **Whether the proposed change is consistent with the comprehensive plan;**
The proposed rezoning to R-1 is consistent with the proposed Future Land Use Map designation of Low Density Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.7.

(b) **The existing land use pattern of the surrounding area;**
The land use pattern of the surrounding area is residential and agricultural. The

proposed R-1 zoning designation will serve as a transition in this area to serve city residents and provide different housing.

(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>
<u>Schools:</u> The single-family home will generate 0.328 school age children with the maximum school-aged kids to be 6.65.
<u>Potable Water & Sewer:</u> The subject property is located within 1,000 feet of utilities, however, the project has received a temporary waiver of exemption from the utility connection requirement outlined in Chapter 19 of the Code of Ordinances.
<u>Streets:</u> The property has access off of County Road 209. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>
Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop a single-family home, and to bring the property into compliance with the proposed Future Land Use designation.

(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>
For a single-family residence, it's expected up to 10 daily trips which does not warrant a Traffic Impact Analysis. The applicant has applied for an exemption to the TIA which has been accepted by Sumter County.

(f) <u>Whether the proposed change will be a deterrent to the improvement or development of adjacent property;</u>
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR5C (County)
SOUTH	A10C (County)
EAST	CR 209 / RR1C (County)
WEST	A10C (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-70 to be forwarded to the City Commission for further action, subject to the approval of O2024-69, which establishes a future land use appropriate for the proposed zoning.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-70

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

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

Parcel D19-067
Joseph C. Martelli, as a Trustee of the Joseph C. Martelli Revocable Trust dated January 27, 2023
5 +/-

LEGAL DESCRIPTION:

A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Northwest ¼ section 19, Township 18 South, Range 23 East, Sumter County, Florida, as a point of reference; thence run South 00 degrees 08 minutes 43 seconds West along the West line of the Northwest ¼ of said Section 19, a distance of 748.00 feet to the Point of Beginning of this description: 1) thence run South 89 degrees 44 minutes and 32 seconds East a distance of 439.42 feet: 2) thence run North 00 degrees 08 minutes 43 seconds East a distance of 417.42 feet to the North line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 19: 3) thence run South 89 degrees 44 minutes 32 seconds East along said North line and an extension thereof, a distance of 269.76 feet, to the East line of the West 709.18 feet of the Northwest ¼ of the Northwest ¼ of said Section 19; 4) thence run South 00 degrees 08 minutes 43 seconds West along the East line of West 709.18 feet of the Northwest ¼ of the Northwest ¼, a distance of 565.75 feet; 5) thence run North 89 degrees 44 minutes 32 seconds West a distance of 709.18 feet to the West line of the Northwest ¼ of said Section 19; 6) thence run North 00 degrees 08 minutes 43 seconds East along the said West line of the Northwest ¼, a distance of 148.33 feet to close, LESS subsurface rights.

This property is to be reclassified from RR5C (Sumter County) to R-1 (City)

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

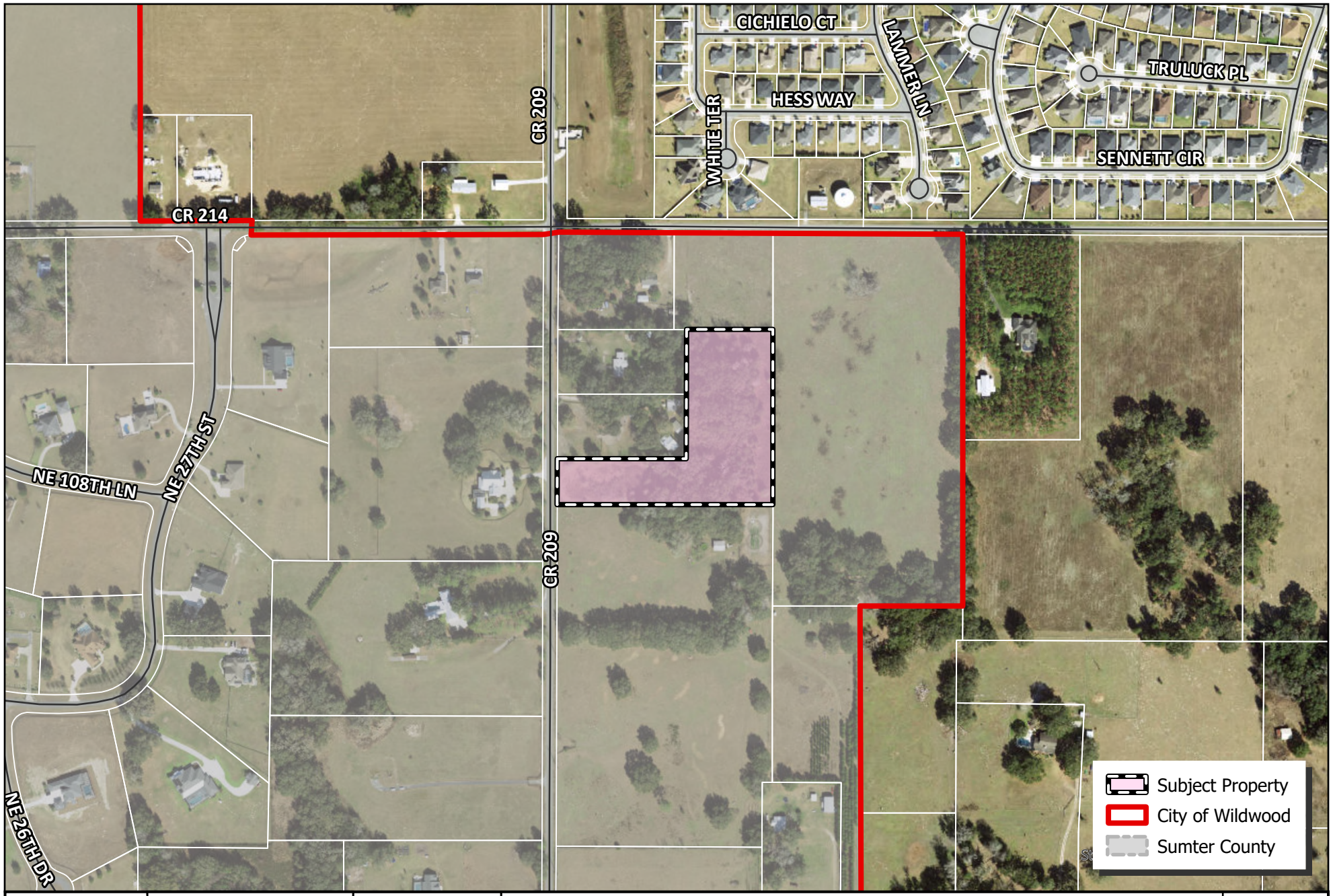
First Reading: _____

Second Reading: _____

Approved as to form:

_____

City Attorney



WILDWOOD FLORIDA EST. 1877

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

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RZ 2410-001

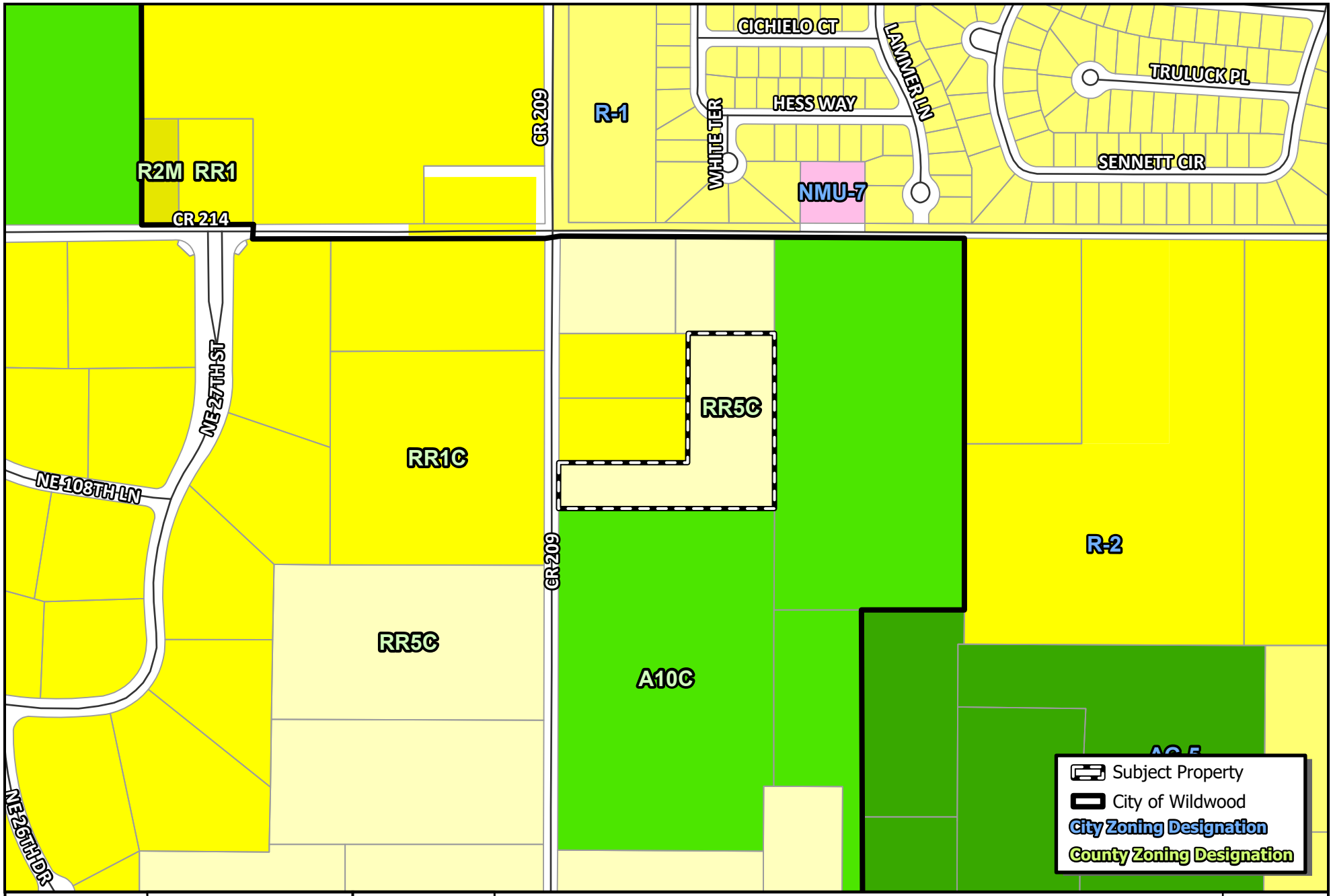
GREATEST AMERICAN HERO

PARCEL D19-067

MAP 1B

LOCATION MAP

OCT 2024



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RZ 2410-001

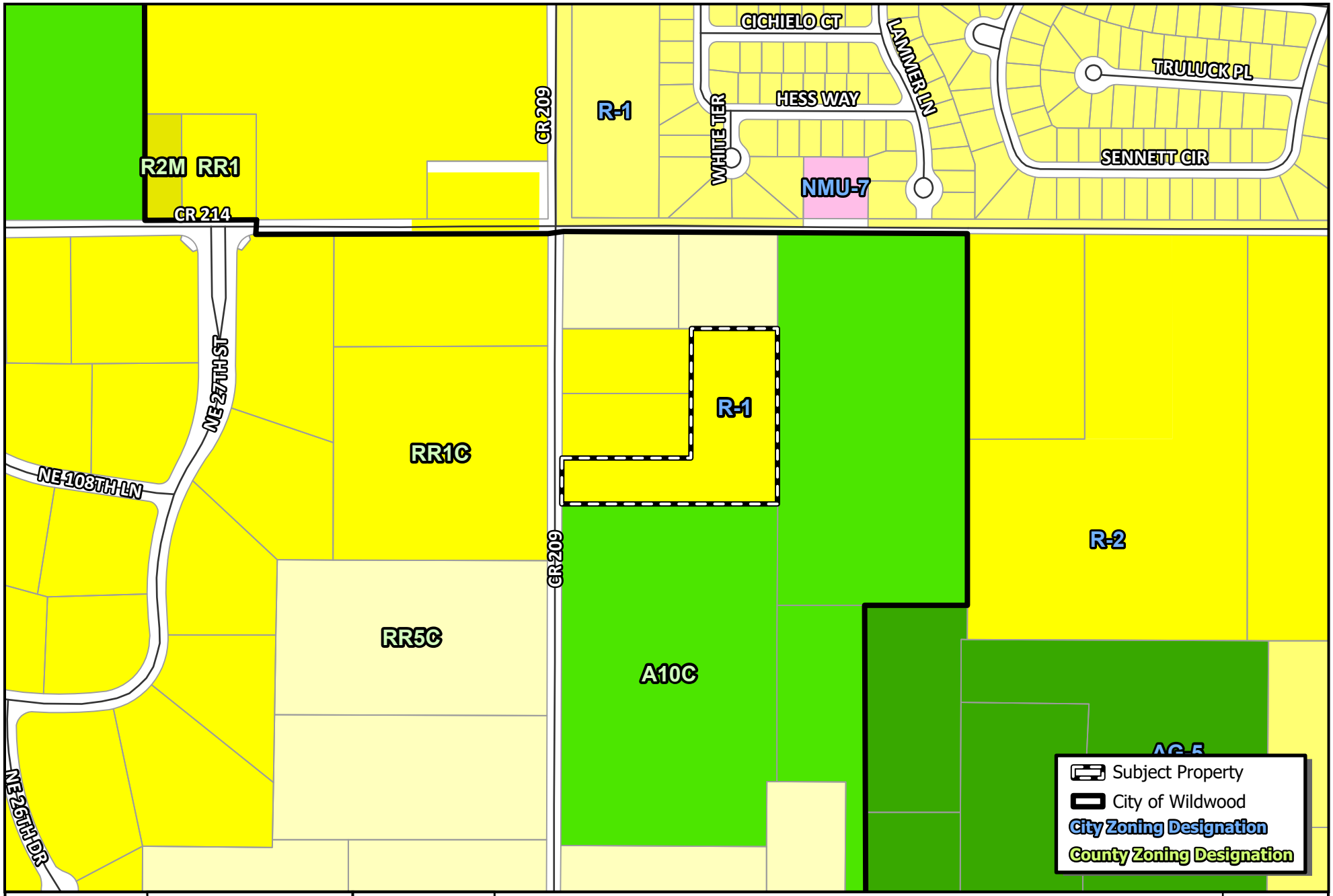
GREATEST AMERICAN HERO

PARCEL D19-067

MAP 3A

EXISTING ZONING

OCT 2024



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RZ 2410-001

GREATEST AMERICAN HERO

PARCEL D19-067

MAP 3B

PROPOSED ZONING

OCT 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-70

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2308-008 Canvas at Wildwood**

REQUESTED ACTION: The Project Review Commitee recommends approval upon resolution of outstanding comments

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2308-008 Canvas at Wildwood
Parcel Number	D18-034 & D18-079
Acreage	25.62 Acres, MOL
Property Location	The property is generally located approximately 1/2 of a mile west of the intersection of E C 466 and US 301, addressed as 3500 E C 466, Oxford, FL 34484.
Owner	Blount Group Wildwood North LLC
Applicant	Watermark Properties, LLC

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a multifamily development consisting of a 224-unit residential community providing for fifty-eight (58) 1-bedroom units, a hundred and seventeen (117) 2-bedroom units, and forty-nine (49) 3-bedroom units, with associated improvements including a total of 457 parking spaces and amenity area featuring a 3,690-square-foot clubhouse, a 1,288-square-foot pool, a 3,383-square-foot large dog park, one 880-square-foot pickleball court, a game lawn area, a 450-square-foot work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on 25.62 acres MOL, as per the attached plans.

As of the writing of this report, the project has outstanding comments from the City Attorney, Development Services and Utilities. Please see comment review sheet report enclosed.

Once the outstanding comments are addressed, SP 2308-008 is expected to meet the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 10/25/2024

Wendy Then, AICP, CFM
Assistant Director Development Services

WILDWOOD
EST. 1877
FLORIDA

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

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SP 2308-008

CANVAS AT WILDWOOD

PARCELS D18-034 & D18-079

MAP 1B
LOCATION MAP
AUGUST 2023

City of Wildwood
Project #: SP 2308-008
Representative: Watermark Properties, LLC
August 8, 2024

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

CITY ENGINEER

No comments

DEVELOPMENT SERVICES

1. The project is required to provide 448 parking spaces, but it's proposing 457 parking spaces. Only six (6) ADA parking spaces were provided when the minimum requirement is 9. Please establish what provisions from the Florida ADA Parking requirements allow the project to be exempt.

CITY ATTORNEY

1. Provide a statement on the plans regarding who will maintain roadways and interior paved areas.

    A. Response: A statement of who will maintain roadways and interior areas are in the project narrative on the cover sheet.
    I. Satisfied.
    a. Response: Please refer to the Project Narrative on the Cover Sheet. The applicant, Watermark Properties, LLC, shall be responsible for the maintenance.
    i. Previously satisfied.

2. Provide a statement on the plans regarding the entity responsible for maintenance of common areas and stormwater systems.

    A. Response: A statement of who will maintain roadways and interior areas are in the project narrative on the cover sheet.

I. Satisfied.

a. **Response: Please refer to the Project Narrative on the Cover Sheet. The applicant, Watermark Properties, LLC, shall be responsible for the maintenance.**

i. **Previously satisfied.**

3. LDR 4.4(C)(2)(e) - Provide the projected number of employees located on the site.

A. Response: This item is still pending.

I. Standing comment.

a. **Response: The project is estimated to have 1-4 employees on-site.**

i. **Partially satisfied; Please add the projected number of employees to the Site Data Notes on the cover sheet of site plan.**

4. Sheet C400 – Add note to utility plan showing end of city maintenance for water and sewer connections.

A. Response: The note has been added.

I. Satisfied.

a. **Response: The 10-foot Utility Easement was revised to end at the compound flow meter of the Compound Meter with Backflow Preventer assembly adjacent to the CR-466 ROW. Please refer to C-401 for more information.**

i. **Previously satisfied.**

5. There is a 10-foot Utility Easement on Sheet C401. Please submit an easement application. Please see form attached.

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

A. Response: Acknowledged.

I. Standing Comment.

<u>FIRE</u>

No comments.

<u>POLICE</u>

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

All traffic control signals, or devices must comply with the Florida State Statutes regarding the installation.

1. 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.

PUBLIC WORKS (WILDWOOD)

Public Works Road
No comment.

Stormwater / Tree Mitigation

Standing Comment.
No comment.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES &TRAFFIC ANALYSIS

No comments.

WASTE MANAGEMENT

No comment.

UTILITIES – WATER/WASTEWATER

1. Sheet C-301: Plan proposes a drainage structure over the existing force main. Relocate structure east to avoid the force main.
2. Sheet C-401: Relocate force main connection west outside of the proposed driveway.
3. Sheet C-401: Add backflow to 8” meter call out.
4. Applicant needs to acknowledge the maintenance of proposed utility mains will be extremely difficult. Plans show 8” main within 5’ of residential structures.
5. All utility plan pages need to add and show sanitary sewer cleanouts for all change in directions of sanitary sewer service lines.
6. Sheet C-404: Bliss St. shows 8” water main under garage structure. Relocate the main to avoid structure.
7. Plan & Profile pages: Show horizontal separation for 8” water main and 8” sewer main on sheets 503 and 505.

8. Sheet C-608: Detail show lift station wet well with a depth of 22.76'. The maximum depth for a sanitary structure is 20' per the City of Wildwood Land Development Regulations.

Utilities Miscellaneous – Standing Comment

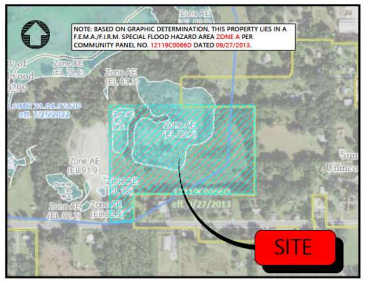
1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.

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.

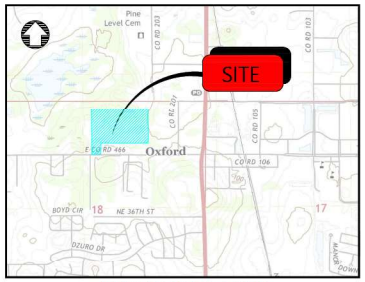
SITE PLAN FOR
CANVAS AT WILDWOOD

3500 & 3530 E C-466
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
TAX PARCEL: D18-034 & D18-079

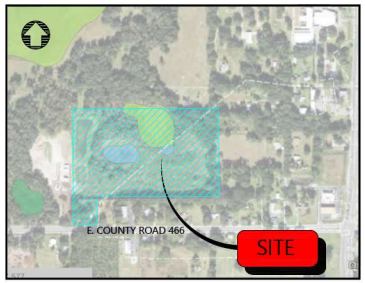
AERIAL MAP
N.T.S.



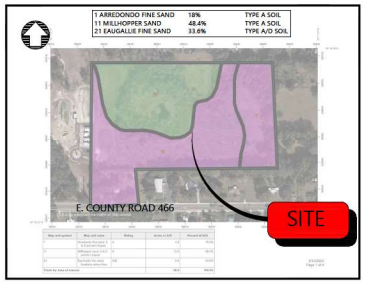
FEMA MAP
N.T.S.



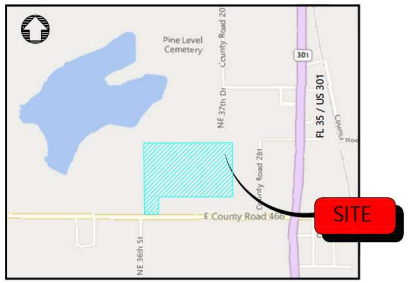
USGS QUAD MAP
N.T.S.



WETLAND MAP
N.T.S.



SOIL MAP
N.T.S.



VICINITY MAP
1"=1000' SCALE

SITE DATA NOTES

PARCEL ID:	D18-079 & D18-034
TOTAL PROPERTY AREA:	25.62± AC
NUMBER OF UNITS:	228 UNITS MAX. - 224 UNITS PROPOSED
RESIDENTIAL DENSITY (DW/A):	MAX - 9 UNITS/ACRE
UNIT TYPES:	1, 2, AND 3 BEDROOMS
OPEN SPACE:	REQUIRED - 5.12 ± AC (20%) PROVIDED - 8.14 ± AC (32%)
BUILDING HEIGHT:	40 FT MAX
UTILITY CAPACITY NEEDS FOR WATER & WASTEWATER (RESIDENTIAL ONLY):	WATER - 224 UNITS X 300 = 67,200 GPD WASTEWATER - 224 UNITS X 250 = 56,000 GPD
ON-SITE SOILS:	PER USDA NRCS SOIL SURVEY OF SUMTER COUNTY, MAPPED AS 21 RAUGALLIE FINE SAND, 11 MILLHOPPER SAND AND 1 ARREDONDO FINE SAND
ROAD RIGHT-OF-WAY & POSTED SPEED LIMITS:	E C-466 RD. (±80' ROW) - 35 MPH BLUFF OAK ST. (±50' ROW) - 25 MPH

ZONING CLASSIFICATION

JURISDICTION:	CITY OF WILDWOOD
ZONING:	R-3, MEDIUM DENSITY RESIDENTIAL
FEMA FLOOD MAP:	LOCATED IN ZONE AE
FUTURE LAND USE DESIGNATION:	HDR, HIGH DENSITY RESIDENTIAL MAX: 9 DU/AC

BUILDING SETBACKS AND BUFFERS

	SETBACKS:	BUFFERS:
E C-466 RD.:	0 FT MIN.	20 FT MIN.
BLUFF OAK ST.:	0 FT MIN.	0 FT MIN.
NORTH:	0 FT MIN.	0 FT MIN.
SOUTH:	0 FT MIN.	0 FT MIN.
EAST:	0 FT MIN.	0 FT MIN.
WEST:	0 FT MIN.	0 FT MIN.
BUILDING SEPARATION:	10 FT MIN.	N/A
BETWEEN TWO UNIT TYPE:	25 FT MIN.	N/A
WETLAND BUFFERS:	N/A	25 FT AVG.

PARKING SUMMARY

REQUIRED VEHICLE PARKING SPACES:	448 -2.0 SPACES PER SINGLE-FAMILY DETACHED/ATTACHED
REQUIRED BICYCLE PARKING SPACES:	NO MINIMUM REQUIREMENT PER CITY WILDWOOD LDC
PROVIDED VEHICLE PARKING SPACES:	457
REQUIRED ADA PARKING SPACES:	9
PROVIDED ADA PARKING SPACES:	6

SERVICES / UTILITY PROVISION

WATER:	CITY OF WILDWOOD WATER DEPARTMENT
SANITARY SEWER:	CITY OF WILDWOOD WASTEWATER DEPARTMENT
ELECTRIC:	DUKE ENERGY
STORMWATER MANAGEMENT	SWFWMD

MODEL / UNIT INFORMATION

MODEL NAME (# OF UNITS)	STORIES	BED COUNT
RAWLINGS (40)	1	1
HARPER (71)	1	2
AVA (27)	2	3
ELLA (22)	1	3
RUSSELL (18)	1	1
MIA (46)	1	2
TOTAL UNITS = 224		

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EROSION CONTROL AND DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN - 1
C202	SITE PLAN - 2
C203	SITE PLAN - 3
C204	SITE PLAN - 4
C205	SITE PLAN - 5
C206	FIRE PLAN
C300	OVERALL GRADING & DRAINAGE
C300A	DRAINAGE TABLE -1
C300B	DRAINAGE TABLE -2
C300C	DRAINAGE TABLE -3
C301	GRADING & DRAINAGE - 1
C302	GRADING & DRAINAGE - 2
C303	GRADING & DRAINAGE - 3
C304	GRADING & DRAINAGE - 4
C305	GRADING & DRAINAGE - 5
C306	POND SECTION A & B
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN - 1
C402	UTILITY PLAN - 2
C403	UTILITY PLAN - 3
C404	UTILITY PLAN - 4
C405	UTILITY PLAN - 5
C406	LIFT STATION PLAN
C500	PRIVATE ROAD A1 - PLAN AND PROFILE
C501	PRIVATE ROAD A2 - PLAN AND PROFILE
C502	PRIVATE ROAD B - PLAN AND PROFILE
C503	PRIVATE ROAD C - PLAN AND PROFILE
C504	PRIVATE ROAD D - PLAN AND PROFILE
C505	PRIVATE ROAD E - PLAN AND PROFILE
C506	PRIVATE ROAD F - PLAN AND PROFILE
C600	SITE DETAILS
C601	SITE DETAILS
C602	EROSION CONTROL DETAILS
C603	SWPPP NOTES DETAILS
C604	STORMWATER DETAILS
C605	STORMWATER DETAILS
C606	UTILITY DETAILS
C607	UTILITY DETAILS
C608	LIFT STATION DETAILS

DEVELOPMENT TEAM

OWNER
BLOUNT GROUP WILDWOOD NORTH LLC
842 PINCKNEY LANE
THE VILLAGES, FL 32162
PHONE: (352) 516-8468
CONTACT: RICK BLOUNT

APPLICANT/DEVELOPER
WATERMARK PROPERTIES, LLC
858 W. HAPPY CANYON ROAD
CASTLE ROCK, CO 80108
PHONE: (713) 851-6592
CONTACT: JOHN MORGAN

CIVIL ENGINEER
ATWELL, LLC
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
PHONE: (407) 743-3524
CONTACT: JONATHAN TAYLOR, P.E.

SURVEYOR
ATWELL, LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
CONTACT: WES ABERCROMBIE, P.L.S./P.S.M.

UTILITY PROVIDERS

WATER & SEWER
CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
PHONE: (352) 643-0943
CONTACT: JASON MARTIN

ELECTRIC
DUKE ENERGY- OCALA
4359 SE MARICAMP ROAD
OCALA, FL 34480
PHONE: (407) 629-1010

TELEPHONE/INTERNET
CHARTER COMMUNICATIONS
5833 SEVEN MILE DRIVE, SUITE 102
WILDWOOD, FL 34785
PHONE: (352) 527-2189
CONTACT: DUFFY MCCLELLAND

PROJECT NARRATIVE

THIS IS A SITE PLAN REQUEST ON PARCELS D18-034 & D18-079.

THE OWNER IS SUBMITTING A SITE PLAN APPLICATION TO DEVELOP CANVAS AT WILDWOOD, A 224-UNIT BUILD-TO-RENT HOUSING COMMUNITY WITH A FULL AMENITY PACKAGE THAT WILL REWARD A HEALTHY AND ACTIVE LIFESTYLE. CANVAS AT WILDWOOD IS A UNIQUE MULTI-FAMILY HOUSING CONCEPT THAT WILL CONSIST OF 2/2 AND 3/2 CLUSTER HOME LAYOUTS. THE AMENITIES WILL INCLUDE A POOL AND GRILL AREA, OUTDOOR EXERCISE STUDIO (WITH WORKOUT CLASSES PERIODICALLY FACILITATED), AND COMMUNITY PAVILION OR SHADE AREA.

THE APPLICANT, WATERMARK PROPERTIES, LLC, ACKNOWLEDGES THAT THEY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ROADS, WET POND, LIFT STATION, COMMON AREAS AND UNDERGROUND UTILITIES SUCH AS WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS WITHIN ITS PROPERTY BOUNDARY, EXCLUSIVE OF EXISTING DRAINAGE EASEMENTS IN FAVOR OF SUMTER COUNTY.

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: BEGIN 88 YARDS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE SOUTH 264 YARDS; WEST 440 YARDS; NORTH 264 YARDS; AND EAST 440 YARDS, TO THE POINT OF BEGINNING; AND ALSO THE EAST 50 FEET OF THE NORTH 1/3 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 956.50 FEET THEREOF.

PARCEL 2: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE NORTH 88 YARDS; EAST 200 FEET; SOUTH 88 YARDS; AND WEST 200 FEET TO THE POINT OF BEGINNING

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF PERSONS OR PROPERTY ON OR ADJACENT TO THE WORK SITE OR ANY NEARBY STRUCTURES OR BY ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

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111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407-743-3524
COA # 29091

SEC. 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
COVER SHEET

DATE AUG 23, 2023

REVISIONS

CAD FILE 2064-C000 COVER

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C000

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY, AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (IDENTIFIED ON THE PLANS OR NOT) AFFECTING ANY COMPONENT OF WORK HEREIN PRIOR TO THE START OF ANY CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION.

2. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION. SPECIAL ATTENTION SHALL BE TAKEN WITH THOSE EXISTING UTILITIES, STRUCTURES OR FEATURES (IDENTIFIED ON THE PLANS OR NOT) THAT MAY POTENTIALLY CONFLICT OR CROSS PROPOSED DESIGN COMPONENTS (I.E., STORM SEWERS, SANITARY SEWERS, WATER MAINS, EXFILTRATION, BUILDING FOUNDATIONS, ETC) AND ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION. ANY COST ASSOCIATED WITH THE LOCATION OF EXISTING UTILITIES AS OUTLINED ABOVE IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. ERRORS OR OMISSIONS - DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS, BUT IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCOVERY. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS NECESSARY TO REFLECT THE ACTUAL SPIRIT AND INTENT OF THE CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48-HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

5. 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 CALLED FOR IN THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, AND ANY DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO BASE & SURFACE IMPROVEMENT CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS AND TESTING ACCORDING TO AGENCY REQUIREMENTS.

8. ALL WORK PERFORMED SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CITY OF WILDWOOD LAND DEVELOPMENT CODE AND ENGINEERING STANDARDS, PLUS THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND UTILITY CONSTRUCTION, PLUS THE REGULATIONS AND ORDINANCES OF THE VARIOUS OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION COULD RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS IS FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND DOES NOT INCLUDE IN-DEPTH CHECK FOR THE ABILITY OF THE CONTRACTOR TO PERFORM THE WORK IN A SAFE OR EFFICIENT MANNER. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONAL ACCURACY TO ENSURE FIELD FIT AND CONFORMITY OF THE VARIOUS COMPONENTS AND DETAILS. PROVIDE SHOP DRAWINGS OF SANITARY SEWER COMPONENTS TO THE CITY OF WILDWOOD FOR WASTEWATER DIVISION REVIEW FOR THOSE COMPONENTS TO BE DEDICATED TO THE CITY.

10. CONTRACTOR SHALL KEEP ENGINEER ADVISED OF CONSTRUCTION SCHEDULE CHANGES SO THAT ENGINEER CAN SCHEDULE PERIODIC SITE VISITS AT APPROPRIATE TIMES IN ORDER TO PROVIDE CONSTRUCTION CERTIFICATIONS TO JURISDICTIONAL AGENCIES.

11. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

12. SAFETY:
    A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
    B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
    C. THE MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF WILDWOOD TRANSPORTATION ENGINEERING BUREAU AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
    D. ALL TRAFFIC CONTROL MARKINGS AND 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.
    E. CONTACT CITY OF WILDWOOD (352-330-1343) FOR MANAGEMENT OF TRAFFIC CONTROL REVIEW PRIOR AND DURING CONSTRUCTION.

13. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY FOR DEWATERING. DISCHARGE WATER FROM DEWATERING SHALL BE CLEAR WITH NO VISIBLE SOIL PARTICLES. DISCHARGE WATER FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, OR CREATE PONDING. THE OPERATION SHALL NOT CAUSE ANY DAMAGE TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES. A PRE-WORK MEETING WILL BE CONDUCTED WITH THE GEOTECHNICAL FIRM, THE OWNER, THE CONTRACTOR, AND THE ENGINEER PRIOR TO BEGINNING ANY SITE EXCAVATION.

14. CONFORMITY WITH WORK - IN THE EVENT THAT THE ENGINEER FINDS THAT THE CONTRACTOR HAS USED MATERIAL OR PRODUCED A FINISH PRODUCT THAT IS NOT REASONABLY CLOSE IN CONFORMITY WITH THE CONTRACT DOCUMENTS, I.E. UNSATISFACTORY PRODUCT, THE CONTRACTOR SHALL REMOVE AND REPLACE OR OTHERWISE CORRECT THE WORK OR MATERIALS AT NO EXPENSE TO THE OWNER.

15. "AS-BUILT" FOR THE PROPOSED CONSTRUCTION SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR. ONCE PROVIDED WITH "AS-BUILTS" AND AFTER OBSERVATION OF THE ENTIRE PROJECT, SHOULD THE ENGINEER DETERMINE THAT THE CONTRACTOR HAS SATISFACTORILY COMPLETED THE WORK, THE ENGINEER WILL GIVE THE CONTRACTOR WRITTEN NOTICE OF FINAL ACCEPTANCE.

16. PIPE LENGTHS SHOWN ARE APPROXIMATE AND SHOULD BE ORDERED FROM FIELD STAKED QUANTITIES. PLAN PIPE LENGTHS ARE MEASURED FROM CONNECTION POINT TO END OF THE LINES FOR WATER LINES.

17. CONTRACTOR MUST REVIEW "MAINTENANCE OF UTILITY SERVICE PLAN" WITH ENGINEER AND UTILITY COMPANY PRIOR TO START OF UTILITY CONSTRUCTION.

18. DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZs) OF TREES.

19. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION STANDARDS AND SPECIFICATIONS.

20. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTIONS.

GOVERNING SPECIFICATIONS:

A. GRADING, DRAINAGE AND PAVING MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS SUPPLEMENTED BY THE FDOT STANDARD INDEX AND AS SUPPLEMENTED BY DETAILS AND NOTES ON PLANS.

B. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS AND CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER EXCEPT AS NOTED ON PLANS.

C. WATER DISTRIBUTION SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER, EXCEPT AS NOTED ON PLANS.

D. CONFORM WITH ALL REQUIREMENTS OF THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) SOILS DISTURBANCE AND WATER OR SANITARY SYSTEM EXTENSIONS PERMITS.

E. CONFORM WITH ALL REQUIREMENTS OF THE "SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT" (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT (ERP).

CLEARING AND GRUBBING NOTES:

1. PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASINS SHALL BE INSTALLED AND OPERATIONAL.

2. ALL INDICATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ALL TREES, STUMPS, ROOTS, BRUSH, TRASH, ORGANIC MATTER WITHIN THE SITE, CURBING, PAVING, MISCELLANEOUS STRUCTURES (IF ANY), AND OTHER DEBRIS.

3. GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS. TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.

4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE.

5. THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.

6. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED BY CLEARING OPERATIONS OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS SHOWN ON PLANS OR DIRECTED BY THE MUNICIPAL AUTHORITY. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND REQUIREMENTS. INCLUDE LANGUAGE TREE PROTECTION SHALL BE IN ACCORDANCE WITH ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES.

EXCAVATION, GRADING AND PAVING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE. EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED WITH APPROVED MATERIALS AS DIRECTED BY THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED JULY 29, 2022 AND MARCH 8, 2023. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.

3. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

5. DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

7. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH A.D.A. STANDARDS.

8. CONTRACTOR SHALL SAW-CUT EXIST. PAVEMENT TO PROVIDE CLEAN JOINT. REMOVE EXISTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

9. REFER TO THE CURRENT EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING CALLED FOR IN THESE PLANS.

10. REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAVING MATERIALS.

11. CONTRACTOR TO PROVIDE A 1/2-IN. BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SOILS ENGINEER FOR APPLICABLE TESTING UPON COMPLETION OF THE WORK. THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

14. TESTING AND INSPECTION TO BE PERFORMED BY A QUALIFIED INDEPENDENT TESTING LABORATORY, UNDER THE SUPERVISION OF A REGISTERED ENGINEER, SPECIALIZING IN SOILS ENGINEERING. PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS PERMITTING AGENCIES. THE CONTRACTOR WILL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET SPECIFICATIONS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

15. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO ROAD BASE AND OR SURFACE IMPROVEMENT CONSTRUCTION.

UTILITY SYSTEM NOTES:

1. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS AND FLORIDA'S "SUNSHINE ONE-CALL" SYSTEM 48-HRS PRIOR TO STARTING CONSTRUCTION. COST OF REPLACEMENT AND REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE CONTRACTOR'S RESPONSIBILITY.

2. WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITIES. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES, AND COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR PERFORMING WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OR INTERRUPTION OF ALL UTILITIES UNDER THE JURISDICTION OF THE UTILITY COMPANIES.

4. EXISTING OUT-OF-SERVICE BURIED UTILITIES ENCOUNTERED WITHIN THE PROPOSED PROJECT SHALL BE REMOVED WHEN WITHIN THE EXCAVATED AREA AND SLURRY FILLED BY THE CONTRACTOR ALONG OTHER AREAS WITHIN THE WORK ZONE. DISPOSITION AS DIRECTED BY THE UTILITY'S OWNER. NO ABANDONMENT OF UTILITY LINES ARE ALLOWED UNDER BUILDINGS WITHOUT THE PROJECT'S ENGINEERS APPROVAL.

5. CONFLICTS BETWEEN UNDERGROUND UTILITIES, I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTORS COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE ENGINEER AND THE MUNICIPAL AUTHORITY.

6. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK WITH EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE A MINIMUM OF 72-HRS IN ADVANCE OF THE PROPOSED WORK, AND PRIOR TO SHOP DRAWINGS SUBMITTALS, WHEN APPLICABLE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IF THERE IS A CONFLICT. INFORMATION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.

7. UTILITY APPURTENANCES SHALL MEET THE FOLLOWING REQUIREMENTS: A) BE AESTHETICALLY ACCEPTABLE. B) IN COMPLIANCE WITH INDUSTRY AND MANUFACTURER'S STANDARDS. C) PLACED IN AREA WITH THE MINIMUM INTERFERENCE TO THE OPERATIONAL AND MAINTENANCE OF THE SITE. D) NOT IN CONFLICT WITH OTHER FACILITIES AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.

8. CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF EXISTING UTILITIES WITHIN THE WORK ZONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS I.E. ALL SHEETING, SHORING, AND BRACING SYSTEMS.

9. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR OTHER GOVERNING AGENCY HAVING JURISDICTION. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO: WATER LINE, SANITARY SEWERS, TRENCH BACKFILL AND COMPACTION, PAVING MATERIALS.

10. SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES:

1. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.

3. EXISTING SIGNS THAT ARE TO REMAIN SHALL BE PROTECTED AND VISIBLE DURING THE COURSE OF CONSTRUCTION. EXISTING SIGNS WHICH ARE TO BE RELOCATED AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/MUNICIPALITY.

4. CAUTION SHALL BE EXERCISED IN THE INSTALLATION OF POST MOUNTED ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURIED UTILITIES. LOCATIONS SHALL CONFORM TO FDOT STANDARD 700-101.

5. ENGINEER TO BE NOTIFIED WHEN SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN CONFLICT WITH SIGNALS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE ENGINEER.

6. SIGNS SHALL BE CONSTRUCTED WITH TYPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING, EXCEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-ENTER" WHICH SHALL BE TYPE VII SHEETING.

7. SIGN POST FOR ANY SINGLE COLUMN SIGNS SHALL BE A MINIMUM OF 3" DIA. CONFORMING TO FDOT STANDARD 700-010-1, AND LISTED IN THE FDOT'S QUALIFIED PRODUCTS LIST (QPL). THE CONTRACTOR SHALL FIELD VERIFY THE LENGTH OF SIGN COLUMN SUPPORTS PRIOR TO FABRICATION.

8. ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT MARKINGS.

9. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A COMBINATION OF SAND AND WATER BLASTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT, AND WILL FULLY ELIMINATE ANY TRACE OF THE PREVIOUS MARKINGS. METHOD USED MUST RECEIVE PRE-APPROVAL OF THE MUNICIPAL AUTHORITY.

10. PAINTED PAVEMENT MARKINGS SHALL BE INSTALLED ON THE FINAL ASPHALT SURFACE DURING THE INITIAL 30-DAY CURE PERIOD, AND FINAL THERMOPLASTIC PAVEMENT MARKINGS SHALL BE INSTALLED AFTER THE 30-DAY CURING PERIOD. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD 711-001.

11. PLACEMENT OF TURN ARROWS SHALL CONFORM TO FDOT STANDARD 711-001.

12. CROSSWALKS SHALL BE 10-LF WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FDOT STANDARD 711-001.

13. ALL PERMANENT STRIPING SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS) INSTALLATION. PLACEMENT OF RPMS SHALL CONFORM TO FDOT STANDARD 706-001.

14. CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

15. 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. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH FLORIDA STATE STATUTES REGARDING THE INSTALLATION.

DEMOLITION NOTES:

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXIST. UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXIST. UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GENERAL NOTES

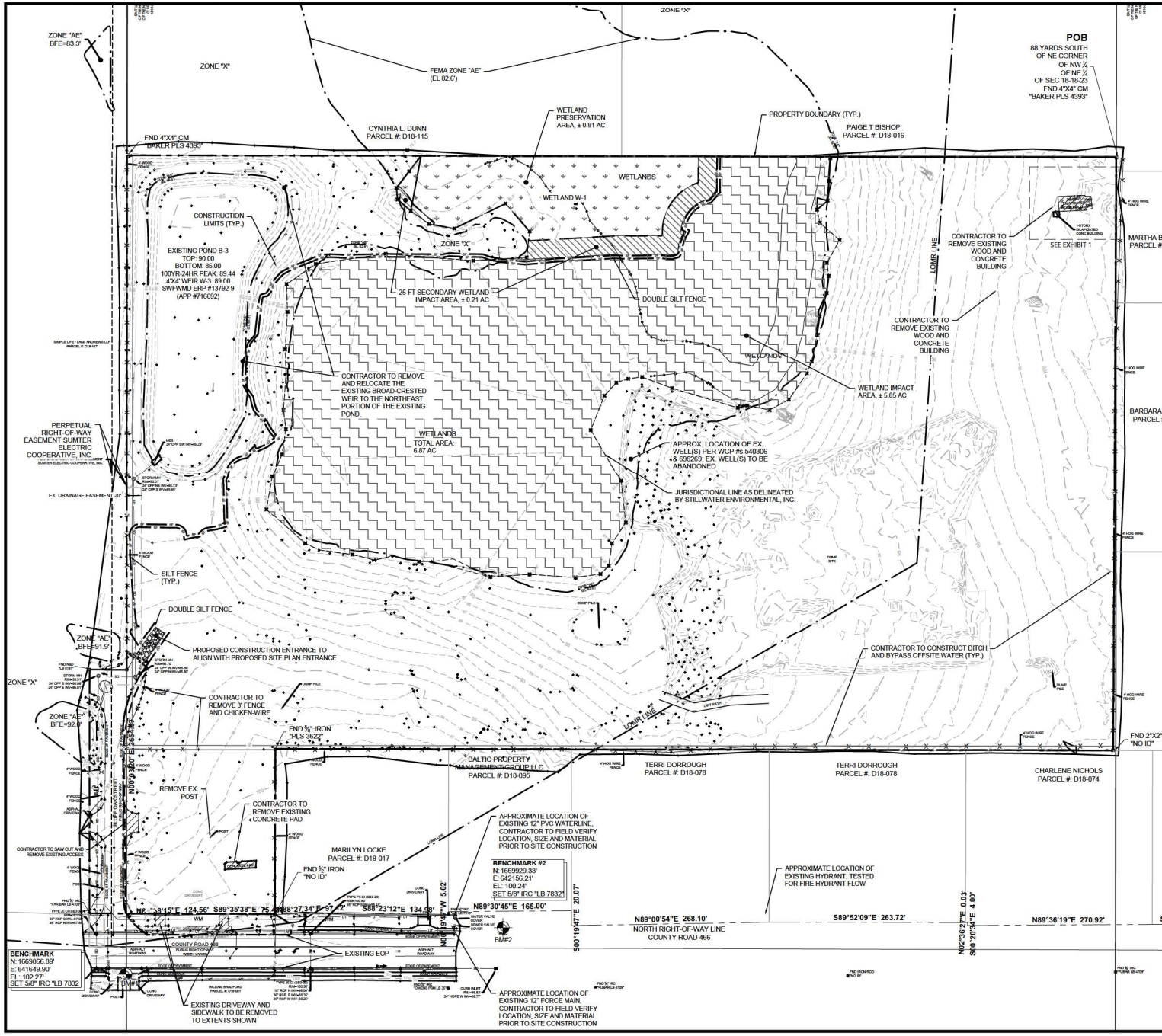
DATE AUG 23, 2023

REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C001

CAD FILE: 2064-C001 NOTES

FILE NAME: \\FLORL\Projects\23002064-wm wildwood ltr\DWG\plan sets\site-final\2064-C001 Notes.dwg LAST SAVED BY: jtaylor 7/30/2024 4:06 PM PLOTTED BY: Juan J. Lopez 7/30/2024 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL.CTB



PLAN LEGEND	
	PROPERTY LINE
	SINGLE ROW SILT FENCE
	DOUBLE ROW SILT FENCE
	CONSTRUCTION ENTRANCE
	TO BE REMOVED

DEMOLITION AND UTILITY ADJUSTMENT NOTES:

1. DEMO LIMITS REPRESENT EXPECTED AREA OF DEMOLITION. ANY ROADWAYS, GUTTERS, CURBS, DRIVEWAYS, OR SIDEWALKS LOCATED WITHIN THESE LIMITS MAY NEED TO BE REMOVED DURING THE INSTALLATION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHOULD ATTEMPT TO REDUCE THE REQUIRED DEMO AREA AND AVOID REMOVAL OF CURBS, SIDEWALKS, AND DRIVEWAYS WHEN POSSIBLE.
2. ALL EXISTING UTILITIES ARE TO BE PROTECTED AND REMAIN IN SERVICE UNLESS SPECIFICALLY INDICATED IN THE CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY PLAN DISCREPANCIES OR FIELD CONFLICTS AND NOTIFYING THE ENGINEER OF RECORD PRIOR TO DEVIATING FROM THE CONSTRUCTION DOCUMENTS.
4. SEE GENERAL NOTES SHEET C001 FOR UTILITY PROVIDER CONTACT INFORMATION. CONTRACTOR MUST COORDINATE ALL UTILITY RELOCATIONS; ADJUSTMENTS, OR REMOVALS WITH UTILITY COMPANY.
5. ALL DISTURBED SURFACE AREAS TO BE RESTORED TO EXISTING OR IMPROVED CONDITIONS.
6. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE OWNER OF UTILITIES.
7. CONTRACTOR MUST PROVIDE ADVANCE NOTIFICATION TO RESPECTIVE UTILITY COMPANY AND COORDINATE ACTIVITIES WITHIN THE PROJECT SITE. NO UTILITY ADJUSTMENTS OR RELOCATIONS ARE TO OCCUR WITHOUT THE CONTRACTOR RECEIVING APPROVAL FROM THE UTILITY OWNER.
8. NO UTILITY ADJUSTMENTS, RELOCATIONS, OR MODIFICATIONS SHOULD BE PERFORMED OUTSIDE THE RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM THE RESPECTIVE PROPERTY OWNER. ALL INDIVIDUAL SERVICES SHOULD BE MAINTAINED AT ALL TIMES.
9. EXISTING UTILITY SERVICES TO BE MAINTAINED AT ALL TIMES. EMPLOY TEMPORARY FACILITIES AND CONTROLS AS LONG AS NEEDED FOR THE SAFE AND PROPER COMPLETION OF THE WORK. REMOVE ALL SUCH TEMPORARY FACILITIES AND CONTROLS AS RAPIDLY AS PROGRESS OF THE WORK WILL PERMIT, OR AS DIRECTED BY THE OWNER.
10. REFER TO THE SITE PLAN SHEETS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT SURVEY INFORMATION DURING CONSTRUCTION OF ALL UTILITY ADJUSTMENTS, RELOCATIONS, REMOVALS, AND INSTALLATIONS. THE CONTRACTOR MUST PROVIDE A DETAILED AS-BUILT CERTIFIED BY A PROFESSIONAL SURVEYOR TO THE CITY'S ENGINEER PRIOR TO PROJECT CLOSEOUT.
12. CONTRACTOR TO FIELD VERIFY THAT EXISTING STORMWATER INLETS CONNECT TO THE EXISTING EXFILTRATION SYSTEM, ALL STORM INLETS AND PIPING TO BE REMOVED.
13. ALL EXISTING SANITARY LATERALS ARE TO BE REMOVED AND CAPPED AT THE ROW LINE. THE ABANDONED SANITARY LATERAL SHALL BE AS -BUILT.

DEFINITIONS:

1. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR RECYCLED. COORDINATE WITH THE UTILITY REPRESENTATIVES THE DISPOSITION OF ITEMS OWNED BY THE UTILITY COMPANIES. OFF-SITE DISPOSAL IS BY THE CONTRACTOR.
2. SALVAGE: DETACH ITEM FROM EXISTING CONSTRUCTION, PROTECT FROM DAMAGE AND DELIVER THEM TO OWNER READY FOR REUSE. COORDINATE DELIVERY LOCATION WITH OWNER AND PROVIDE DELIVERY.
3. REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE RAZED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED OR SALVAGED. PROVIDE TEMPORARY PROTECTION DURING THE CONSTRUCTION PERIOD. PROVIDE ADJUSTMENTS AS REQUIRED BY PLANS.
4. REFURBISH: RENOVATE EXISTING STRUCTURE/APPURTENANCE TO CURRENT SPECIFICATIONS. PROTECT DURING CONSTRUCTION.
5. TO BE TAKEN OUT OF SERVICE: ABANDONMENT IN PLACE OF UTILITY LINES ALONG UNEXCAVATED AREAS PER RESPECTIVE UTILITY COMPANY REQUIREMENTS. SEE "GROUT FILLING OF EXISTING LINES DETAIL" ON DETAIL SHEET.
6. REPLACE: STRUCTURE OR PIPE TO BE REMOVED AND SIMILAR PRODUCT TO BE INSTALLED AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
7. ADJUST: EXISTING ITEM OF CONSTRUCTION TO BE MOVED OR REPLACED AS NEEDED TO AVOID CONFLICT WITH PROPOSED CONSTRUCTION. COORDINATE WITH THE OWNER OF UTILITIES.

NOTES:

VERTICAL DATUM NAVD 1988

LEGEND:

- WETLAND IMPACT AREA
- SECONDARY WETLAND IMPACT AREA
- WETLAND PRESERVATION AREA

WETLAND NO. 1 SUMMARY

WETLAND NO.1 IMPACT AREA:	± 5.85 AC
WETLAND NO. 1 SECONDARY IMPACT AREA:	± 0.21 AC
WETLAND NO. 1 PRESERVATION AREA:	± 0.81 AC

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NOTICE:

CONSTRUCTION MEANS SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF PERSONS OR PROPERTY ON OR NEAR THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
EROSION CONTROL AND DEMOLITION PLAN

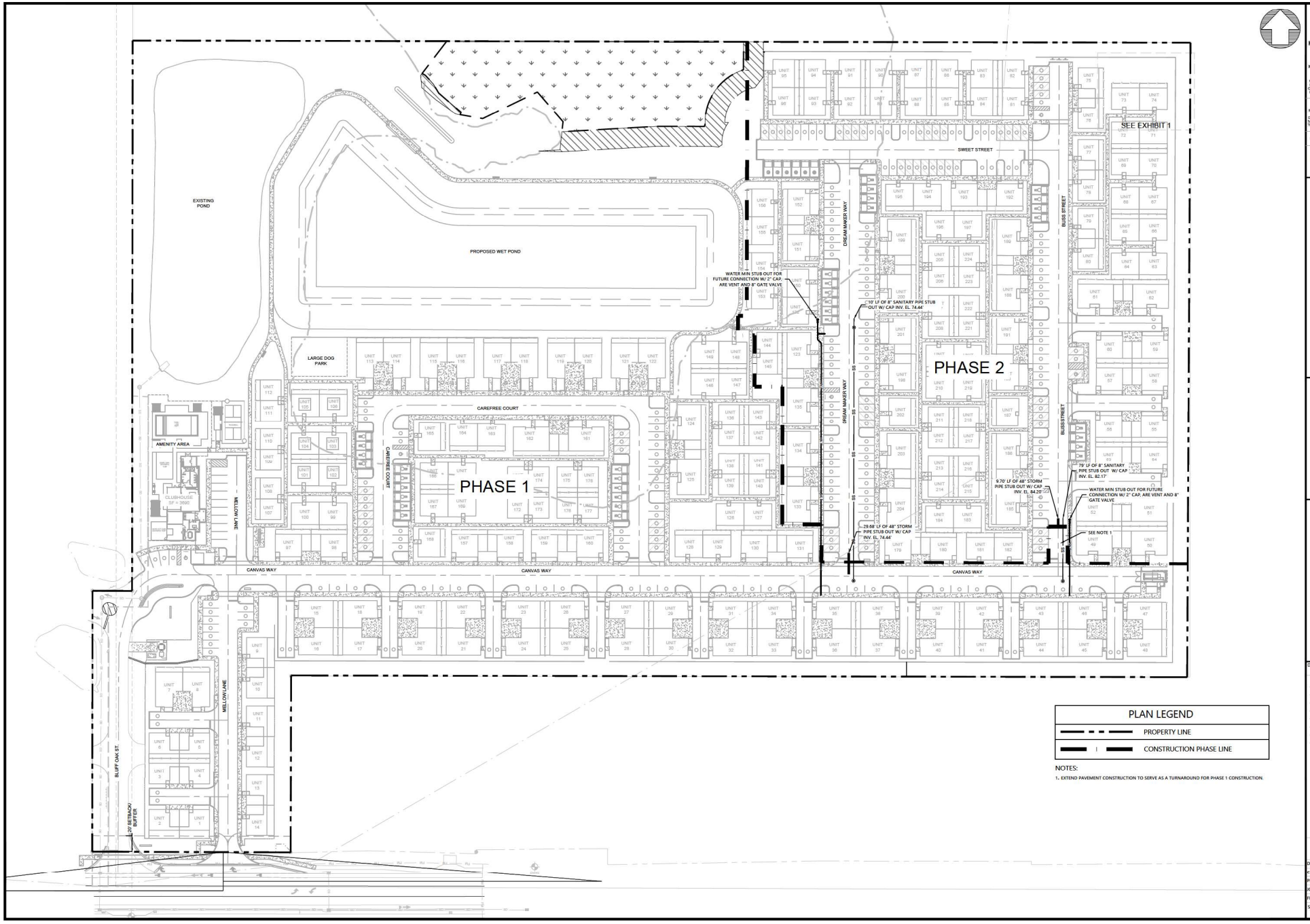
DATE AUG 23, 2023

REVISIONS

0 30' 60'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C100

CAD FILE: 2064-C100 EROSION & DEMOLITION



PLAN LEGEND	
	PROPERTY LINE
	CONSTRUCTION PHASE LINE

NOTES:

1. EXTEND PAVEMENT CONSTRUCTION TO SERVE AS A TURNAROUND FOR PHASE 1 CONSTRUCTION.

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NOTICE:

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PHASE PLAN

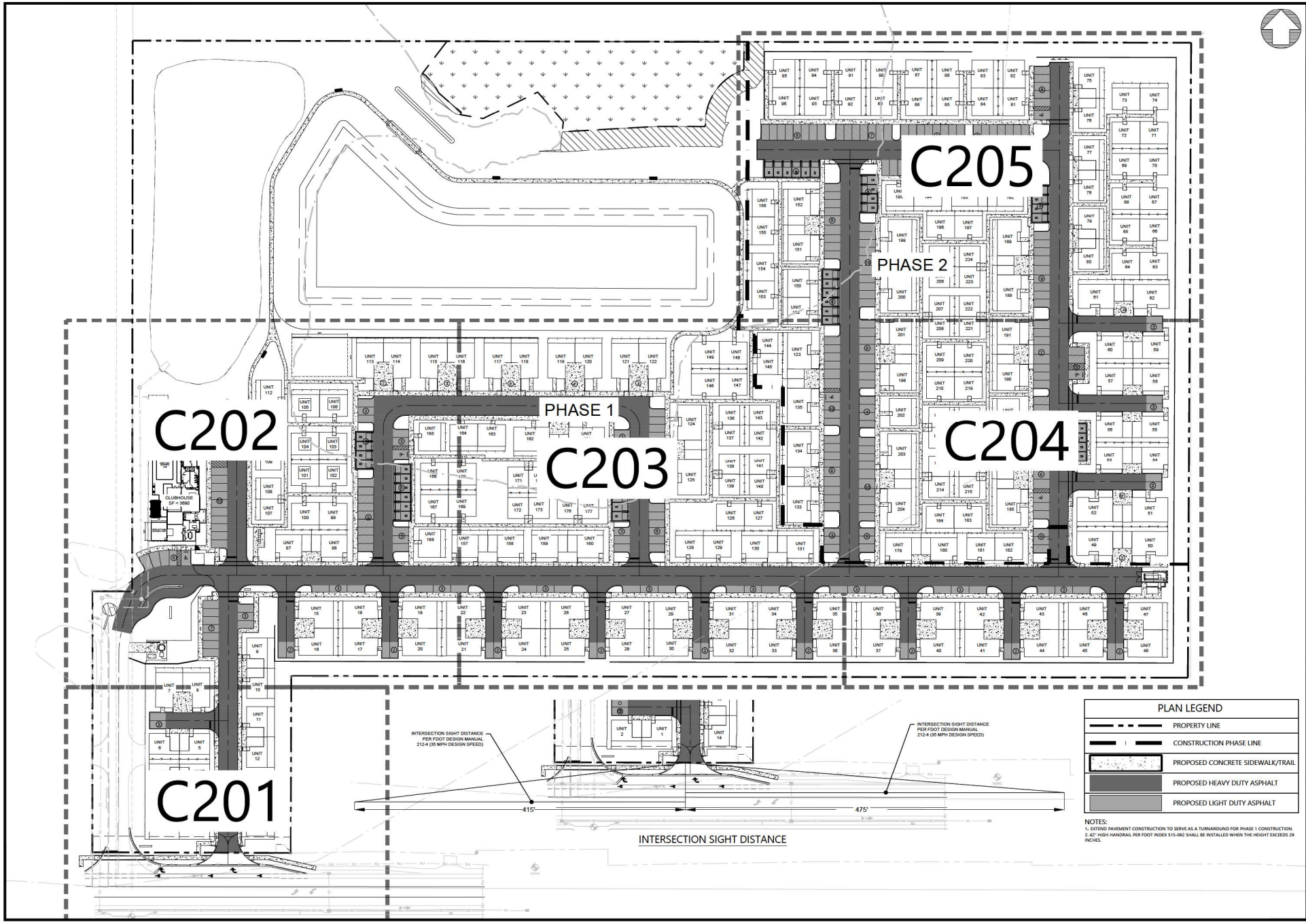
DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C101

CAD FILE 2064-C101 PHASE PLAN



PLAN LEGEND	
	PROPERTY LINE
	CONSTRUCTION PHASE LINE
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT

NOTES:
1. EXTEND PAVEMENT CONSTRUCTION TO SERVE AS A TURNAROUND FOR PHASE 1 CONSTRUCTION.
2. 42" HIGH HANDRAIL PER FDOT INDEX 515-062 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES.

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NOTICE:

CONSTRUCTION MEASURES IS NOT THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE METHOD, OF AND NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
OVERALL SITE PLAN

DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C200

CAD FILE 2064-C200 SITE PLAN

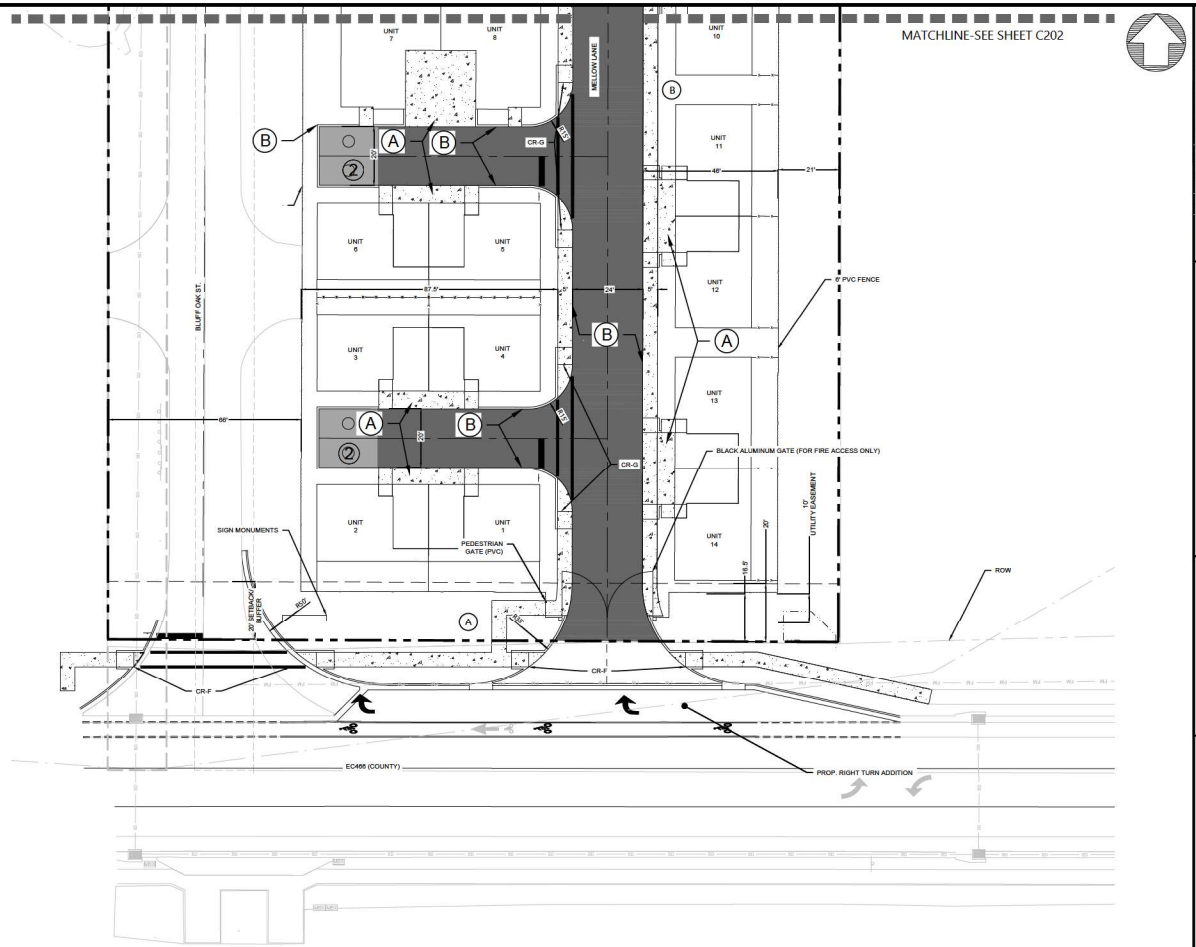
PLAN LEGEND

	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT

CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
(A)	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
(B)	TYPE "D" CURB (DETAIL #8/C600)

NOTES:

1. 42" HIGH HANDRAIL PER FDOT INDEX 515-062 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.



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COA # 29091

SEC. 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 1

DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZDR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C201

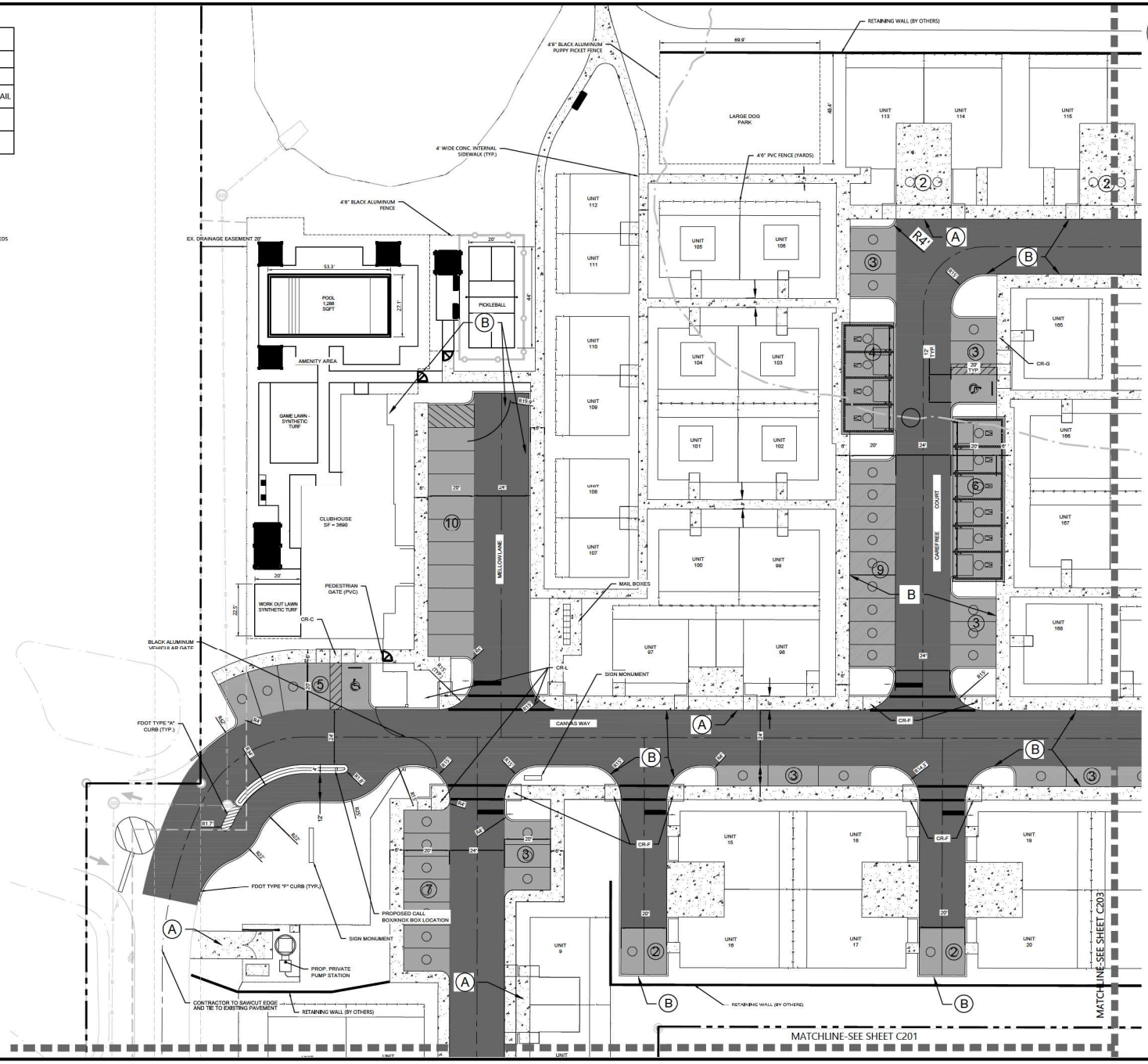
CAD FILE: 2064-C200 SITE PLAN

PLAN LEGEND

	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
(A)	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
(B)	TYPE "D" CURB (DETAIL #8/C600)

NOTES:

1. 42" HIGH HANDRAIL PER FDOT INDEX 515-062 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.



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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 2

DATE AUG 23, 2023

REVISIONS

SCALE: 1"=20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C202

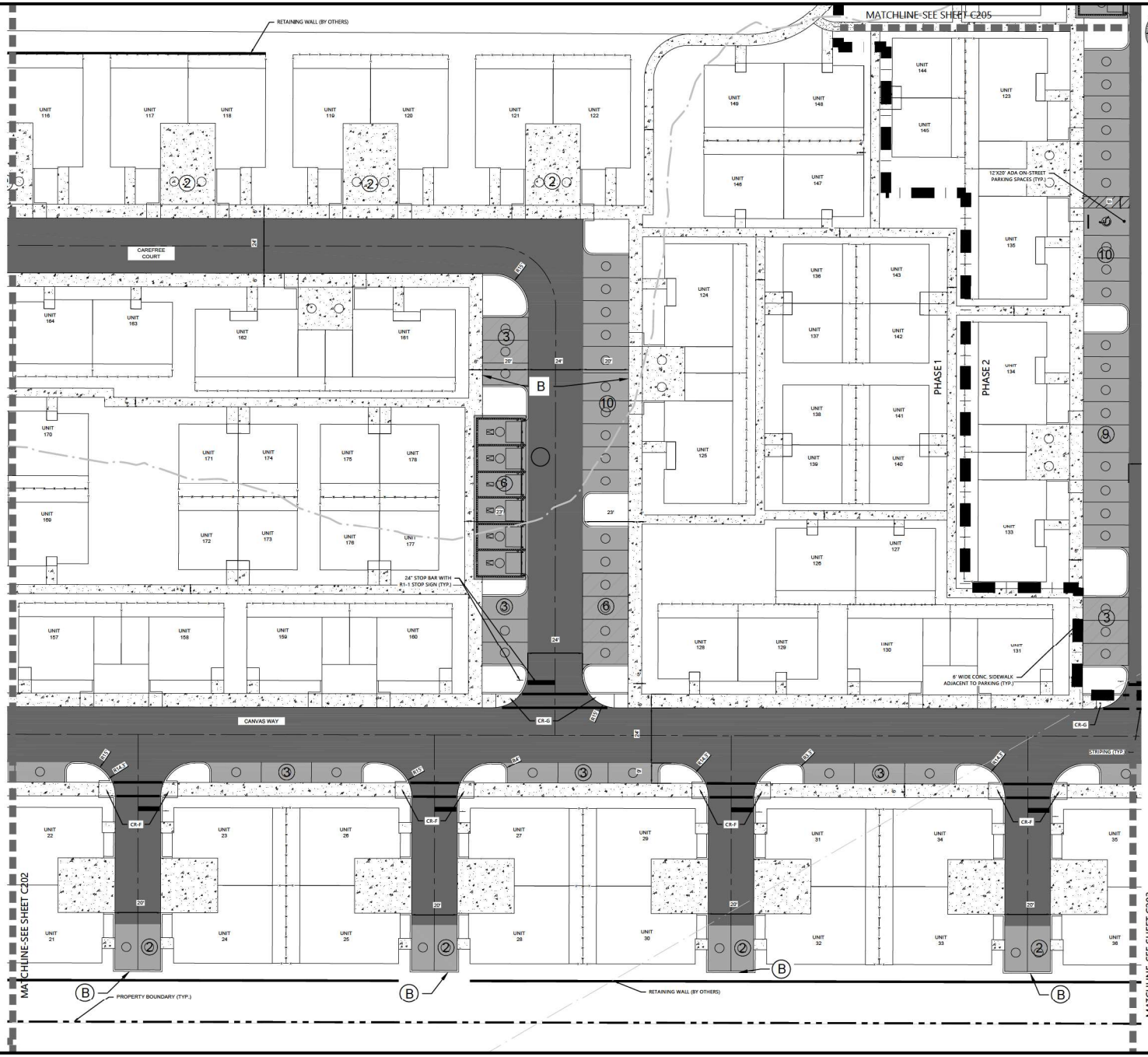
CAD FILE: 2064-C200 SITE PLAN

PLAN LEGEND

	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
(A)	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
(B)	TYPE "D" CURB (DETAIL #8/C600)

NOTES:

1. 42" HIGH HANDRAIL PER FDOT INDEX 515-060 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.



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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 3

DATE AUG 23, 2023

REVISIONS

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

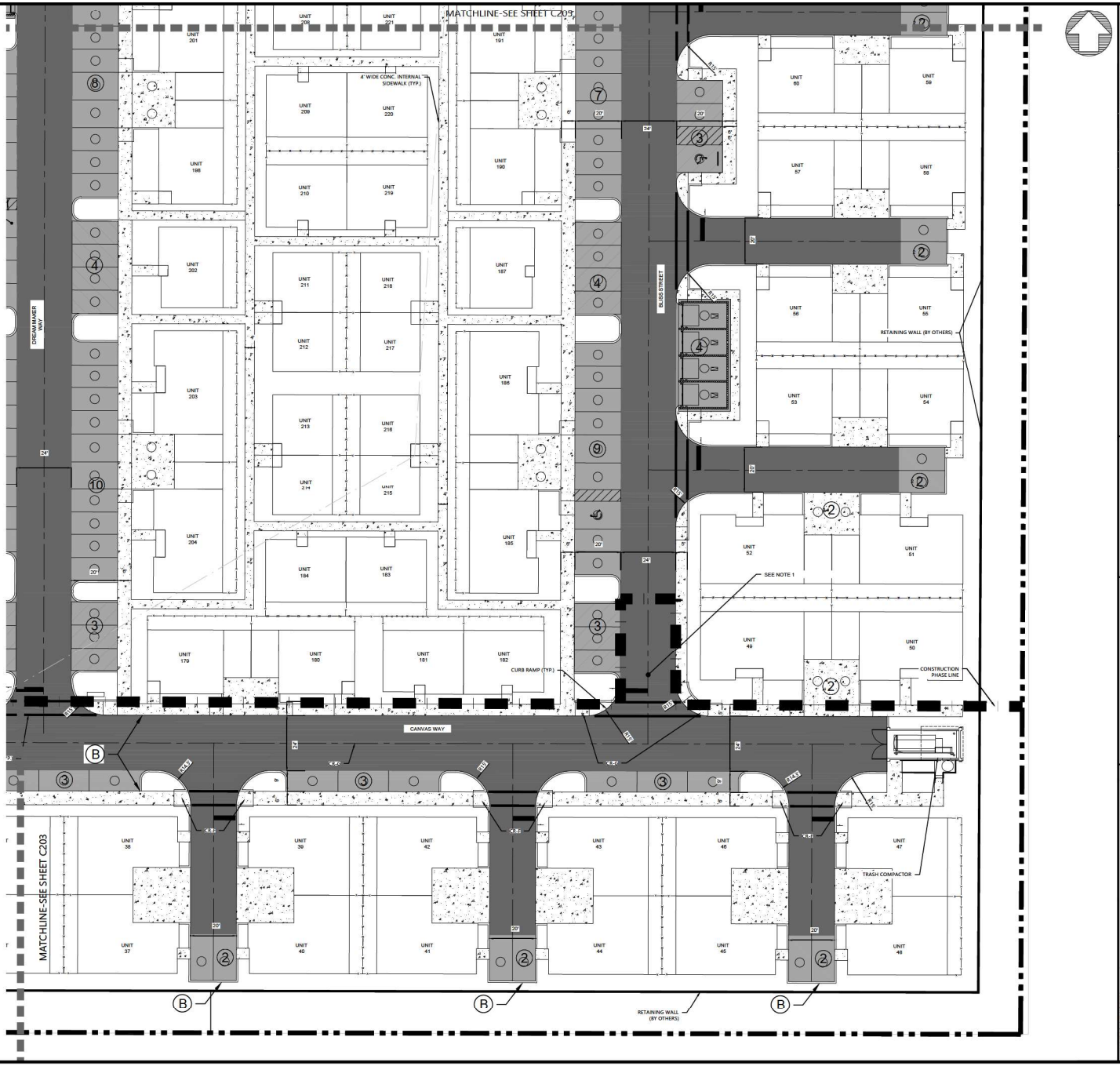
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C203

CAD FILE: 2064-C200 SITE PLAN

PLAN LEGEND	
	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
(A)	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
(B)	TYPE "D" CURB (DETAIL #8/C600)

NOTES:

1. EXTEND PAVEMENT CONSTRUCTION TO SERVE AS A TURNAROUND FOR PHASE 1 CONSTRUCTION.
2. 42" HIGH HANDRAIL PER FDOT INDEX 515-082 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.



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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 4

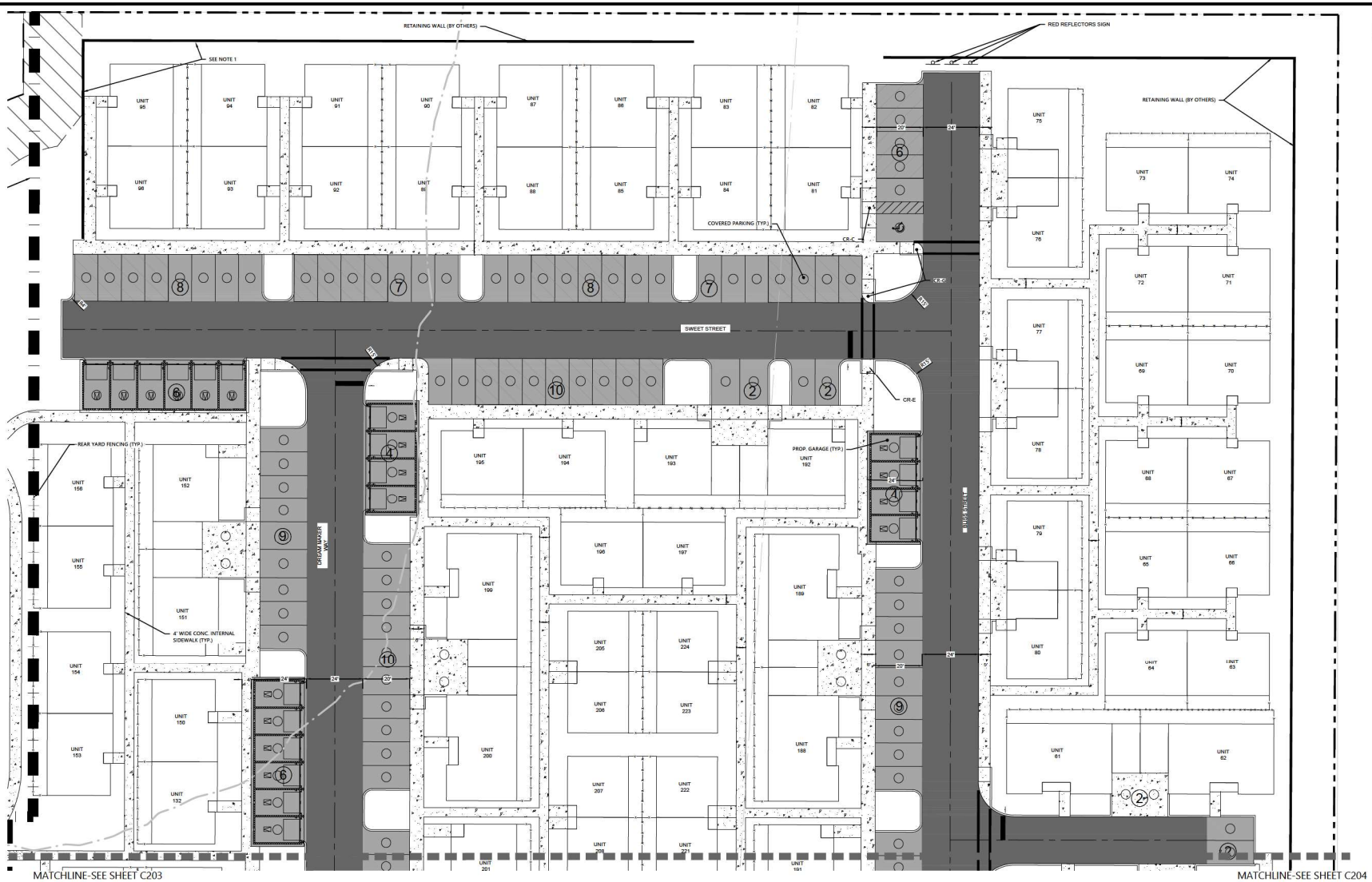
DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C204

CAD FILE: 2064-C200 SITE PLAN



NOTES:

1. 42" HIGH HANDRAIL PER FDOT INDEX 515-082 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.

PLAN LEGEND	
	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
(A)	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
(B)	TYPE "D" CURB (DETAIL #8/C600)

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 5

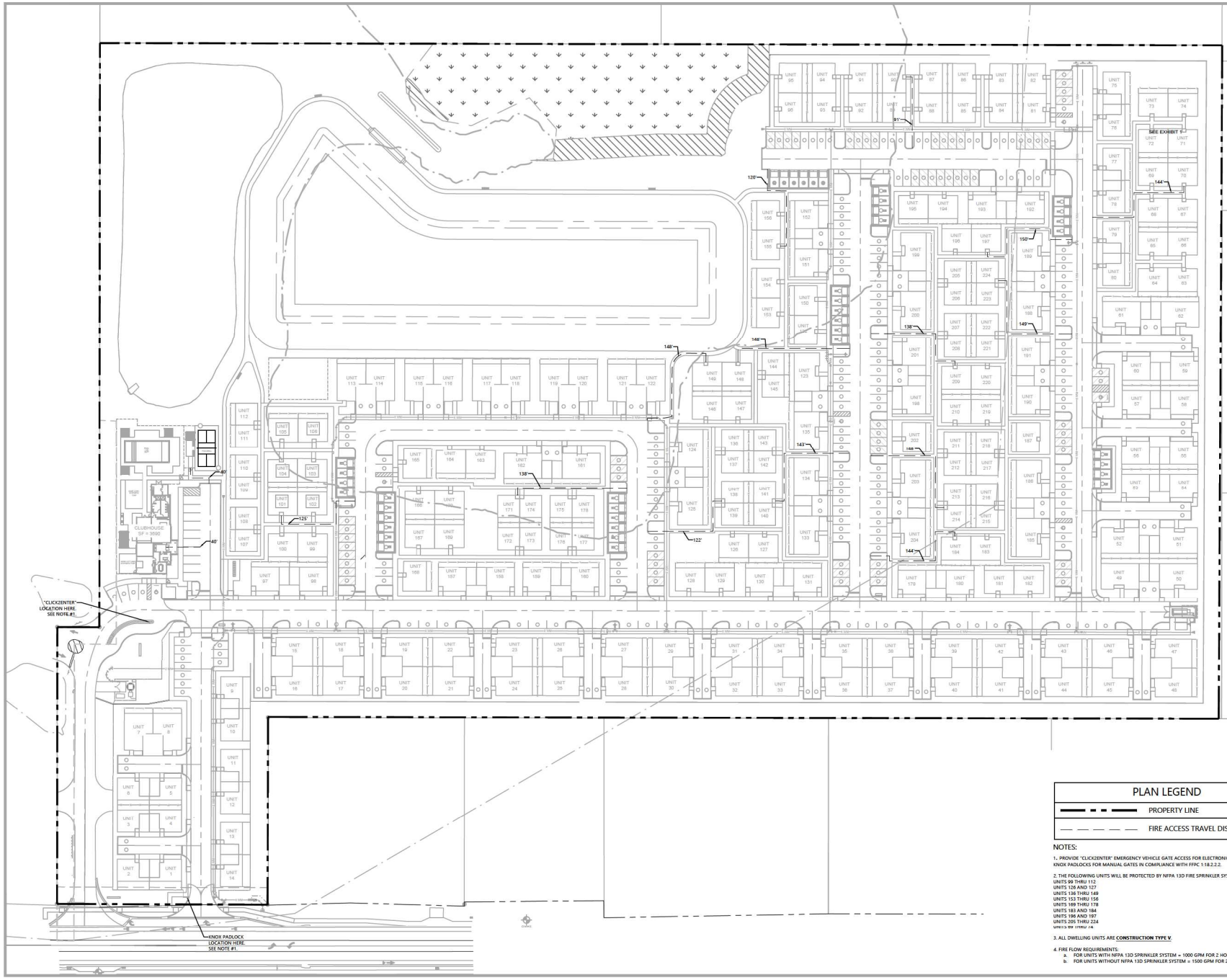
DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C205

CAD FILE: 2064-C200 SITE PLAN



PLAN LEGEND

— — —	PROPERTY LINE
— — — —	FIRE ACCESS TRAVEL DISTANCE

NOTES:

1. PROVIDE "CLICKZENTER" EMERGENCY VEHICLE GATE ACCESS FOR ELECTRONIC GATES, AND KNOX PADLOCKS FOR MANUAL GATES IN COMPLIANCE WITH FFPC 1:18.2.2.2.

2. THE FOLLOWING UNITS WILL BE PROTECTED BY NFPA 13D FIRE SPRINKLER SYSTEMS:
UNITS 99 THRU 112
UNITS 126 AND 127
UNITS 136 THRU 149
UNITS 153 THRU 156
UNITS 169 THRU 178
UNITS 183 AND 184
UNITS 196 AND 197
UNITS 205 THRU 224
UNITS BY THRU 14

3. ALL DWELLING UNITS ARE **CONSTRUCTION TYPE V**.

4. FIRE FLOW REQUIREMENTS:
a. FOR UNITS WITH NFPA 13D SPRINKLER SYSTEM = 1000 GPM FOR 2 HOURS.
b. FOR UNITS WITHOUT NFPA 13D SPRINKLER SYSTEM = 1500 GPM FOR 2 HOURS.

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COA # 29091

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
FIRE PLAN

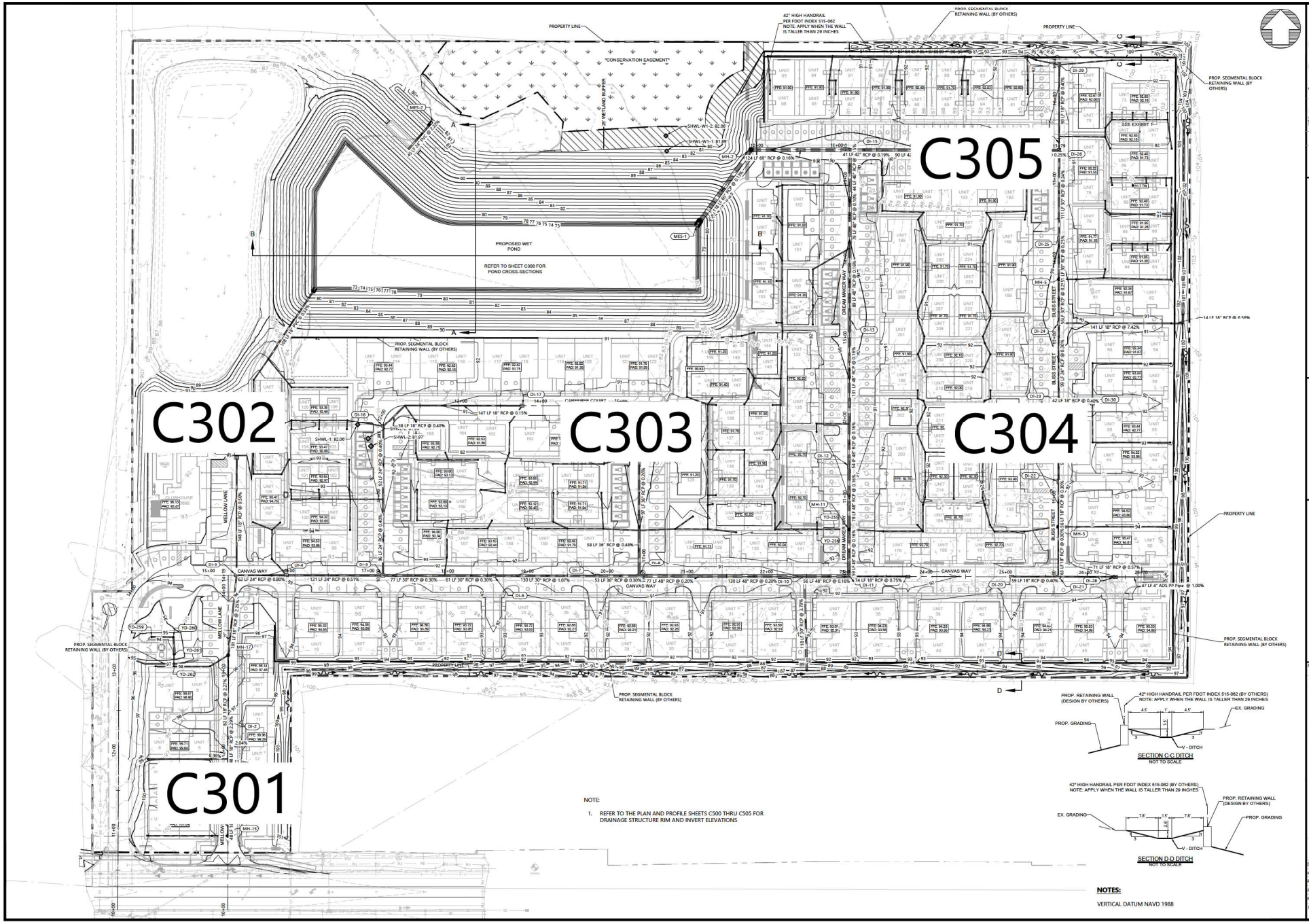
DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C206

CAD FILE 2064-C206 FIRE PLAN



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407.74.3324

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
OVERALL GRADING & DRAINAGE

DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C300

CAD FILE: 2064-C300 GRADING & DRAINAGE PLAN

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
Compactor Drain	RECTANGULAR JUNCTION STRUCTURE NF	93.50	86.97 (W)	N:1670292.71 E:642931.55
CS-1	CONTROL STRUCTURE	89.00	82.00 (NE)	N:1670829.55 E:641997.61
DI-1	TYPE F DROP INLET	99.22	92.53 (S) 92.53 (N)	N:1670016.89 E:641771.14
DI-2	TYPE F DROP INLET	97.18	90.34 (S) 90.34 (N)	N:1670112.89 E:641771.27
DI-3	TYPE F DROP INLET	93.26	87.00 (N) 86.21 (S) 85.90 (E)	N:1670294.91 E:641781.92
DI-4	TYPE F DROP INLET	92.85	85.40 (W) 85.40 (NW) 85.40 (E)	N:1670294.79 E:641844.28
DI-5	TYPE F DROP INLET	92.07	84.78 (W) 83.07 (N) 82.66 (E)	N:1670294.56 E:641965.63
DI-6	TYPE F DROP INLET	91.18	82.24 (W) 82.24 (E)	N:1670294.29 E:642104.28
DI-7	TYPE F DROP INLET	90.34	80.85 (W) 80.85 (E)	N:1670294.04 E:642234.28
DI-8	TYPE F DROP INLET	90.14	78.77 (N) 80.69 (W) 74.99 (E)	N:1670293.94 E:642286.96
DI-9	TYPE F DROP INLET	90.39	74.84 (W) 74.84 (E)	N:1670293.79 E:642364.28
DI-10	TYPE F DROP INLET	91.04	74.58 (W) 78.15 (S) 74.58 (E)	N:1670293.54 E:642494.28
DI-11	TYPE F DROP INLET	91.32	74.49 (W) 84.24 (E) 74.49 (N)	N:1670293.44 E:642550.29
DI-12	TYPE F DROP INLET	90.73	74.27 (S) 74.27 (N)	N:1670430.94 E:642550.56
DI-13	TYPE F DROP INLET	89.65	73.97 (S) 73.97 (N)	N:1670616.39 E:642550.83
DI-15	TYPE F DROP INLET	89.63	77.98 (E) 73.64 (S) 73.64 (W)	N:1670828.75 E:642551.32
DI-16	TYPE F DROP INLET	91.44	83.82 (NE) 85.32 (W) 83.82 (S)	N:1670481.89 E:641965.99
DI-17	TYPE F DROP INLET	90.49	87.41 (SW) 84.56 (W)	N:1670508.58 E:642140.21
DI-18	TYPE F DROP INLET	89.65	85.56 (W) 79.52 (S)	N:1670448.92 E:642287.26
DI-19	TYPE F DROP INLET	91.69	84.80 (W)	N:1670293.30 E:642624.28

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
DI-20	TYPE F DROP INLET	92.34	84.65 (E)	N:1670293.05 E:642754.28
DI-21	TYPE F DROP INLET	92.63	84.42 (W) 85.92 (E) 84.42 (N)	N:1670292.93 E:642812.91
DI-22	TYPE F DROP INLET	91.69	84.06 (S) 79.80 (N)	N:1670412.27 E:642813.14
DI-23	TYPE F DROP INLET	90.59	79.50 (S) 88.24 (E) 79.50 (N)	N:1670511.60 E:642813.33
DI-24	TYPE F DROP INLET	89.70	79.20 (S) 79.50 (E) 79.10 (N)	N:1670610.93 E:642813.52
DI-25	TYPE F DROP INLET	90.03	78.83 (S) 78.83 (N)	N:1670717.58 E:642813.72
DI-26	TYPE F DROP INLET	90.59	78.57 (S) 81.40 (N) 78.57 (W)	N:1670828.23 E:642813.94
DI-27	TYPE F DROP INLET	90.19	78.24 (E) 78.24 (W)	N:1670828.49 E:642682.63
DI-28	TYPE F DROP INLET	92.99	86.50 (E) 86.32 (W)	N:1670292.80 E:642884.28
DI-29	TYPE F DROP INLET	91.12	84.84 (W) 85.90 (E) 81.84 (S)	N:1670935.32 E:642814.14
DI-30	TYPE F DROP INLET	94.11	88.41 (N) 88.41 (S) 88.41 (W)	N:1670511.51 E:642855.68
DI-31	TYPE F DROP INLET	94.24	87.74 (S)	N:1670442.77 E:641782.10
MES-1	60" MITERED END SECTION	78.86	73.28 (NE)	N:1670733.30 E:642358.91
MES-2	24" MITERED END SECTION	0.00	81.00 (SW)	N:1670863.47 E:642027.25
MES-3	18" MITERED END SECTION	75.56	74.00 (SW)	N:1670656.23 E:641880.96
MH-1	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	91.23	84.34 (E) 85.41 (SE) 83.97 (SW)	N:1670508.84 E:641993.04
MH-2	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	88.35	73.44 (E) 73.44 (SW)	N:1670828.98 E:642427.34
MH-3	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	92.30	84.23 (S) 85.42 (W) 84.23 (N) 90.00 (E)	N:1670356.26 E:642813.03
MH-5	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	89.78	78.96 (S) 83.09 (E) 78.96 (N)	N:1670666.97 E:642813.63
MH-6	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	90.67	81.48 (N) 81.48 (E) 81.48 (S)	N:1670845.51 E:642813.97

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
MH-7	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	90.67	78.46 (E) 84.67 (S) 78.46 (W)	N:1670828.31 E:642773.14
MH-8	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	89.72	78.05 (E) 84.67 (S) 78.05 (W)	N:1670828.67 E:642592.20
MH-9	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	89.89	73.75 (S) 85.32 (W) 73.71 (N)	N:1670784.43 E:642551.21
MH-10	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	89.94	73.83 (S) 85.01 (SW) 73.83 (N)	N:1670705.56 E:642551.04
MH-11	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	91.24	74.40 (S) 86.37 (W) 85.38 (E) 74.40 (N)	N:1670352.80 E:642550.41
MH-12	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	90.01	79.27 (N) 85.42 (W) 82.74 (E) 79.05 (S)	N:1670351.59 E:642287.07
MH-13	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	91.89	83.45 (N) 87.80 (W) 83.45 (S)	N:1670390.22 E:641965.81
MH-14	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	98.20	91.43 (S) 91.93 (W) 91.43 (N)	N:1670064.89 E:641771.20
MH-15	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	100.21	92.68 (W) 92.68 (N)	N:1669968.89 E:641771.08
MH-16	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	91.57	82.42 (W) 87.41 (N) 82.42 (E)	N:1670294.41 E:642043.06
MH-17	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	95.44	88.48 (S) 88.98 (SW) 88.48 (N)	N:1670194.91 E:641771.37
MH-18	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	90.37	74.18 (S) 84.66 (W) 74.18 (N)	N:1670484.92 E:642550.64
OFFSITE DI - 1	CURB INLET TYPE 6	100.80	96.67 (E)	N:1669928.69 E:641836.71
YD-1	12" YARD DRAIN W/ CONCRETE COLLAR	97.14	94.52 (E)	N:1670176.79 E:641842.44
YD-2	12" YARD DRAIN W/ CONCRETE COLLAR	97.42	94.16 (W) 94.16 (E)	N:1670176.65 E:641914.93
YD-3	12" YARD DRAIN W/ CONCRETE COLLAR	97.02	93.98 (W) 93.98 (E)	N:1670176.59 E:641950.42
YD-4	12" YARD DRAIN W/ CONCRETE COLLAR	96.42	93.63 (W) 93.63 (E)	N:1670176.45 E:642020.40
YD-5	12" YARD DRAIN W/ CONCRETE COLLAR	96.30	93.46 (W) 93.46 (E)	N:1670176.39 E:642054.46
YD-6	12" YARD DRAIN W/ CONCRETE COLLAR	96.05	93.36 (W) 93.36 (E)	N:1670176.35 E:642075.28
YD-7	12" YARD DRAIN W/ CONCRETE COLLAR	88.80	85.63 (W) 85.63 (E)	N:1670176.01 E:642253.76

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-8	12" YARD DRAIN W/ CONCRETE COLLAR	86.58	83.41 (W) 83.41 (E)	N:1670175.84 E:642338.99
YD-9	12" YARD DRAIN W/ CONCRETE COLLAR	86.20	82.88 (W) 82.88 (E)	N:1670175.64 E:642444.04
YD-10	12" YARD DRAIN W/ CONCRETE COLLAR	86.92	82.62 (W) 83.75 (E) 82.62 (N)	N:1670175.54 E:642497.26
YD-11	12" YARD DRAIN W/ CONCRETE COLLAR	91.37	88.20 (E) 88.20 (W)	N:1670174.63 E:642711.43
YD-12	12" YARD DRAIN W/ CONCRETE COLLAR	96.40	93.23 (W)	N:1670174.72 E:642925.58
YD-13	12" YARD DRAIN W/ CONCRETE COLLAR	96.18	92.83 (N)	N:1670228.60 E:642967.26
YD-14	12" YARD DRAIN W/ CONCRETE COLLAR	96.35	92.53 (S) 92.53 (N)	N:1670288.80 E:642967.56
YD-15	12" YARD DRAIN W/ CONCRETE COLLAR	98.48	91.73 (S) 91.73 (N)	N:1670448.26 E:642968.36
YD-16	12" YARD DRAIN W/ CONCRETE COLLAR	100.56	96.56 (N) 90.92 (S) 90.92 (W)	N:1670610.68 E:642969.05
YD-17	12" YARD DRAIN W/ CONCRETE COLLAR	100.66	96.62 (N) 96.62 (S)	N:1670623.07 E:642969.23
YD-18	12" YARD DRAIN W/ CONCRETE COLLAR	100.77	96.81 (N) 96.81 (S)	N:1670661.52 E:642969.42
YD-19	12" YARD DRAIN W/ CONCRETE COLLAR	101.08	97.12 (N) 97.12 (S)	N:1670723.40 E:642969.73
YD-20	12" YARD DRAIN W/ CONCRETE COLLAR	101.31	97.83 (S)	N:1670865.41 E:642970.44
YD-21	12" YARD DRAIN W/ CONCRETE COLLAR	91.51	88.50 (W)	N:1670940.92 E:642950.10
YD-22	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	88.22 (E) 88.22 (W)	N:1670941.08 E:642880.10
YD-24	12" YARD DRAIN W/ CONCRETE COLLAR	90.59	85.01 (W) 85.01 (S) 85.01 (SE)	N:1670945.96 E:642774.01
YD-25	12" YARD DRAIN W/ CONCRETE COLLAR	86.11	85.06 (N)	N:1670898.76 E:642774.52
YD-26	12" YARD DRAIN W/ CONCRETE COLLAR	90.90	85.32 (W) 85.32 (S) 85.32 (E)	N:1670945.96 E:642695.74
YD-27	12" YARD DRAIN W/ CONCRETE COLLAR	90.97	85.44 (E) 85.44 (S) 85.44 (N)	N:1670915.91 E:642691.61
YD-28	12" YARD DRAIN W/ CONCRETE COLLAR	91.01	85.47 (S) 85.47 (W)	N:1670915.91 E:642699.60

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-29	12" YARD DRAIN W/ CONCRETE COLLAR	86.56	85.51 (N)	N:1670898.74 E:642691.57
YD-30	12" YARD DRAIN W/ CONCRETE COLLAR	86.60	85.54 (N)	N:1670898.74 E:642699.57
YD-31	12" YARD DRAIN W/ CONCRETE COLLAR	91.23	85.65 (W) 85.65 (S) 85.65 (E)	N:1670946.13 E:642612.36
YD-32	12" YARD DRAIN W/ CONCRETE COLLAR	91.32	85.78 (E) 85.78 (S) 85.77 (N)	N:1670915.96 E:642608.60
YD-33	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (W)	N:1670915.96 E:642616.60
YD-34	12" YARD DRAIN W/ CONCRETE COLLAR	86.90	85.84 (N)	N:1670898.78 E:642608.54
YD-35	12" YARD DRAIN W/ CONCRETE COLLAR	86.93	85.88 (N)	N:1670898.72 E:642616.57
YD-36	12" YARD DRAIN W/ CONCRETE COLLAR	91.56	85.98 (W) 85.98 (S) 85.98 (E)	N:1670946.30 E:642529.64
YD-37	12" YARD DRAIN W/ CONCRETE COLLAR	91.67	86.11 (E) 86.11 (S) 86.11 (N)	N:1670915.96 E:642525.61
YD-38	12" YARD DRAIN W/ CONCRETE COLLAR	91.70	86.14 (S) 86.14 (W)	N:1670915.94 E:642533.60
YD-39	12" YARD DRAIN W/ CONCRETE COLLAR	87.23	86.17 (N)	N:1670898.78 E:642525.57
YD-40	12" YARD DRAIN W/ CONCRETE COLLAR	87.26	86.21 (N)	N:1670898.76 E:642533.57
YD-41	12" YARD DRAIN W/ CONCRETE COLLAR	91.88	86.31 (S) 86.31 (E)	N:1670946.47 E:642448.41
YD-42	12" YARD DRAIN W/ CONCRETE COLLAR	92.01	86.43 (S) 86.43 (N)	N:1670915.97 E:642451.10
YD-43	12" YARD DRAIN W/ CONCRETE COLLAR	-2.95	86.50 (N)	N:1670898.80 E:642451.07
YD-44	12" YARD DRAIN W/ CONCRETE COLLAR	91.33	87.00 (N)	N:1670830.33 E:642503.21
YD-45	12" YARD DRAIN W/ CONCRETE COLLAR	88.02	86.85 (S) 86.85 (N) 86.96 (W)	N:1670866.53 E:642950.00
YD-46	12" YARD DRAIN W/ CONCRETE COLLAR	87.94	86.89 (S)	N:1670875.34 E:642950.03
YD-47	12" YARD DRAIN W/ CONCRETE COLLAR	87.94	86.89 (S)	N:1670875.39 E:642923.60
YD-48	12" YARD DRAIN W/ CONCRETE COLLAR	92.45	86.85 (E) 86.85 (N) 86.85 (W)	N:1670866.49 E:642923.48

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-49	12" YARD DRAIN W/ CONCRETE COLLAR	87.88	86.82 (S)	N:1670875.42 E:642906.25
YD-50	12" YARD DRAIN W/ CONCRETE COLLAR	92.39	86.78 (E) 86.78 (N) 86.78 (W)	N:1670866.47 E:642906.23
YD-51	12" YARD DRAIN W/ CONCRETE COLLAR	87.77	86.72 (S)	N:1670875.47 E:642880.03
YD-52	12" YARD DRAIN W/ CONCRETE COLLAR	92.29	86.68 (E) 86.68 (N) 86.68 (SW)	N:1670866.42 E:642880.00
YD-53	12" YARD DRAIN W/ CONCRETE COLLAR	87.68	86.63 (NE) 86.63 (S)	N:1670856.37 E:642871.99
YD-54	12" YARD DRAIN W/ CONCRETE COLLAR	92.19	86.58 (N) 86.58 (SE) 85.58 (W)	N:1670845.00 E:642871.47
YD-55	12" YARD DRAIN W/ CONCRETE COLLAR	91.42	86.63 (NW)	N:1670830.47 E:642877.95
YD-56	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (N)	N:1670784.81 E:642880.39
YD-57	12" YARD DRAIN W/ CONCRETE COLLAR	87.52	86.35 (E) 86.46 (S)	N:1670793.88 E:642879.00
YD-58	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.29 (E) 86.35 (S) 86.46 (W)	N:1670793.92 E:642906.35
YD-59	12" YARD DRAIN W/ CONCRETE COLLAR	87.45	86.39 (N)	N:1670784.42 E:642906.28
YD-60	12" YARD DRAIN W/ CONCRETE COLLAR	91.93	86.19 (E) 86.29 (S) 86.35 (W)	N:1670793.89 E:642923.12
YD-61	12" YARD DRAIN W/ CONCRETE COLLAR	87.28	86.22 (N)	N:1670784.34 E:642948.39
YD-62	12" YARD DRAIN W/ CONCRETE COLLAR	87.35	86.19 (S) 86.29 (W) 86.19 (E)	N:1670793.84 E:642948.32
YD-63	12" YARD DRAIN W/ CONCRETE COLLAR	91.75	86.16 (W) 86.16 (S)	N:1670793.87 E:642955.04
YD-64	12" YARD DRAIN W/ CONCRETE COLLAR	90.77	85.98 (N) 85.98 (W) 85.98 (S)	N:1670748.33 E:642954.82
YD-65	12" YARD DRAIN W/ CONCRETE COLLAR	90.79	86.28 (E) 86.32 (NW)	N:1670748.47 E:642878.15
YD-66	12" YARD DRAIN W/ CONCRETE COLLAR	87.42	86.36 (S)	N:1670765.31 E:642871.82
YD-67	12" YARD DRAIN W/ CONCRETE COLLAR	91.55	85.83 (N) 85.83 (SW) 85.83 (S) 85.95 (W)	N:1670711.33 E:642954.62
YD-68	12" YARD DRAIN W/ CONCRETE COLLAR	86.92	85.87 (NE)	N:1670703.34 E:642949.70

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONTRACTOR'S SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF PERSONS OTHER THAN THEIR OWN OR THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
DRAINAGE TABLE -1

DATE AUG 23, 2023

REVISIONS

0 30' 60'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C300A

CAD FILE: 2064-C300 GRADING & DRAINAGE PLAN

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-69	12" YARD DRAIN W/ CONCRETE COLLAR	87.04	85.98 (N)	N:1670703.39 E:642924.76
YD-70	12" YARD DRAIN W/ CONCRETE COLLAR	91.58	85.83 (E) 85.95 (S) 86.02 (W)	N:1670711.39 E:642924.66
YD-71	12" YARD DRAIN W/ CONCRETE COLLAR	87.11	86.06 (N)	N:1670703.42 E:642905.86
YD-77	12" YARD DRAIN W/ CONCRETE COLLAR	91.69	85.95 (E) 86.02 (S) 86.13 (W)	N:1670711.42 E:642905.79
YD-78	12" YARD DRAIN W/ CONCRETE COLLAR	87.21	86.16 (N)	N:1670703.47 E:642879.70
YD-79	12" YARD DRAIN W/ CONCRETE COLLAR	87.19	86.02 (E) 86.13 (S)	N:1670711.47 E:642879.69
YD-80	12" YARD DRAIN W/ CONCRETE COLLAR	91.04	85.65 (N) 85.31 (W)	N:1670666.45 E:642954.38
YD-81	12" YARD DRAIN W/ CONCRETE COLLAR	91.24	85.17 (W) 85.31 (N) 85.65 (E)	N:1670668.53 E:642869.63
YD-82	12" YARD DRAIN W/ CONCRETE COLLAR	86.41	85.35 (S)	N:1670679.44 E:642871.65
YD-83	12" YARD DRAIN W/ CONCRETE COLLAR	90.87	85.31 (E) 85.17 (W)	N:1670666.93 E:642835.19
YD-84	12" YARD DRAIN W/ CONCRETE COLLAR	91.64	88.61 (W)	N:1670560.99 E:642953.93
YD-85	12" YARD DRAIN W/ CONCRETE COLLAR	91.35	89.00 (E) 88.61 (S)	N:1670561.18 E:642855.97
YD-86	12" YARD DRAIN W/ CONCRETE COLLAR	92.74	88.61 (W)	N:1670461.66 E:642953.36
YD-87	12" YARD DRAIN W/ CONCRETE COLLAR	92.55	89.00 (E) 88.61 (N)	N:1670461.85 E:642855.86
YD-88	12" YARD DRAIN W/ CONCRETE COLLAR	93.77	89.44 (W)	N:1670356.33 E:642952.91
YD-89	12" YARD DRAIN W/ CONCRETE COLLAR	91.31	85.74 (NW) 85.74 (E)	N:1670350.21 E:642732.86
YD-90	12" YARD DRAIN W/ CONCRETE COLLAR	91.35	85.78 (N) 85.78 (SE)	N:1670358.41 E:642727.37
YD-91	12" YARD DRAIN W/ CONCRETE COLLAR	91.45	85.88 (N) 85.88 (S)	N:1670383.34 E:642720.37
YD-92	12" YARD DRAIN W/ CONCRETE COLLAR	91.49	85.92 (N) 85.92 (S)	N:1670392.42 E:642717.89
YD-93	12" YARD DRAIN W/ CONCRETE COLLAR	91.71	86.15 (NE) 86.15 (S)	N:1670449.45 E:642717.90

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-94	12" YARD DRAIN W/ CONCRETE COLLAR	91.83	86.25 (N) 86.25 (SW)	N:1670472.41 E:642727.59
YD-95	12" YARD DRAIN W/ CONCRETE COLLAR	91.86	86.29 (NW) 86.29 (S)	N:1670482.41 E:642727.63
YD-96	12" YARD DRAIN W/ CONCRETE COLLAR	91.97	86.39 (N) 86.39 (SE)	N:1670506.43 E:642717.51
YD-97	12" YARD DRAIN W/ CONCRETE COLLAR	92.01	86.43 (E) 86.43 (S)	N:1670514.86 E:642720.33
YD-98	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.46 (N) 86.46 (W)	N:1670517.41 E:642727.70
YD-99	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (S)	N:1670527.40 E:642727.72
YD-100	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (NE)	N:1670550.42 E:642718.07
YD-101	12" YARD DRAIN W/ CONCRETE COLLAR	91.46	85.90 (SW) 85.90 (NW)	N:1670572.40 E:642727.78
YD-102	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.84 (SE) 85.84 (N)	N:1670586.07 E:642720.52
YD-103	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (NE)	N:1670594.33 E:642718.20
YD-104	12" YARD DRAIN W/ CONCRETE COLLAR	91.26	85.71 (SW) 85.71 (N)	N:1670617.40 E:642727.85
YD-105	12" YARD DRAIN W/ CONCRETE COLLAR	91.22	85.67 (S) 85.67 (NW)	N:1670627.41 E:642727.91
YD-106	12" YARD DRAIN W/ CONCRETE COLLAR	91.10	85.57 (SE) 85.57 (N)	N:1670650.90 E:642717.94
YD-107	12" YARD DRAIN W/ CONCRETE COLLAR	90.87	85.34 (S) 85.34 (N)	N:1670708.43 E:642718.25
YD-108	12" YARD DRAIN W/ CONCRETE COLLAR	90.74	85.20 (S) 85.20 (NW)	N:1670741.41 E:642728.13
YD-109	12" YARD DRAIN W/ CONCRETE COLLAR	90.69	85.16 (SE) 85.16 (E)	N:1670750.43 E:642722.48
YD-110	12" YARD DRAIN W/ CONCRETE COLLAR	88.59	84.95 (W) 84.95 (S) 84.95 (N)	N:1670752.27 E:642772.74
YD-111	12" YARD DRAIN W/ CONCRETE COLLAR	90.59	84.96 (E) 84.96 (N)	N:1670752.69 E:642592.27
YD-112	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.16 (SW) 85.16 (W)	N:1670750.62 E:642643.94
YD-113	12" YARD DRAIN W/ CONCRETE COLLAR	90.74	85.20 (S) 85.20 (NE)	N:1670741.48 E:642636.84

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-114	12" YARD DRAIN W/ CONCRETE COLLAR	90.88	85.34 (S) 85.34 (N)	N:1670708.56 E:642646.46
YD-115	12" YARD DRAIN W/ CONCRETE COLLAR	91.10	85.57 (S) 85.57 (N)	N:1670651.60 E:642646.26
YD-116	12" YARD DRAIN W/ CONCRETE COLLAR	91.23	85.67 (S) 85.67 (N)	N:1670627.59 E:642636.61
YD-117	12" YARD DRAIN W/ CONCRETE COLLAR	91.26	85.71 (S) 85.71 (N)	N:1670617.59 E:642636.57
YD-118	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (N)	N:1670594.57 E:642644.79
YD-119	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.84 (SW) 85.84 (N)	N:1670585.93 E:642643.38
YD-120	12" YARD DRAIN W/ CONCRETE COLLAR	91.46	85.90 (SE) 85.90 (NE)	N:1670572.59 E:642636.49
YD-121	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (NW)	N:1670550.55 E:642646.26
YD-122	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (S)	N:1670527.59 E:642636.40
YD-123	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.46 (N) 86.46 (E)	N:1670517.59 E:642636.39
YD-124	12" YARD DRAIN W/ CONCRETE COLLAR	92.00	86.43 (W) 86.43 (S)	N:1670514.76 E:642643.77
YD-125	12" YARD DRAIN W/ CONCRETE COLLAR	91.97	86.39 (N) 86.39 (SW)	N:1670506.56 E:642646.51
YD-126	12" YARD DRAIN W/ CONCRETE COLLAR	91.87	86.29 (NE) 86.29 (S)	N:1670482.59 E:642636.32
YD-127	12" YARD DRAIN W/ CONCRETE COLLAR	91.83	86.25 (N) 86.25 (SE)	N:1670472.59 E:642636.31
YD-128	12" YARD DRAIN W/ CONCRETE COLLAR	91.74	86.15 (E) 86.15 (NW) 86.15 (S)	N:1670449.56 E:642645.90
YD-129	12" YARD DRAIN W/ CONCRETE COLLAR	91.51	85.92 (N) 85.92 (S)	N:1670392.56 E:642645.73
YD-130	12" YARD DRAIN W/ CONCRETE COLLAR	91.34	85.75 (N) 85.75 (NW) 85.75 (W)	N:1670350.57 E:642643.08
YD-131	12" YARD DRAIN W/ CONCRETE COLLAR	86.85	85.79 (SE)	N:1670358.59 E:642636.08
YD-132	12" YARD DRAIN W/ CONCRETE COLLAR	86.62	85.56 (E) 85.56 (W)	N:1670350.52 E:642593.34
YD-133	12" YARD DRAIN W/ CONCRETE COLLAR	87.58	86.53 (N)	N:1670390.86 E:642681.80

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-134	12" YARD DRAIN W/ CONCRETE COLLAR	91.88	86.29 (N) 86.29 (S) 86.29 (W)	N:1670449.50 E:642681.90
YD-135	12" YARD DRAIN W/ CONCRETE COLLAR	87.58	86.53 (S)	N:1670508.05 E:642681.99
YD-136	12" YARD DRAIN W/ CONCRETE COLLAR	86.63	85.57 (W) 85.57 (E)	N:1670350.16 E:642770.12
YD-137	12" YARD DRAIN W/ CONCRETE COLLAR	86.05	85.00 (N)	N:1670741.44 E:642770.82
YD-138	12" YARD DRAIN W/ CONCRETE COLLAR	91.85	86.73 (N) 86.73 (NE) 86.73 (E)	N:1670352.78 E:642457.42
YD-139	12" YARD DRAIN W/ CONCRETE COLLAR	87.82	86.76 (SW)	N:1670362.27 E:642464.40
YD-140	12" YARD DRAIN W/ CONCRETE COLLAR	87.96	86.90 (N) 86.86 (S)	N:1670386.05 E:642457.33
YD-141	12" YARD DRAIN W/ CONCRETE COLLAR	88.06	86.86 (S) 87.00 (NE)	N:1670395.29 E:642454.32
YD-142	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	86.90 (SW)	N:1670418.27 E:642464.72
YD-143	12" YARD DRAIN W/ CONCRETE COLLAR	88.05	87.00 (NE)	N:1670452.36 E:642454.43
YD-144	12" YARD DRAIN W/ CONCRETE COLLAR	91.45	86.90 (SW) 86.90 (N)	N:1670475.26 E:642464.95
YD-145	12" YARD DRAIN W/ CONCRETE COLLAR	92.46	86.86 (S) 86.86 (N)	N:1670485.26 E:642464.63
YD-146	12" YARD DRAIN W/ CONCRETE COLLAR	92.36	86.76 (S) 86.76 (W) 86.76 (N)	N:1670509.29 E:642464.57
YD-147	12" YARD DRAIN W/ CONCRETE COLLAR	87.86	86.80 (E)	N:1670509.29 E:642454.54
YD-148	12" YARD DRAIN W/ CONCRETE COLLAR	92.23	86.63 (S) 86.63 (W) 86.63 (N)	N:1670542.26 E:642464.71
YD-149	12" YARD DRAIN W/ CONCRETE COLLAR	92.37	86.76 (NW) 86.76 (S) 86.76 (E)	N:1670542.67 E:642431.25
YD-150	12" YARD DRAIN W/ CONCRETE COLLAR	87.97	86.92 (SW) 86.88 (N)	N:1670517.56 E:642424.02
YD-151	12" YARD DRAIN W/ CONCRETE COLLAR	87.93	86.88 (NE)	N:1670510.36 E:642419.01
YD-152	12" YARD DRAIN W/ CONCRETE COLLAR	87.90	86.84 (SE)	N:1670554.36 E:642423.99
YD-153	12" YARD DRAIN W/ CONCRETE COLLAR	87.45	86.39 (E) 86.39 (W)	N:1670595.24 E:642415.87

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-154	12" YARD DRAIN W/ CONCRETE COLLAR	87.51	86.46 (W)	N:1670599.33 E:642431.35
YD-155	12" YARD DRAIN W/ CONCRETE COLLAR	87.44	85.82 (N) 85.83 (E)	N:1670519.40 E:642347.05
YD-156	12" YARD DRAIN W/ CONCRETE COLLAR	87.27	85.96 (N) 85.97 (S)	N:1670554.51 E:642347.00
YD-157	12" YARD DRAIN W/ CONCRETE COLLAR	87.18	86.12 (E) 86.12 (S)	N:1670593.12 E:642347.30
YD-158	12" YARD DRAIN W/ CONCRETE COLLAR	87.33	86.28 (E) 86.28 (W)	N:1670593.11 E:642387.39
YD-159	12" YARD DRAIN W/ CONCRETE COLLAR	86.81	85.75 (SW)	N:1670518.07 E:642378.73
YD-160	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	85.72 (NE) 85.72 (E) 85.72 (W) 85.72 (S)	N:1670510.18 E:642373.04
YD-161	12" YARD DRAIN W/ CONCRETE COLLAR	86.81	85.76 (W)	N:1670509.42 E:642383.54
YD-162	12" YARD DRAIN W/ CONCRETE COLLAR	90.92	85.48 (N) 85.48 (E) 85.48 (S)	N:1670452.44 E:642372.93
YD-163	12" YARD DRAIN W/ CONCRETE COLLAR	91.07	85.53 (E) 85.53 (W)	N:1670452.42 E:642383.43
YD-164	12" YARD DRAIN W/ CONCRETE COLLAR	91.21	85.67 (S) 85.67 (W)	N:1670452.36 E:642418.93
YD-165	12" YARD DRAIN W/ CONCRETE COLLAR	86.95	85.90 (N)	N:1670394.36 E:642418.81
YD-166	12" YARD DRAIN W/ CONCRETE COLLAR	86.35	85.30 (W)	N:1670395.42 E:642383.32
YD-167	12" YARD DRAIN W/ CONCRETE COLLAR	90.82	85.26 (N) 85.26 (E) 85.26 (S)	N:1670395.53 E:642373.02
YD-168	12" YARD DRAIN W/ CONCRETE COLLAR	86.29	85.24 (W)	N:1670384.43 E:642379.47
YD-169	12" YARD DRAIN W/ CONCRETE COLLAR	86.32	85.21 (N) 85.21 (E) 85.21 (S)	N:1670383.07 E:642373.04
YD-170	12" YARD DRAIN W/ CONCRETE COLLAR	91.78	88.00 (W)	N:1670349.38 E:642408.71
YD-171	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	85.09 (N) 87.82 (E) 85.09 (W)	N:1670353.44 E:642373.09
YD-172	12" YARD DRAIN W/ CONCRETE COLLAR	91.37	84.92 (E) 84.92 (NE) 84.92 (W)	N:1670353.52 E:642332.22
YD-173	12" YARD DRAIN W/ CONCRETE COLLAR	91.44	85.60 (N) 85.60 (W) 85.60 (E)	N:1670353.70 E:642241.93

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-174	12" YARD DRAIN W/ CONCRETE COLLAR	86.83	85.78 (S)	N:1670398.20 E:642239.58
YD-175	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (S)	N:1670398.31 E:642179.39
YD-176	12" YARD DRAIN W/ CONCRETE COLLAR	91.40	85.86 (N) 85.86 (SE)	N:1670362.32 E:642179.26
YD-177	12" YARD DRAIN W/ CONCRETE COLLAR	91.63	85.78 (W) 85.78 (NW) 85.78 (E)	N:1670353.83 E:642196.93
YD-178	12" YARD DRAIN W/ CONCRETE COLLAR	92.11	85.98 (E)	N:1670353.96 E:642147.02
YD-179	12" YARD DRAIN W/ CONCRETE COLLAR	88.93	87.88 (E)	N:1670401.99 E:642088.60
YD-180	12" YARD DRAIN W/ CONCRETE COLLAR	89.06	88.00 (W) 87.88 (N)	N:1670398.43 E:642118.97
YD-181	12" YARD DRAIN W/ CONCRETE COLLAR	88.96	87.90 (SW)	N:1670364.03 E:642102.36
YD-182	12" YARD DRAIN W/ CONCRETE COLLAR	92.41	87.86 (NE) 87.86 (W)	N:1670354.12 E:642096.93
YD-183	12" YARD DRAIN W/ CONCRETE COLLAR	92.91	87.65 (E) 87.65 (N) 87.65 (S)	N:1670354.07 E:642045.74
YD-184	12" YARD DRAIN W/ CONCRETE COLLAR	93.34	87.69 (W) 87.69 (S)	N:1670364.11 E:642047.37
YD-185	12" YARD DRAIN W/ CONCRETE COLLAR	93.50	87.85 (N) 87.85 (E)	N:1670364.11 E:642008.54
YD-186	12" YARD DRAIN W/ CONCRETE COLLAR	89.05	88.00 (S)	N:1670402.14 E:642008.44
YD-187	12" YARD DRAIN W/ CONCRETE COLLAR	93.38	87.73 (S) 87.73 (N)	N:1670434.43 E:642118.83
YD-188	12" YARD DRAIN W/ CONCRETE COLLAR	91.63	87.67 (S) 87.67 (N)	N:1670448.92 E:642124.11
YD-189	12" YARD DRAIN W/ CONCRETE COLLAR	93.17	87.52 (S) 87.52 (NE)	N:1670486.77 E:642124.61
YD-190	12" YARD DRAIN W/ CONCRETE COLLAR	86.91	85.85 (W)	N:1670440.00 E:642084.64
YD-191	12" YARD DRAIN W/ CONCRETE COLLAR	87.07	85.70 (W) 85.85 (N) 86.00 (E)	N:1670440.07 E:642047.52
YD-192	12" YARD DRAIN W/ CONCRETE COLLAR	92.59	85.89 (S)	N:1670449.07 E:642043.93
YD-193	12" YARD DRAIN W/ CONCRETE COLLAR	86.91	85.85 (E) 85.70 (N)	N:1670440.13 E:642009.36

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
DRAINAGE TABLE -2

DATE AUG 23, 2023

REVISIONS

0 30' 60'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C300B

CAD FILE: 2064-C300 GRADING & DRAINAGE PLAN

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-194	12" YARD DRAIN W/ CONCRETE COLLAR	91.20	85.66 (S) 85.66 (N)	N:1670448.65 E:642006.92
YD-195	12" YARD DRAIN W/ CONCRETE COLLAR	91.04	85.50 (S) 85.50 (NW)	N:1670488.95 E:642007.00
YD-196	12" YARD DRAIN W/ CONCRETE COLLAR	85.40	84.34 (NE)	N:1670483.40 E:641838.27
YD-197	12" YARD DRAIN W/ CONCRETE COLLAR	85.39	84.33 (N)	N:1670478.44 E:641850.62
YD-198	12" YARD DRAIN W/ CONCRETE COLLAR	85.39	84.28 (S) 84.28 (SW) 84.28 (E)	N:1670490.44 E:641850.85
YD-199	12" YARD DRAIN W/ CONCRETE COLLAR	85.25	84.19 (N)	N:1670478.38 E:641885.31
YD-200	12" YARD DRAIN W/ CONCRETE COLLAR	85.23	84.14 (W) 84.14 (S) 84.14 (E)	N:1670490.38 E:641885.89
YD-201	12" YARD DRAIN W/ CONCRETE COLLAR	85.11	84.05 (N)	N:1670478.31 E:641920.26
YD-202	12" YARD DRAIN W/ CONCRETE COLLAR	85.08	84.00 (W) 84.00 (S) 84.00 (E)	N:1670490.31 E:641920.89
YD-203	12" YARD DRAIN W/ CONCRETE COLLAR	75.88	74.82 (W)	N:1670531.31 E:641920.93
YD-204	12" YARD DRAIN W/ CONCRETE COLLAR	75.63	74.54 (E) 74.54 (NW)	N:1670531.44 E:641850.93
YD-205	12" YARD DRAIN W/ CONCRETE COLLAR	93.50	75.19 (SW)	N:1670440.44 E:641848.11
YD-206	12" YARD DRAIN W/ CONCRETE COLLAR	76.10	75.10 (NE) 75.10 (W)	N:1670421.47 E:641838.28
YD-207	12" YARD DRAIN W/ CONCRETE COLLAR	94.83	74.96 (E) 74.96 (N)	N:1670421.80 E:641803.10
YD-208	12" YARD DRAIN W/ CONCRETE COLLAR	94.63	74.71 (S) 74.71 (N)	N:1670483.69 E:641803.28
YD-209	12" YARD DRAIN W/ CONCRETE COLLAR	94.09	74.49 (S) 74.49 (NE)	N:1670540.54 E:641803.38
YD-210	12" YARD DRAIN W/ CONCRETE COLLAR	93.03	74.36 (SW) 74.36 (SE) 74.36 (NE)	N:1670566.43 E:641821.78
YD-211	12" YARD DRAIN W/ CONCRETE COLLAR	86.77	85.71 (SW)	N:1670361.47 E:641836.61
YD-212	12" YARD DRAIN W/ CONCRETE COLLAR	94.59	85.56 (E)	N:1670361.89 E:641802.61
YD-213	12" YARD DRAIN W/ CONCRETE COLLAR	94.42	85.66 (W) 85.66 (NE) 85.66 (S)	N:1670352.49 E:641826.40

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-214	12" YARD DRAIN W/ CONCRETE COLLAR	86.58	85.51 (N) 85.51 (SE)	N:1670316.32 E:641826.08
YD-215	12" YARD DRAIN W/ CONCRETE COLLAR	97.98	89.36 (E)	N:1670180.99 E:641680.35
YD-216	12" YARD DRAIN W/ CONCRETE COLLAR	97.90	89.09 (W) 89.09 (NE)	N:1670180.91 E:641748.35
YD-217	12" YARD DRAIN W/ CONCRETE COLLAR	99.39	92.34 (E)	N:1670065.02 E:641670.49
YD-218	12" YARD DRAIN W/ CONCRETE COLLAR	99.00	92.02 (W) 92.02 (E)	N:1670064.92 E:641750.20
YD-219	12" YARD DRAIN W/ CONCRETE COLLAR	100.92	93.16 (E)	N:1669969.02 E:641669.74
YD-220	12" YARD DRAIN W/ CONCRETE COLLAR	101.05	92.83 (W) 92.76 (E)	N:1669968.92 E:641751.11
YD-221	12" YARD DRAIN W/ CONCRETE COLLAR	89.05	88.00 (S)	N:1670402.46 E:641850.11
YD-222	12" YARD DRAIN W/ CONCRETE COLLAR	93.61	87.95 (N) 87.95 (E)	N:1670390.44 E:641850.63
YD-223	12" YARD DRAIN W/ CONCRETE COLLAR	88.91	87.86 (S)	N:1670402.38 E:641885.16
YD-224	12" YARD DRAIN W/ CONCRETE COLLAR	89.07	87.81 (W) 87.81 (N) 87.81 (E)	N:1670390.38 E:641885.66
YD-225	12" YARD DRAIN W/ CONCRETE COLLAR	93.70	88.02 (N) 88.02 (S)	N:1670402.31 E:641923.15
YD-226	12" YARD DRAIN W/ CONCRETE COLLAR	89.24	87.97 (W) 87.97 (N) 87.97 (S) 87.97 (E)	N:1670390.30 E:641924.58
YD-227	12" YARD DRAIN W/ CONCRETE COLLAR	93.45	88.12 (N)	N:1670352.30 E:641924.27
YD-228	12" YARD DRAIN W/ CONCRETE COLLAR	92.81	88.17 (S)	N:1670440.30 E:641923.23
YD-229	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (E)	N:1670434.32 E:642179.22
YD-230	12" YARD DRAIN W/ CONCRETE COLLAR	91.33	85.75 (W) 85.75 (N) 85.75 (E)	N:1670434.21 E:642242.63
YD-231	12" YARD DRAIN W/ CONCRETE COLLAR	86.85	85.79 (S)	N:1670444.65 E:642246.44
YD-232	12" YARD DRAIN W/ CONCRETE COLLAR	92.00	86.40 (S) 86.40 (N)	N:1670601.00 E:642466.85
YD-233	12" YARD DRAIN W/ CONCRETE COLLAR	90.71	86.35 (S) 86.35 (W) 86.35 (N)	N:1670611.56 E:642466.35

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-234	12" YARD DRAIN W/ CONCRETE COLLAR	87.44	86.38 (E)	N:1670611.56 E:642459.26
YD-235	12" YARD DRAIN W/ CONCRETE COLLAR	87.22	86.17 (E)	N:1670664.79 E:642459.34
YD-236	12" YARD DRAIN W/ CONCRETE COLLAR	90.43	86.14 (S) 86.14 (W) 86.14 (N)	N:1670664.78 E:642466.51
YD-237	12" YARD DRAIN W/ CONCRETE COLLAR	91.65	86.04 (S) 86.04 (NW) 86.04 (N)	N:1670690.28 E:642466.52
YD-238	12" YARD DRAIN W/ CONCRETE COLLAR	87.16	86.10 (SE)	N:1670704.72 E:642459.42
YD-239	12" YARD DRAIN W/ CONCRETE COLLAR	90.70	85.86 (S) 85.86 (NW) 85.86 (N)	N:1670734.77 E:642466.56
YD-240	12" YARD DRAIN W/ CONCRETE COLLAR	86.96	85.91 (SE)	N:1670744.79 E:642459.49
YD-241	12" YARD DRAIN W/ CONCRETE COLLAR	86.75	85.69 (E)	N:1670782.67 E:642459.57
YD-242	12" YARD DRAIN W/ CONCRETE COLLAR	90.85	85.66 (S) 85.66 (W) 85.66 (E)	N:1670784.77 E:642466.69
YD-243	12" YARD DRAIN W/ CONCRETE COLLAR	90.75	85.22 (S) 85.22 (NE)	N:1670679.25 E:642505.01
YD-244	12" YARD DRAIN W/ CONCRETE COLLAR	86.45	85.40 (S) 85.40 (N)	N:1670634.72 E:642504.92
YD-245	12" YARD DRAIN W/ CONCRETE COLLAR	86.55	85.50 (N)	N:1670609.27 E:642504.87
YD-246	12" YARD DRAIN W/ CONCRETE COLLAR	90.64	85.13 (S) 85.13 (N)	N:1670915.98 E:642774.55
YD-247	12" YARD DRAIN W/ CONCRETE COLLAR	87.38	86.33 (N)	N:1670784.39 E:642923.37
YD-248	12" YARD DRAIN W/ CONCRETE COLLAR	87.38	86.32 (N) 86.28 (SE)	N:1670754.92 E:642871.79
YD-249	12" YARD DRAIN W/ CONCRETE COLLAR	91.47	85.88 (N) 85.88 (S)	N:1670383.48 E:642643.21
YD-250	12" YARD DRAIN W/ CONCRETE COLLAR	91.68	89.97 (E) 89.97 (W)	N:1670610.70 E:642954.58
YD-251	12" YARD DRAIN W/ CONCRETE COLLAR	93.17	87.51 (N) 87.51 (S)	N:1670318.07 E:642045.67
YD-252	12" YARD DRAIN W/ CONCRETE COLLAR	86.02	84.96 (NW) 84.96 (E)	N:1670941.28 E:642785.01
YD-253	12" YARD DRAIN W/ CONCRETE COLLAR	91.02	85.31 (S) 85.31 (N)	N:1670656.75 E:642504.96

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-254	12" YARD DRAIN W/ CONCRETE COLLAR	91.08	85.03 (SW)	N:1670368.98 E:642354.44
YD-255	12" YARD DRAIN W/ CONCRETE COLLAR	92.34	86.56 (S)	N:1670361.66 E:642510.01
YD-256	12" YARD DRAIN W/ CONCRETE COLLAR	92.29	86.52 (W) 86.52 (N) 86.52 (E)	N:1670352.79 E:642510.01
YD-257	12" YARD DRAIN W/ CONCRETE COLLAR	91.68	87.63 (N)	N:1670475.09 E:642509.64
YD-258	12" YARD DRAIN W/ CONCRETE COLLAR	91.59	87.30 (S) 87.54 (E)	N:1670485.16 E:642509.66
YD-259	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.58 (E)	N:1670217.80 E:641675.44
YD-260	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.42 (W) 89.42 (S)	N:1670217.50 E:641702.35
YD-261	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.33 (N) 89.33 (S)	N:1670196.15 E:641703.65
YD-262	12" YARD DRAIN W/ CONCRETE COLLAR	97.98	89.25 (W) 89.25 (N) 89.25 (E)	N:1670180.96 E:641703.63

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

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NOTICE:

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COA # 29091

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
DRAINAGE TABLE -3

DATE AUG 23, 2023

REVISIONS

0 30' 60'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C300C

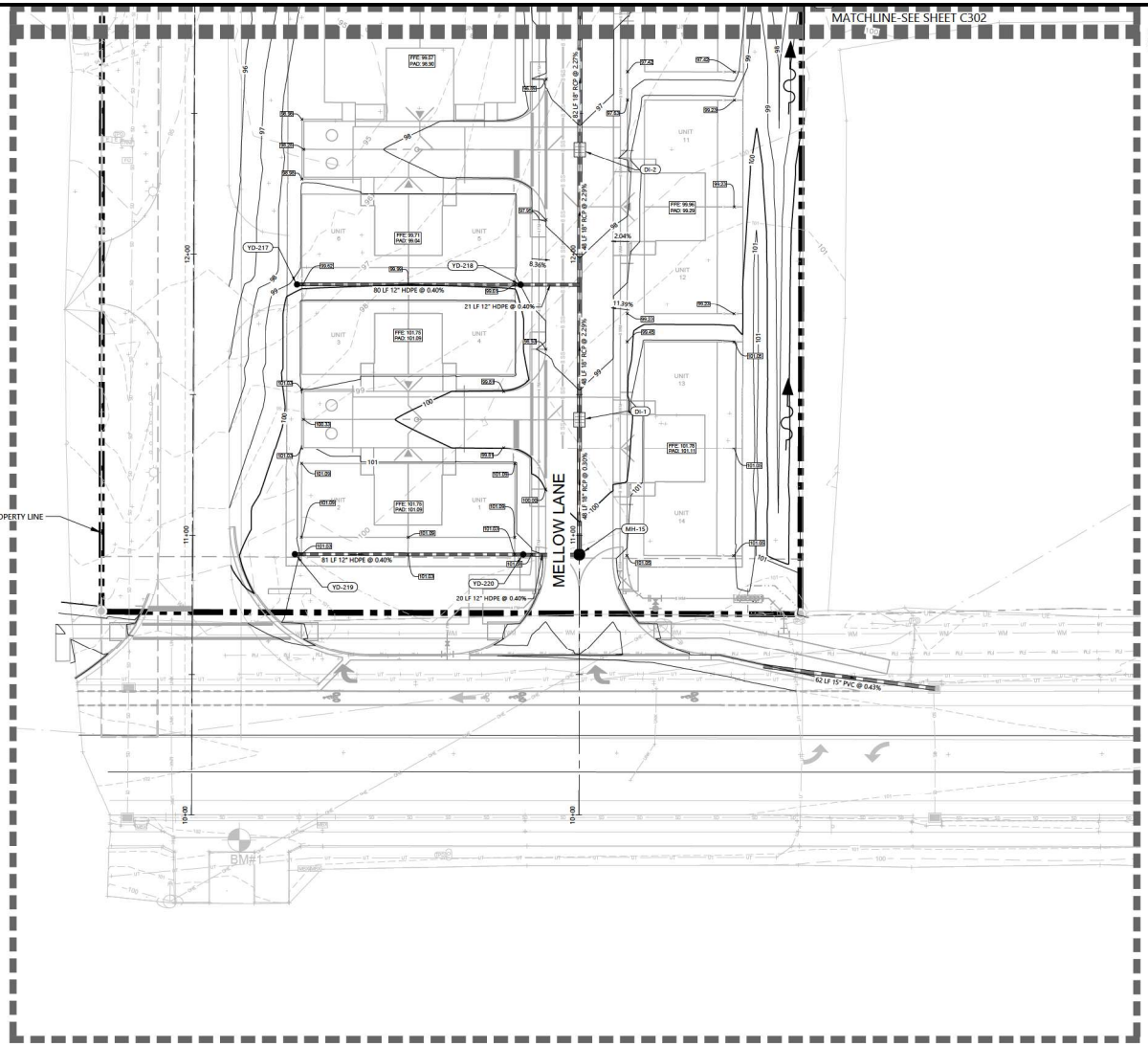
CAD FILE 2064-C300 GRADING & DRAINAGE PLAN

PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS



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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 1

DATE AUG 23, 2023

REVISIONS

0 10' 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C301

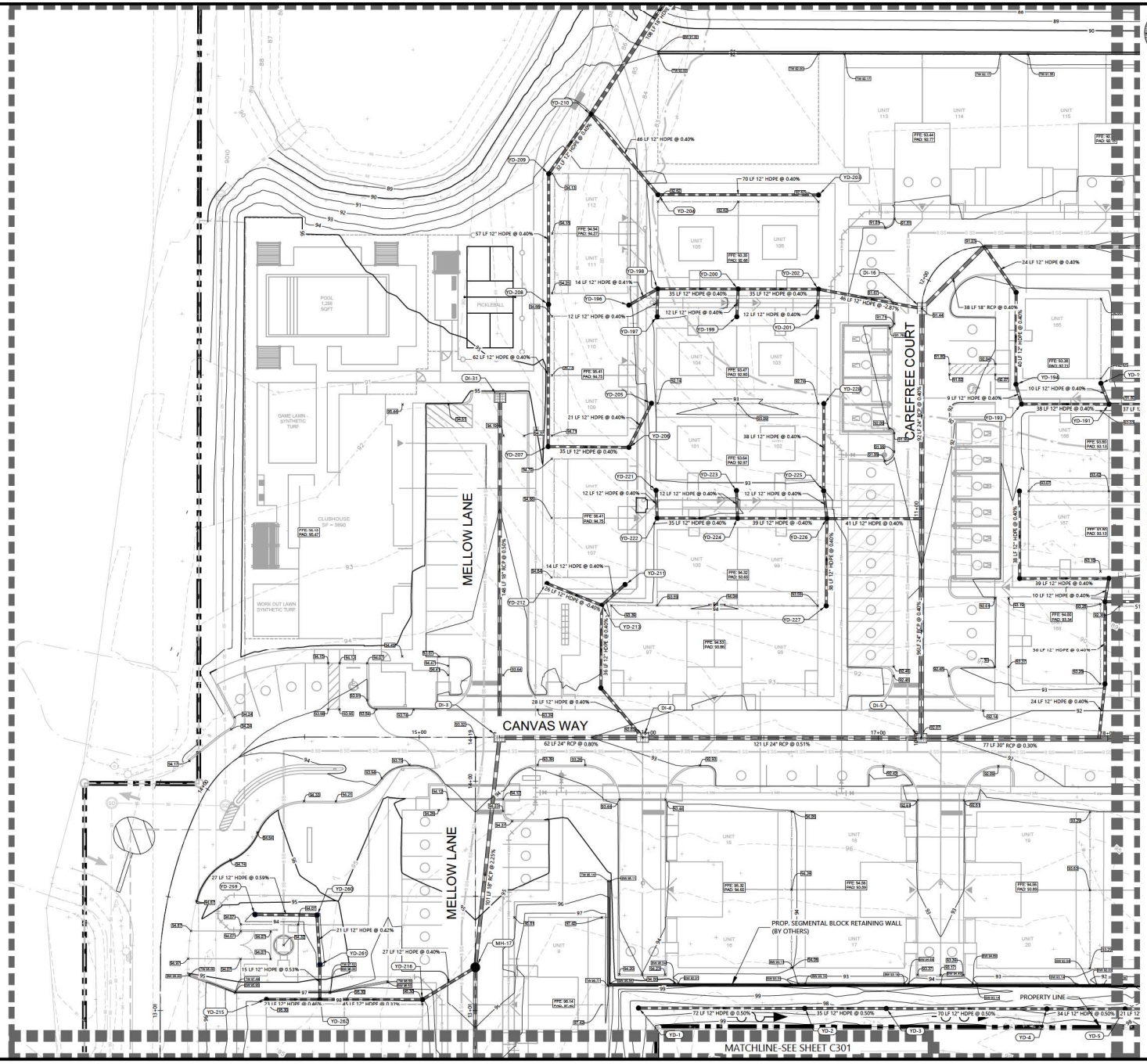
CAD FILE 2064-C301 GRADING & DRAINAGE PLAN

PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS



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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 2

DATE AUG 23, 2023

REVISIONS

0 10' 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C302

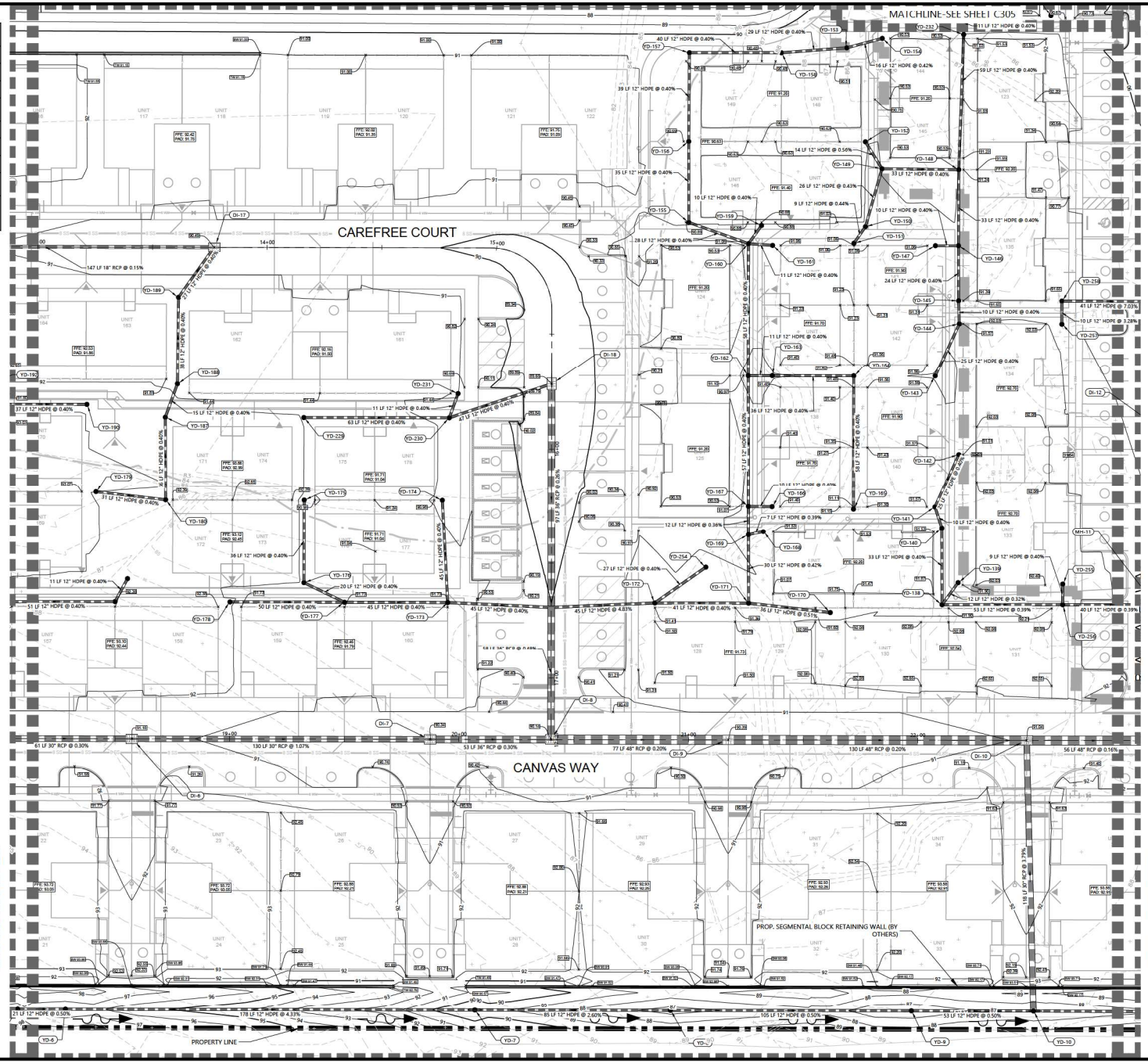
CAD FILE 2064-C300 GRADING & DRAINAGE PLAN

PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS



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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 3

DATE AUG 23, 2023

REVISIONS

0 10' 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C303

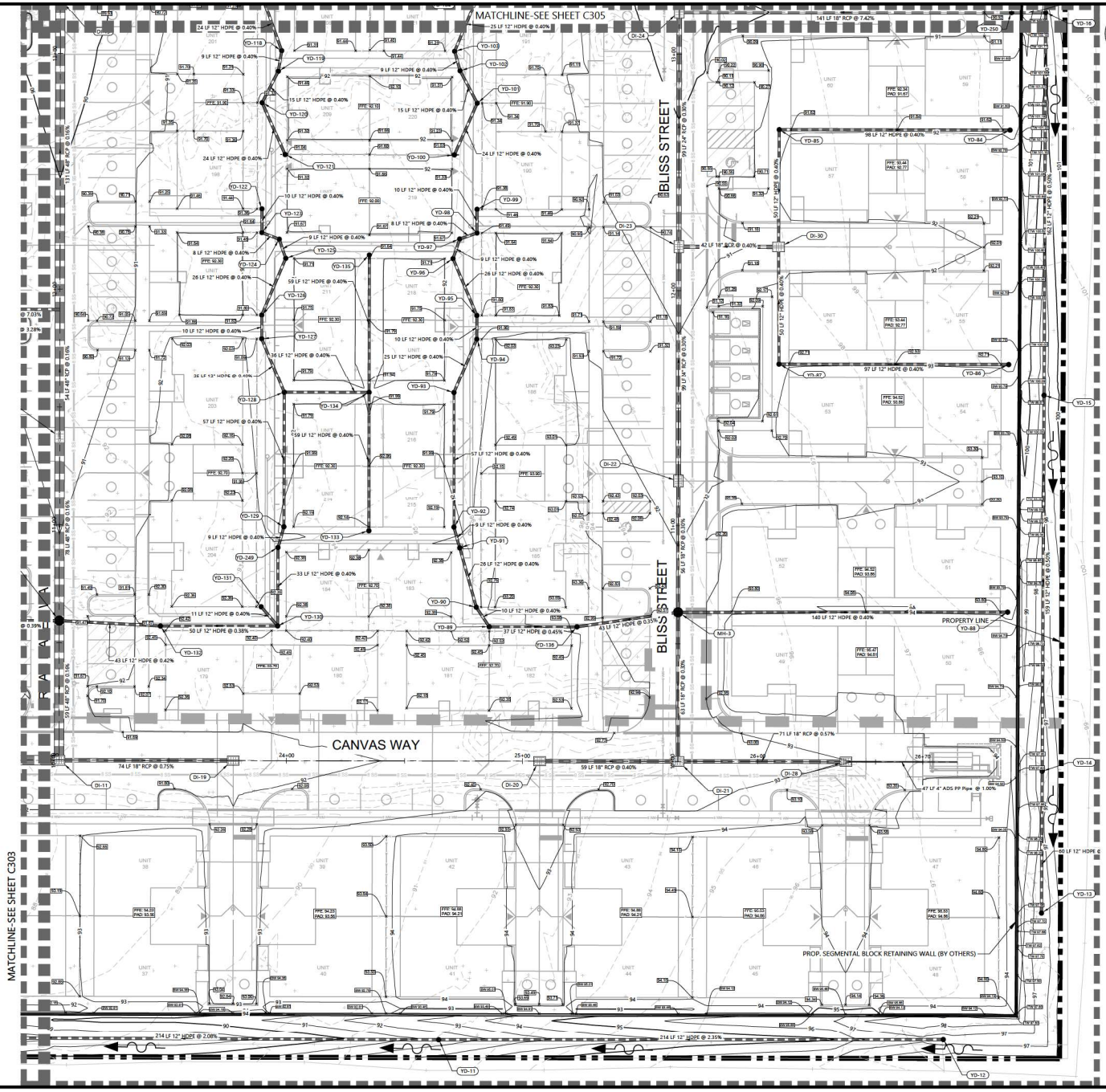
CAD FILE 2064-C300 GRADING & DRAINAGE PLAN

PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00+	SPOT ELEVATION

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS



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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 4

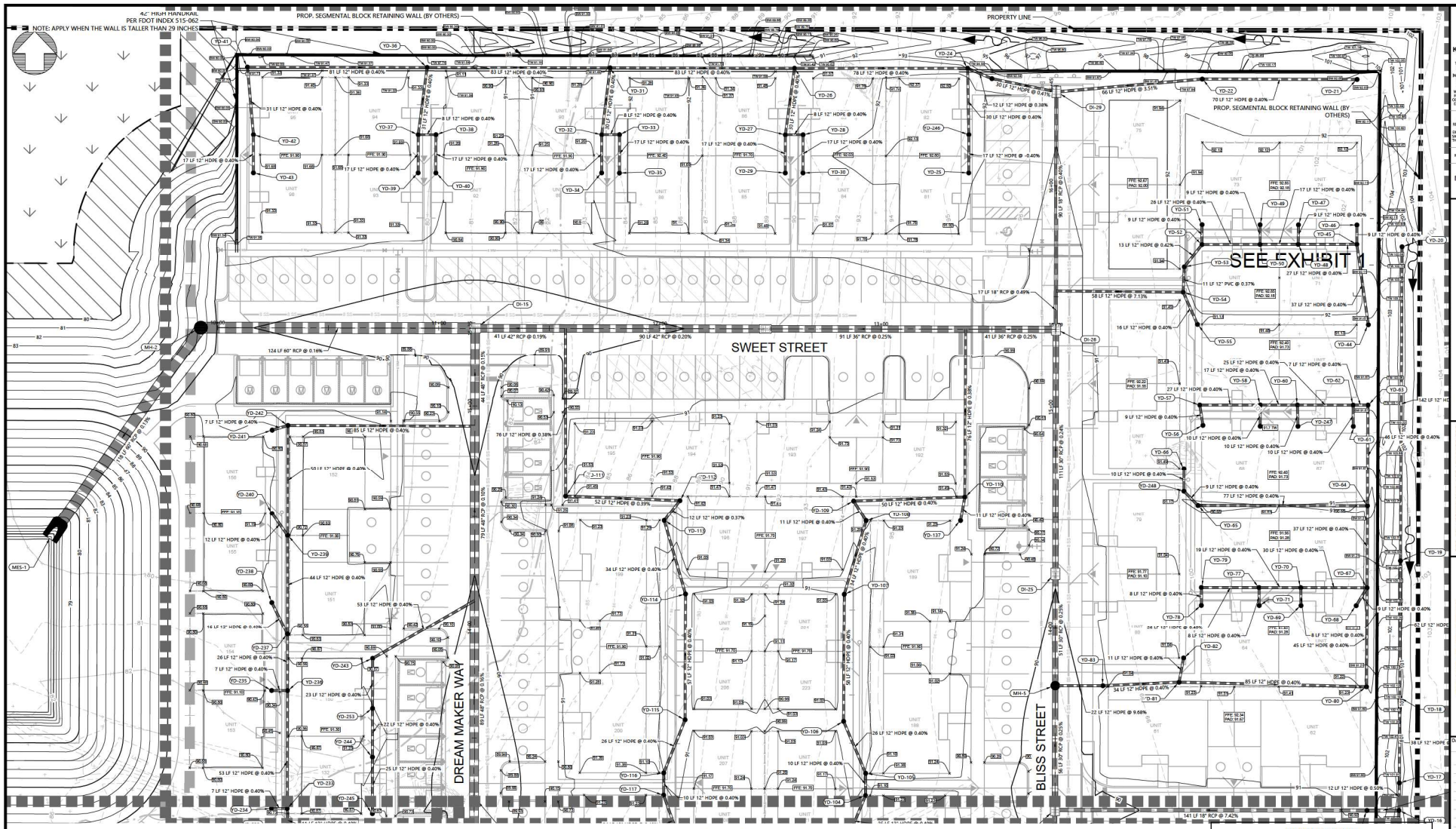
DATE AUG 23, 2023

REVISIONS

0 10' 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C304

CAD FILE 2064-C301 GRADING & DRAINAGE PLAN



MATCHLINE-SEE SHEET C304

PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 5

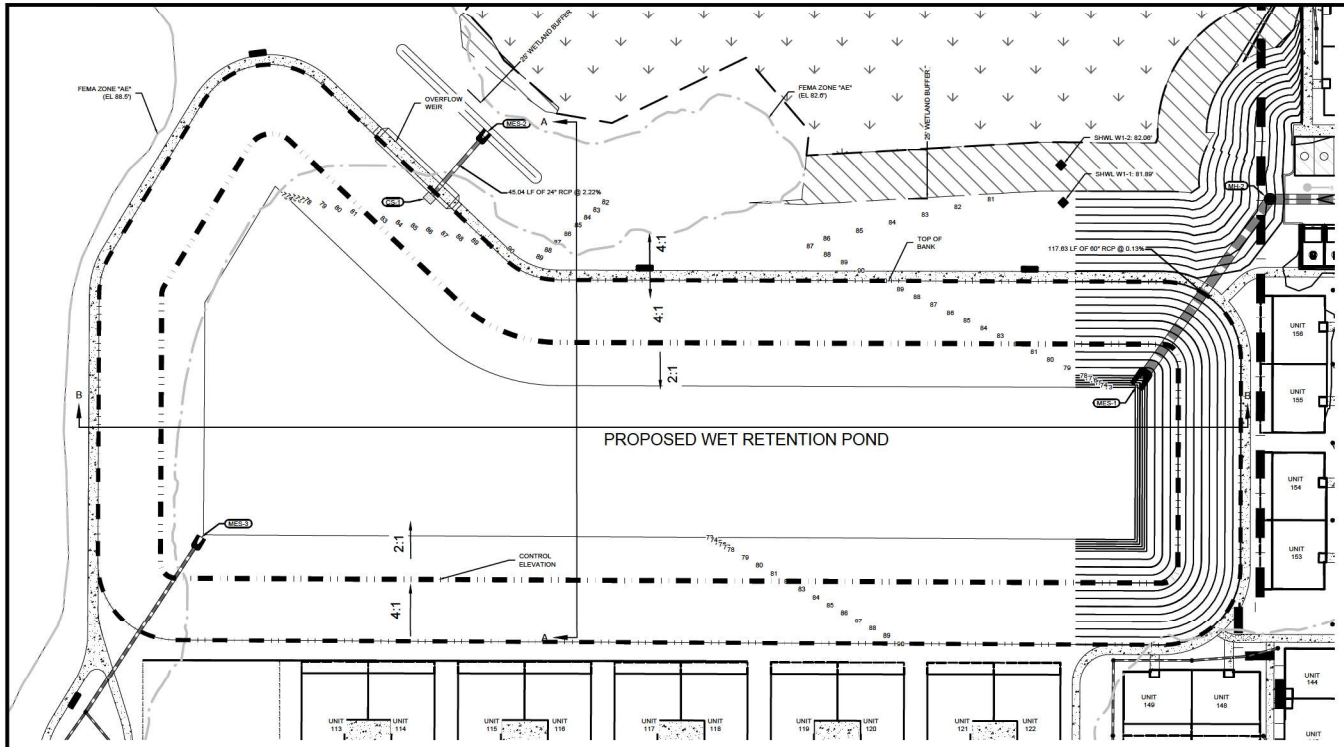
DATE AUG 23, 2023

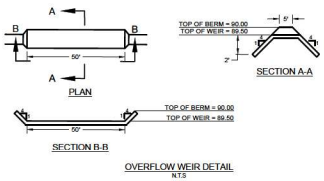
REVISIONS

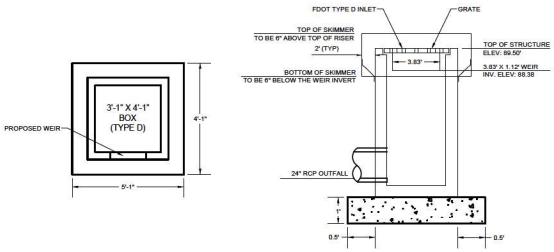
0 10' 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C305

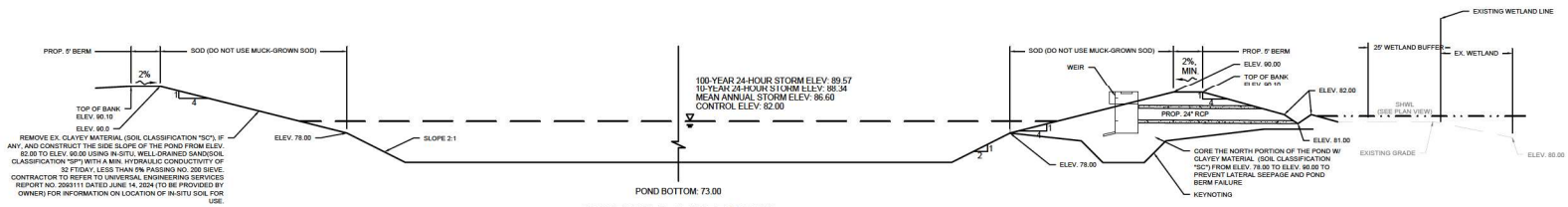
CAD FILE: 2064-C305 GRADING & DRAINAGE PLAN





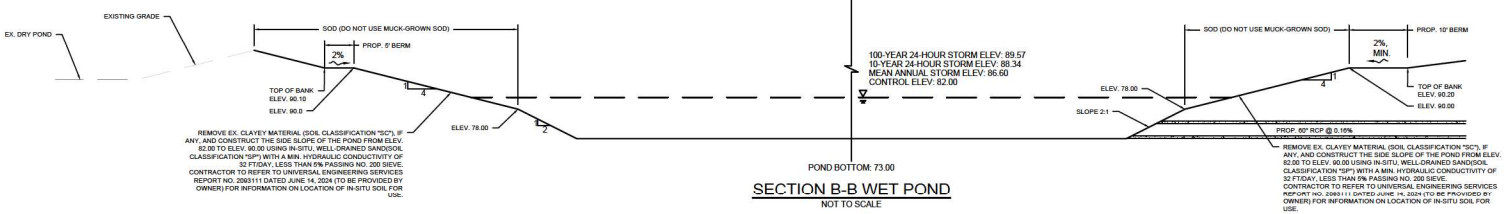


CONTROL STRUCTURE TABLE										
STRUCTURE							OUTFALL PIPE			
STRUCTURE NAME	STRUCTURE TYPE	GRATE ELEV.	WEIR WIDTH	WEIR ELEV.	ORIFICE SIZE	ORIFICE ELEV.	PIPE DIA.	PIPE LENGTH	INV. ELEV. UP	INV. ELEV. DOWN
CS-1	TYPE D	89.5'	3.83'	88.38'	N/A	N/A	24" RCP	45'	82'	81'



SECTION A-A WET POND

NOT TO SCALE



SECTION B-B WET POND

NOT TO SCALE

NOTES:

VERTICAL DATUM NAVD 1988

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
POND SECTION A & B

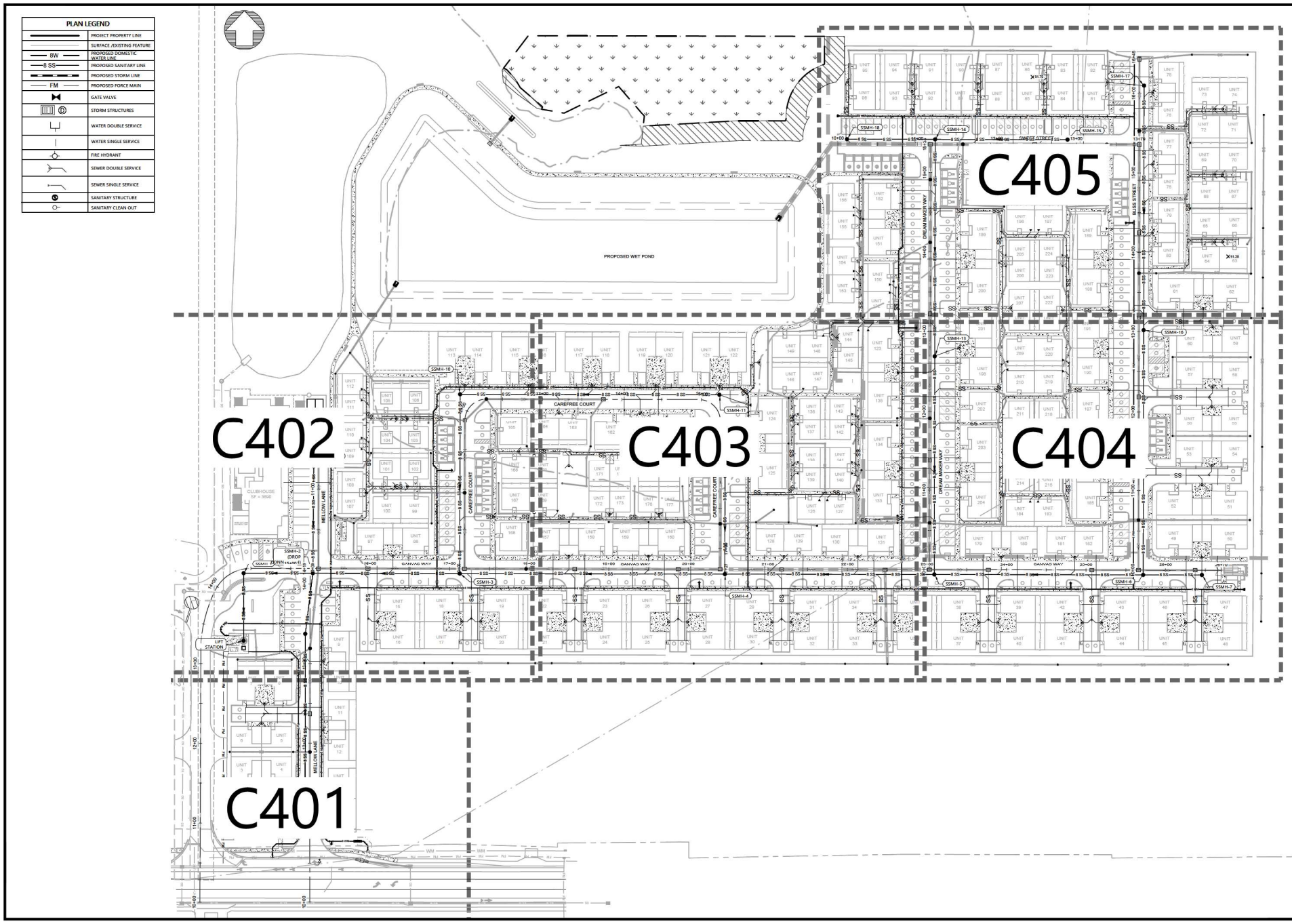
DATE AUG 23, 2023

REVISIONS

0 15' 30'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C306

CAD FILE 2064-C306 CROSS SECTIONS



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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
OVERALL UTILITY PLAN

DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C400

CAD FILE 2064-C400 UTILITY PLAN

PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
D	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
SS	SANITARY STRUCTURE
	SANITARY CLEAN OUT

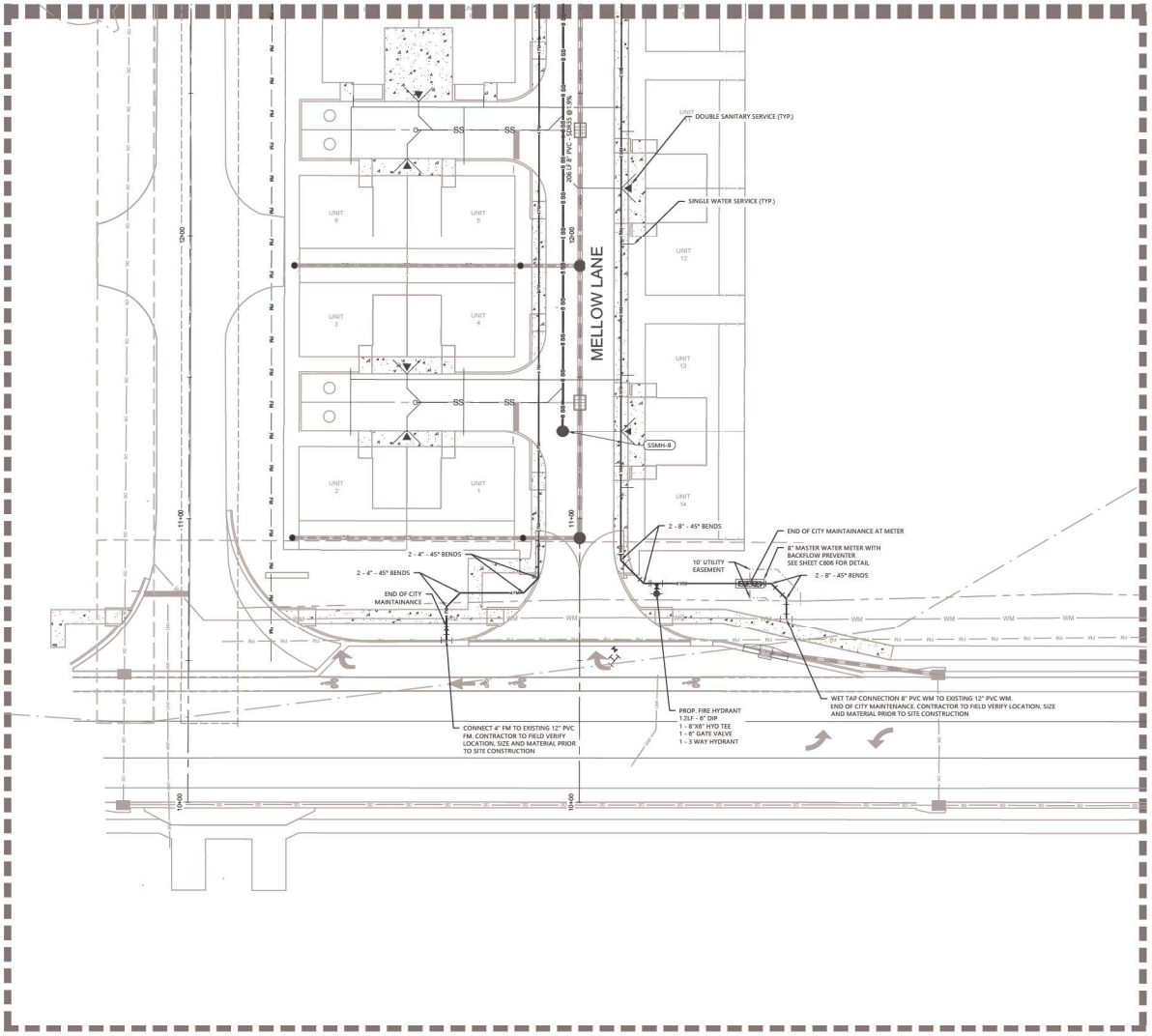
UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS.
2. ALL POTABLE SERVICE SHALL HAVE AN ACCESSIBLE SHUT OFF VALVE AT EACH UNIT SERVICE CONNECTION PER CITY OF WILDWOOD APPROVAL.
3. REFER TO PLAN AND PROFILES SHEETS (C500 - C506) FOR THE SEPARATION BETWEEN WATER MAIN AND SEWER MAINS.
4. ALL SANITARY SEWER SERVICE LINE SIZES ARE 6 INCHES.
5. ALL POTABLE WATER SERVICE LINE SIZES ARE 2 INCHES.
6. ALL PROPOSED UTILITIES WITHIN THE PROPERTY ARE PRIVATE. THE OWNER ACKNOWLEDGES THE MAINTENANCE OF THE PROPOSED UTILITY MAINS WILL BE EXTREMELY DIFFICULT.

SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-9	48" SANITARY MANHOLE	99.56	90.00 (N)	N:1670006.61 E:641765.13

MATCHLINE-SEE SHEET C402



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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 1

DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZDR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C401

CAD FILE: 2064-C400 UTILITY PLAN

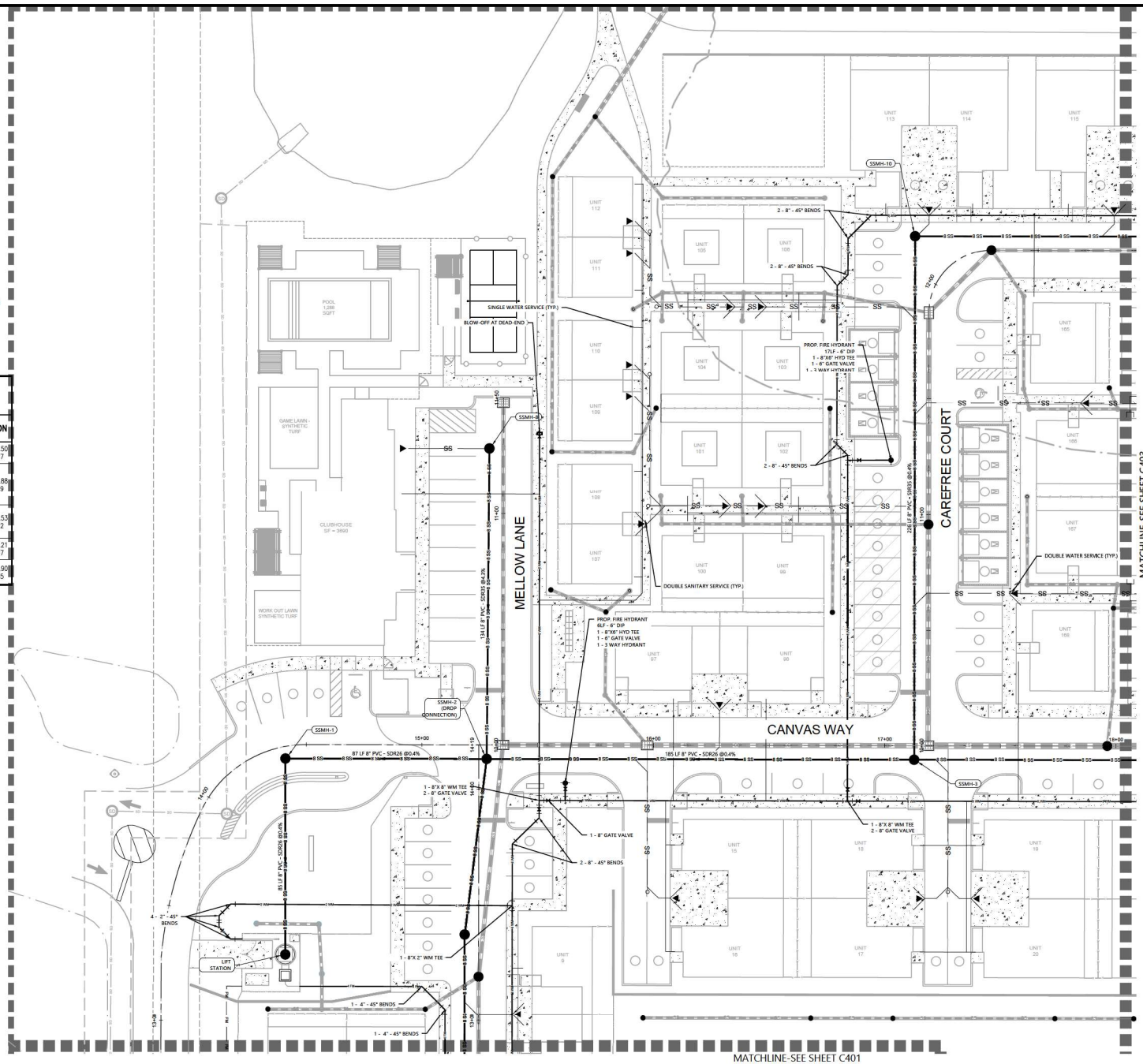
PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DIOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS.
2. ALL POTABLE SERVICE SHALL HAVE AN ACCESSIBLE SHUT OFF VALVE AT EACH UNIT SERVICE CONNECTION PER CITY OF WILDWOOD APPROVAL.
3. REFER TO PLAN AND PROFILES SHEETS (C500 - C506) FOR THE SEPARATION BETWEEN WATER MAIN AND SEWER MAINS.
4. ALL SANITARY SEWER SERVICE LINE SIZES ARE 6 INCHES.
5. ALL POTABLE WATER SERVICE LINE SIZES ARE 2 INCHES.
6. ALL PROPOSED UTILITIES WITHIN THE PROPERTY ARE PRIVATE. THE OWNER ACKNOWLEDGES THE MAINTENANCE OF THE PROPOSED UTILITY MAINS WILL BE EXTREMELY DIFFICULT.

SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
LIFT STATION	LIFT STATION	94.32	78.32 (N)	N:1670204.50 E:641687.87
SSMH-2 (DROP CONNECTION)	48" SANITARY MANHOLE	93.42	84.00 (S) 79.20 (E) 83.76 (N) 79.10 (W)	N:1670288.88 E:641774.89
SSMH-3	48" SANITARY MANHOLE	92.23	80.04 (E) 83.11 (N) 79.94 (W)	N:1670288.53 E:641959.62
SSMH-8	48" SANITARY MANHOLE	94.26	89.60 (S)	N:1670423.21 E:641776.07
SSMH-10	48" SANITARY MANHOLE	91.69	84.11 (E) 84.01 (S)	N:1670514.90 E:641960.05



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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COA # 29091

SEC. 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 2

DATE AUG 23, 2023

REVISIONS

SCALE: 1"=20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C402

CAD FILE 2064-C400 UTILITY PLAN

PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

UTILITY NOTES:

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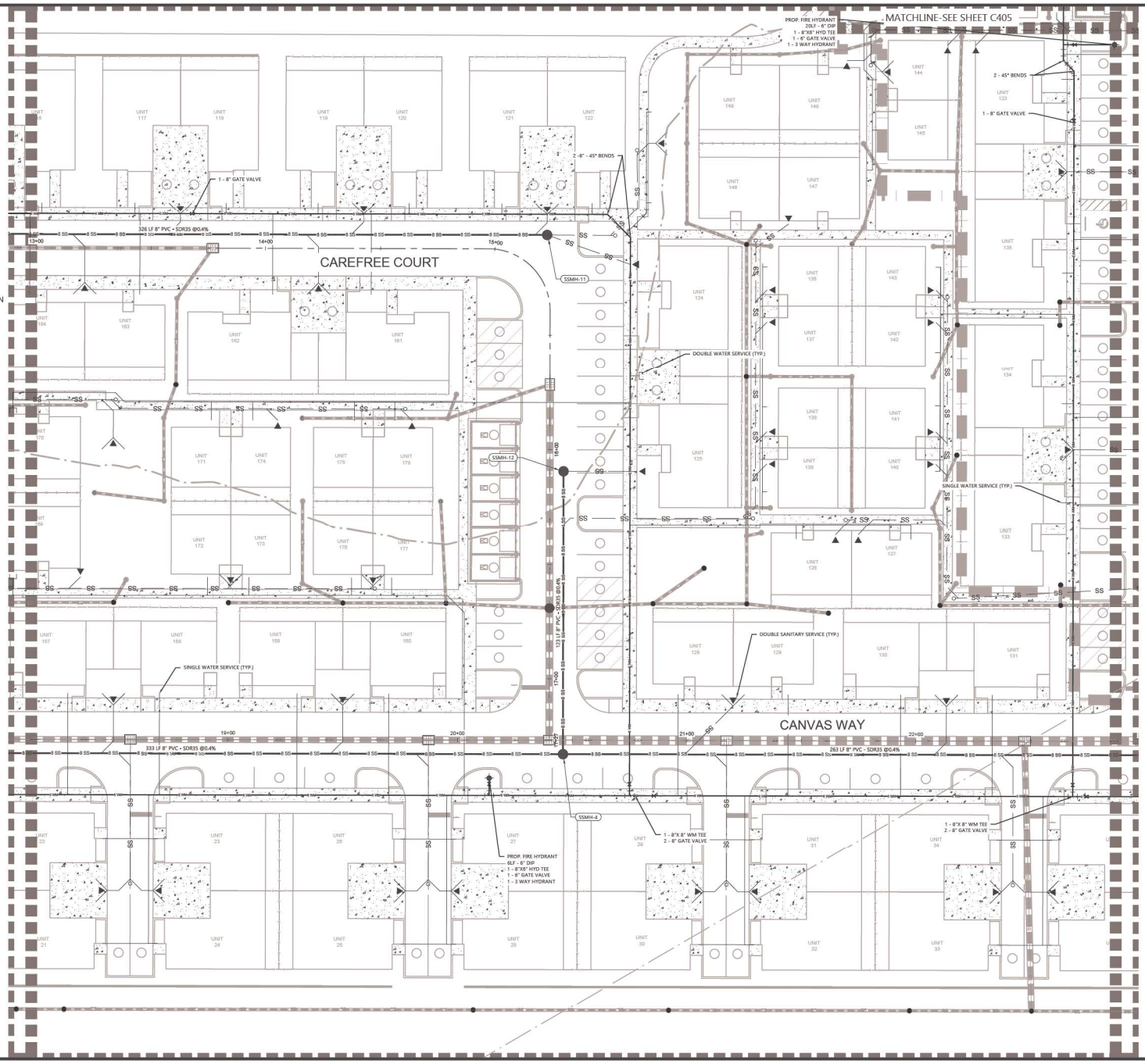
SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-4	48" SANITARY MANHOLE	90.26	81.48 (E) 84.68 (N) 81.38 (W)	N:1670287.91 E:642292.95
SSMH-11	48" SANITARY MANHOLE	90.08	85.42 (W)	N:1670514.28 E:642286.05
SSMH-12	48" SANITARY MANHOLE	89.84	85.17 (S)	N:1670411.26 E:642293.18



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

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 3

DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C403

CAD FILE: 2064-C400 UTILITY PLAN

PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

UTILITY NOTES:

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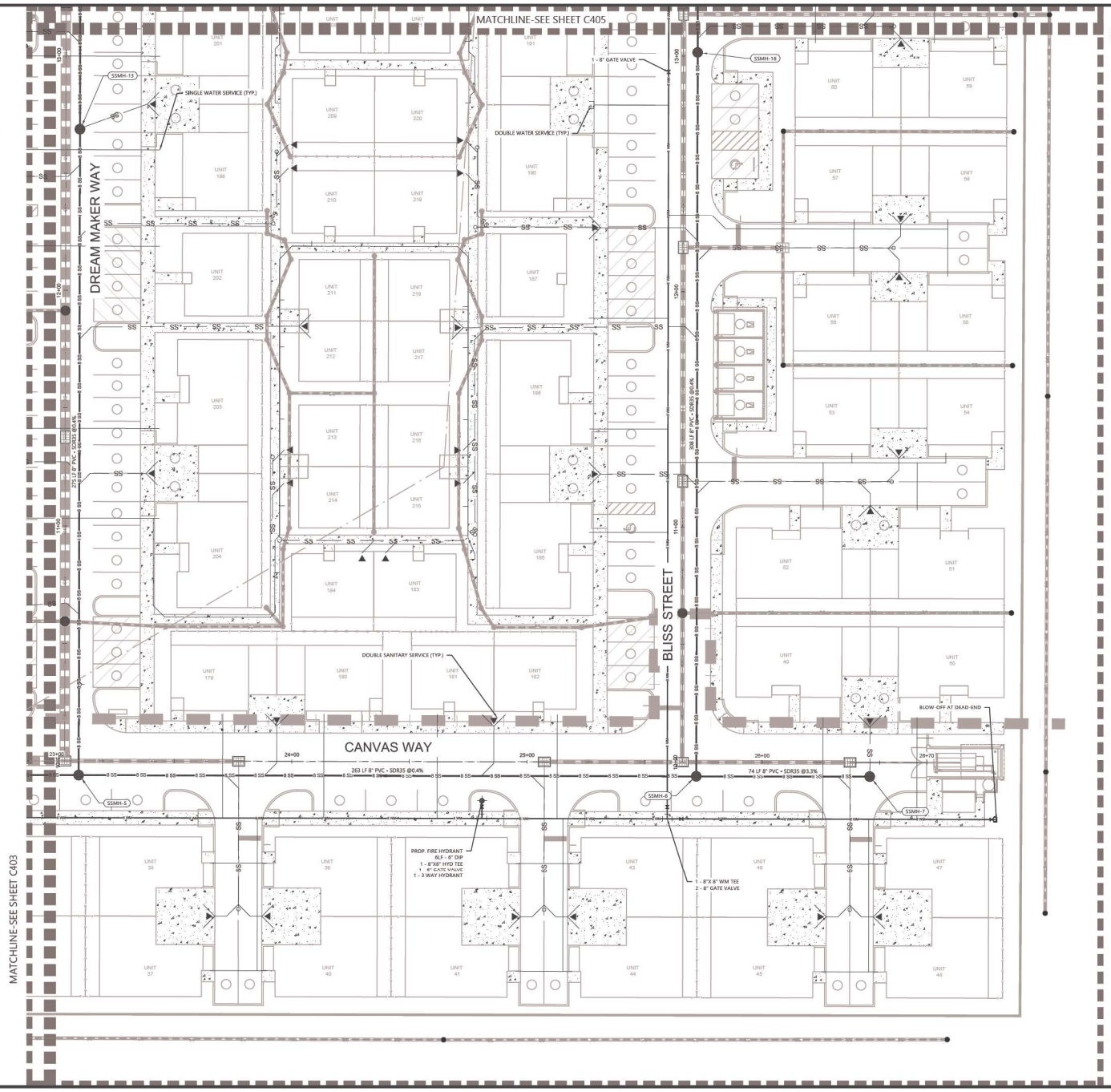
SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-5	48" SANITARY MANHOLE	91.47	82.63 (N) 82.70 (E) 82.53 (W)	N:1670287.43 E:642556.28
SSMH-6	48" SANITARY MANHOLE	92.78	83.85 (N) 83.85 (E) 83.75 (W)	N:1670286.92 E:642818.90
SSMH-7	48" SANITARY MANHOLE	93.15	86.26 (W)	N:1670286.78 E:642892.69
SSMH-13	48" SANITARY MANHOLE	89.98	83.83 (N) 83.73 (S)	N:1670562.08 E:642556.81
SSMH-16	48" SANITARY MANHOLE	89.89	85.18 (N) 85.08 (S)	N:1670594.62 E:642819.50



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NOTICE:

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 4

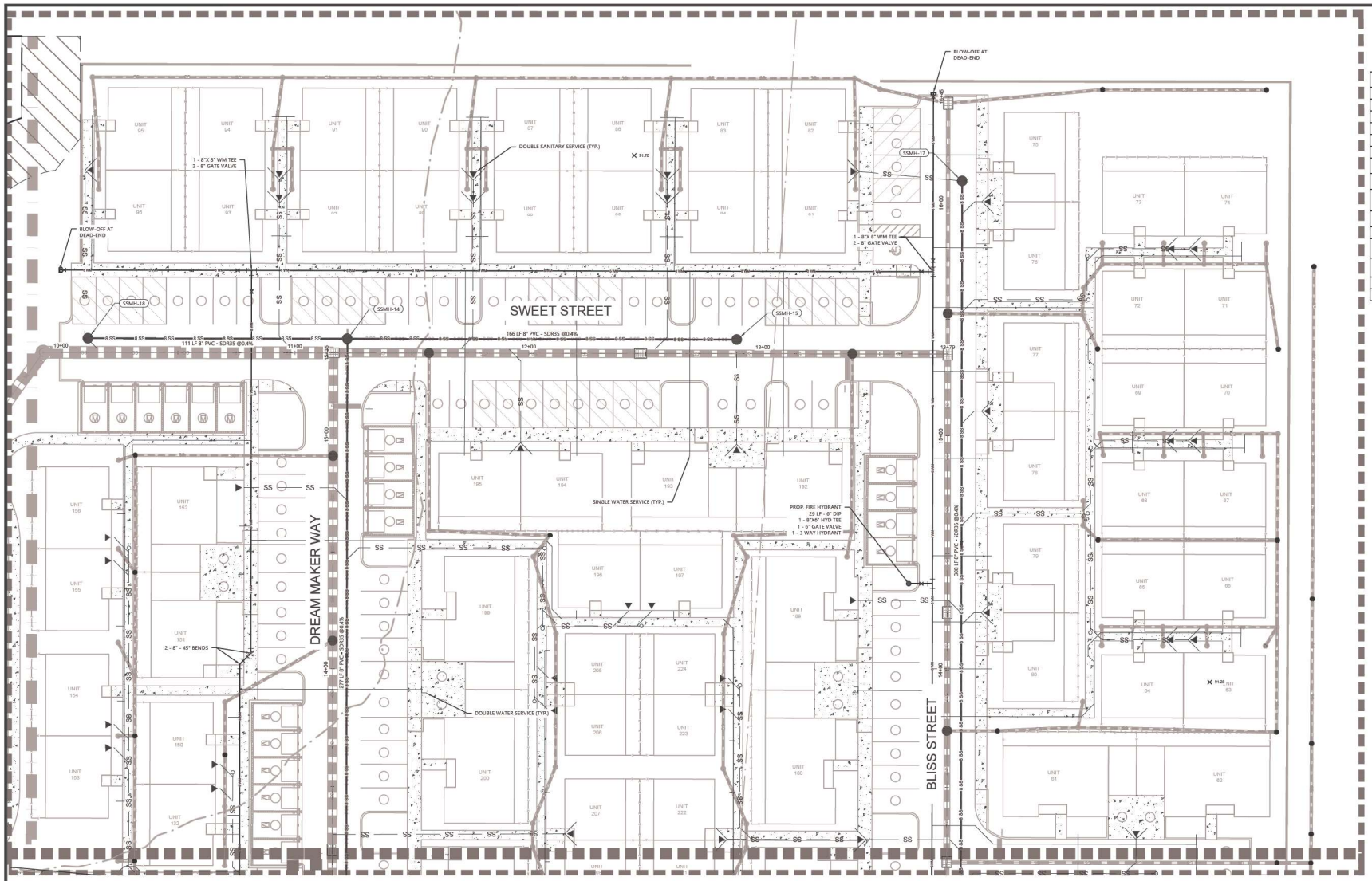
DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C404

CAD FILE: 2064-C400 UTILITY PLAN



MATCHLINE-SEE SHEET C404

UTILITY NOTES:

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SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-14	48" SANITARY MANHOLE	89.75	85.03 (W) 85.20 (E) 84.93 (S)	N:1670834.73 E:642557.33
SSMH-15	48" SANITARY MANHOLE	90.53	85.87 (W)	N:1670834.42 E:642723.77
SSMH-17	48" SANITARY MANHOLE	91.08	86.41 (S)	N:1670902.31 E:642820.08
SSMH-18	48" SANITARY MANHOLE	90.14	85.48 (E)	N:1670834.95 E:642446.45

PLAN LEGEND

	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
D	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 5

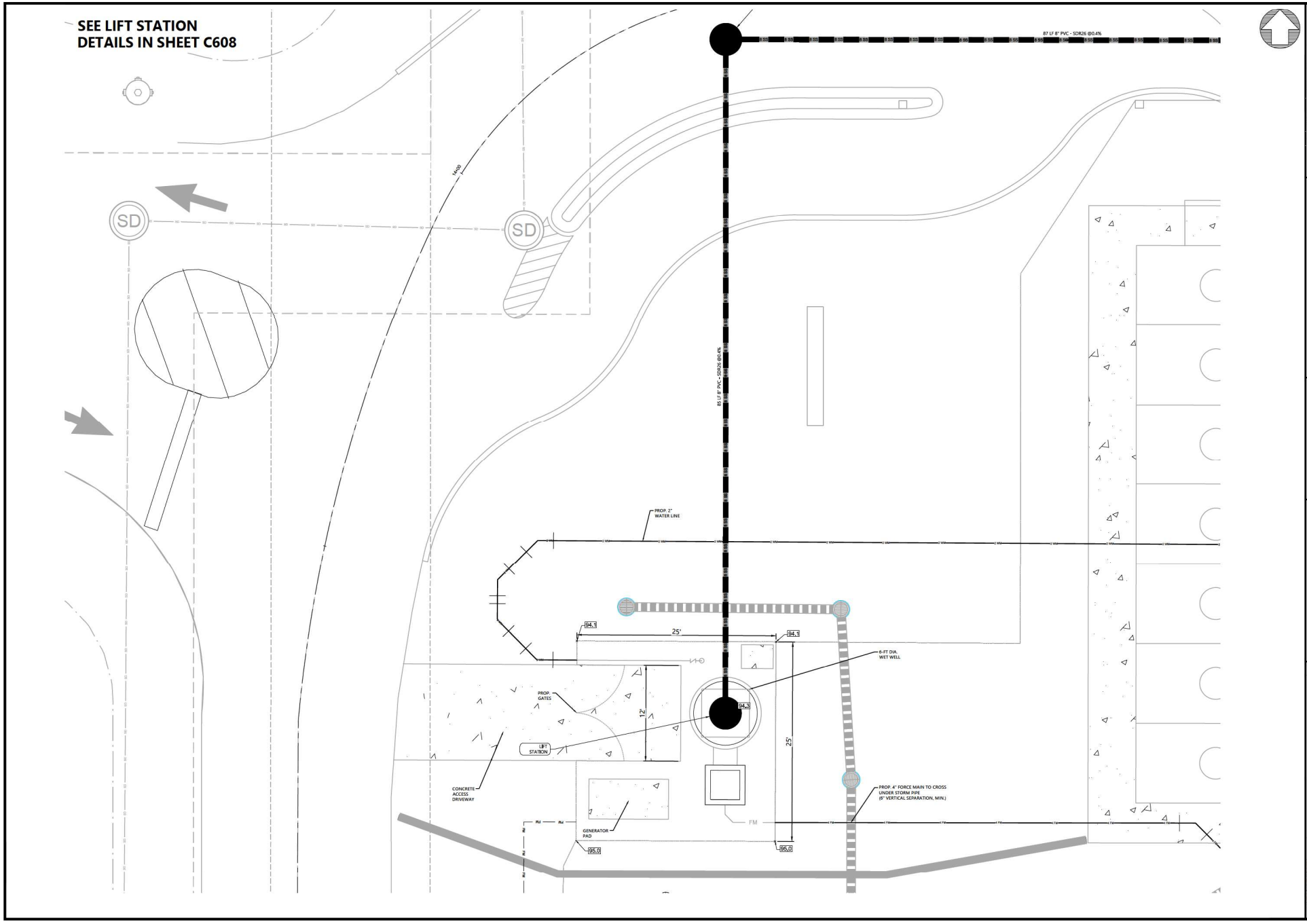
DATE AUG 23, 2023

REVISIONS

SCALE: 1"=20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C405

CAD FILE: 2064-C400 UTILITY PLAN



811
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COA # 29091

SEC. 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
LIFT STATION PLAN

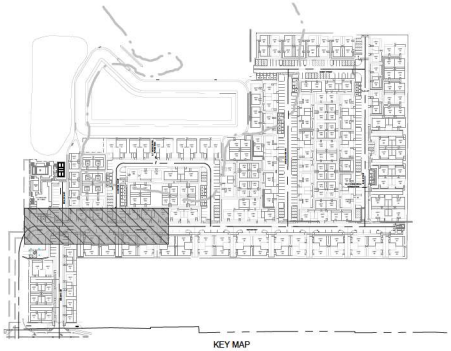
DATE AUG 23, 2023

REVISIONS

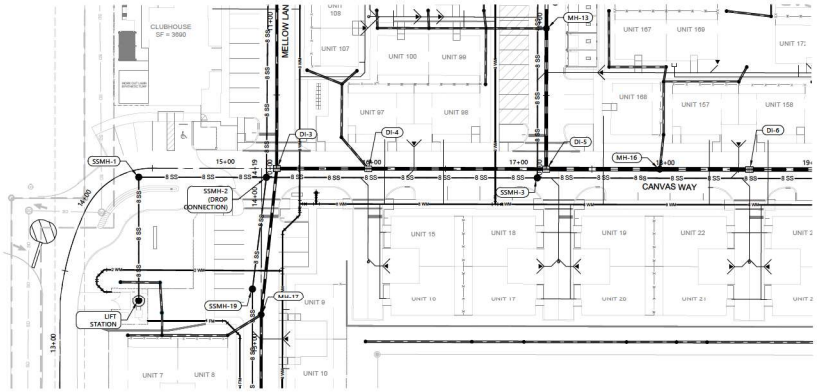
0 2.5' 5'

DRAWN BY: ZDR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C406

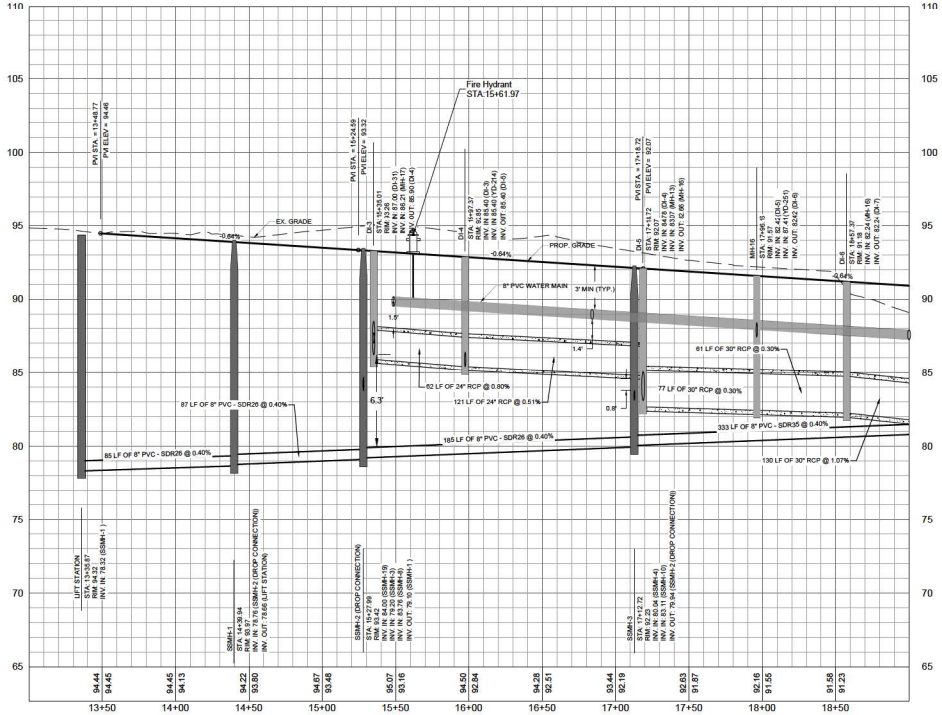
CAD FILE 2064-C400 UTILITY PLAN



KEY MAP



PROFILE - CANVAS WAY
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1988

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD A1 - PLAN AND PROFILE

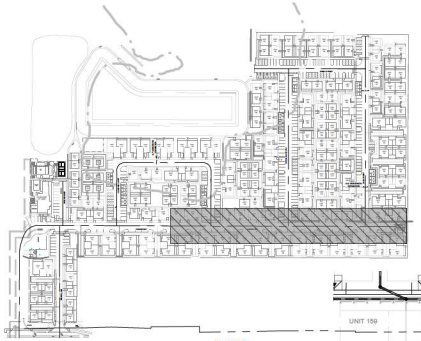
DATE AUG 23, 2023

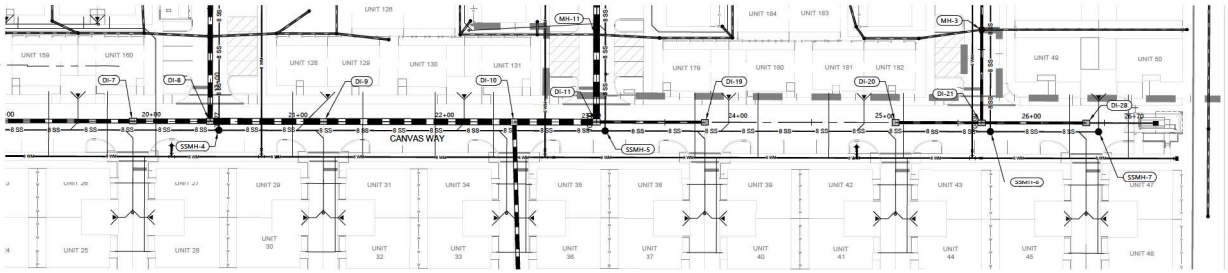
REVISIONS

0 20' 40'

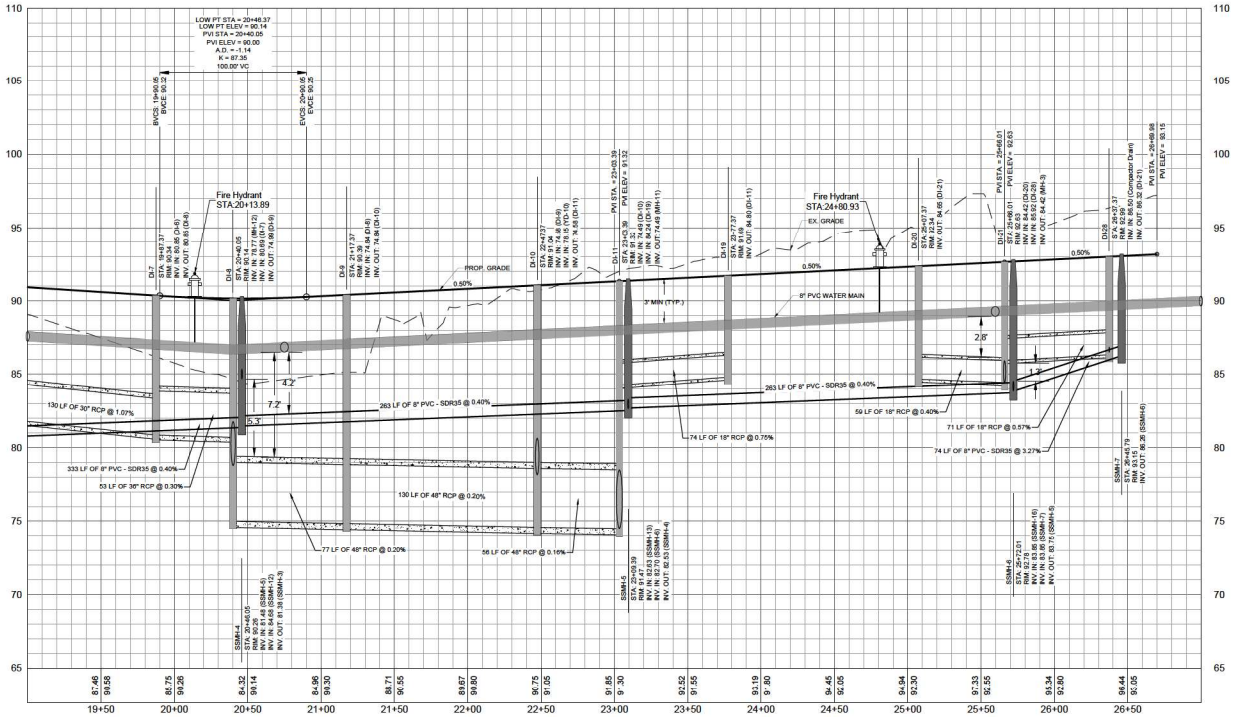
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C500

CAD FILE: 2064-C500 UTILITY PROFILE





PROFILE - CANVAS WAY
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD A2 - PLAN AND PROFILE

DATE AUG 23, 2023

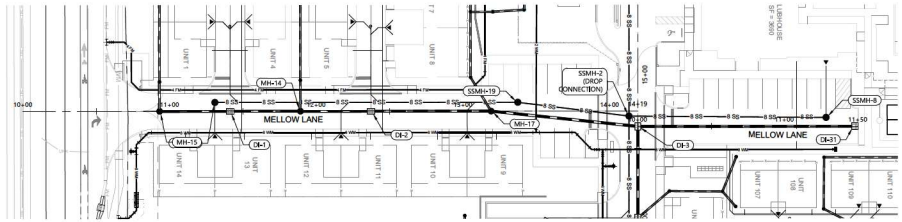
REVISIONS

0 20' 40'

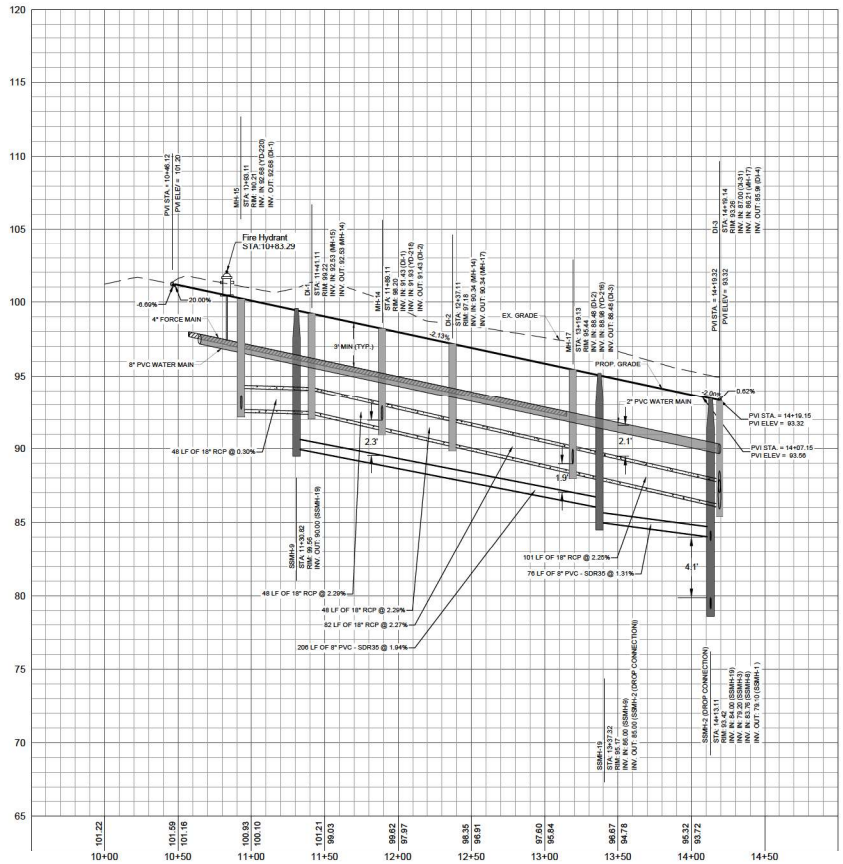
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C501

CAD FILE 2064-C501 UTILITY PROFILE

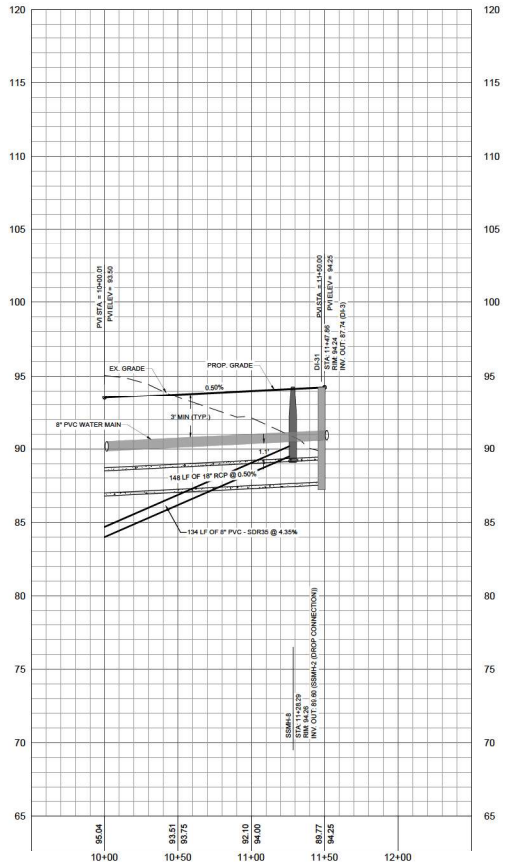
KEY MAP



PROFILE - MELLOW LANE
SCALE: 1" = 50' H & 1" = 5' V



PROFILE - MELLOW LANE
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1988

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

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COA # 29091

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD B - PLAN AND PROFILE

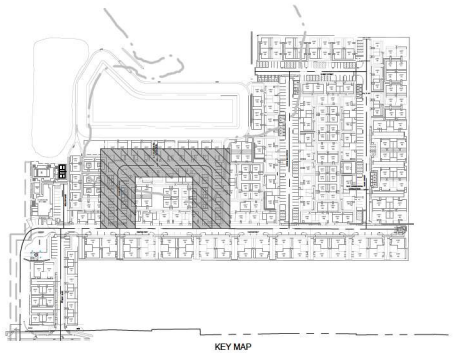
DATE AUG 23, 2023

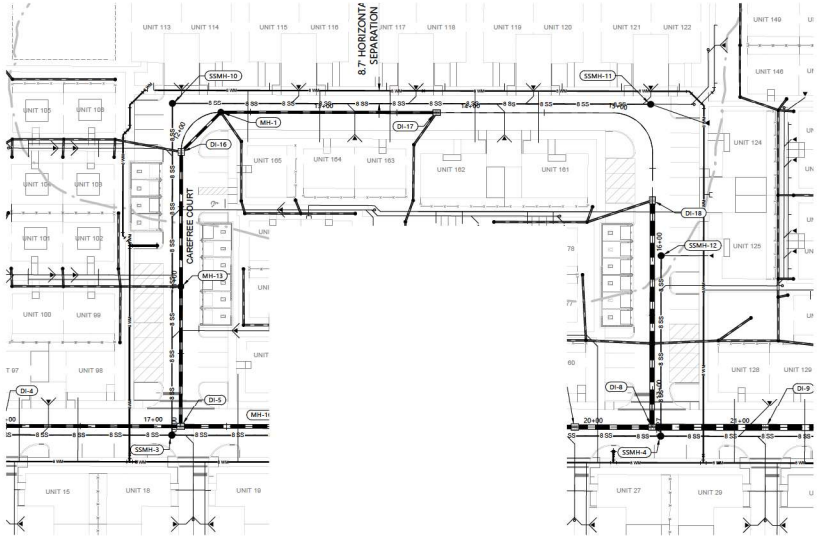
REVISIONS

0 20' 40'

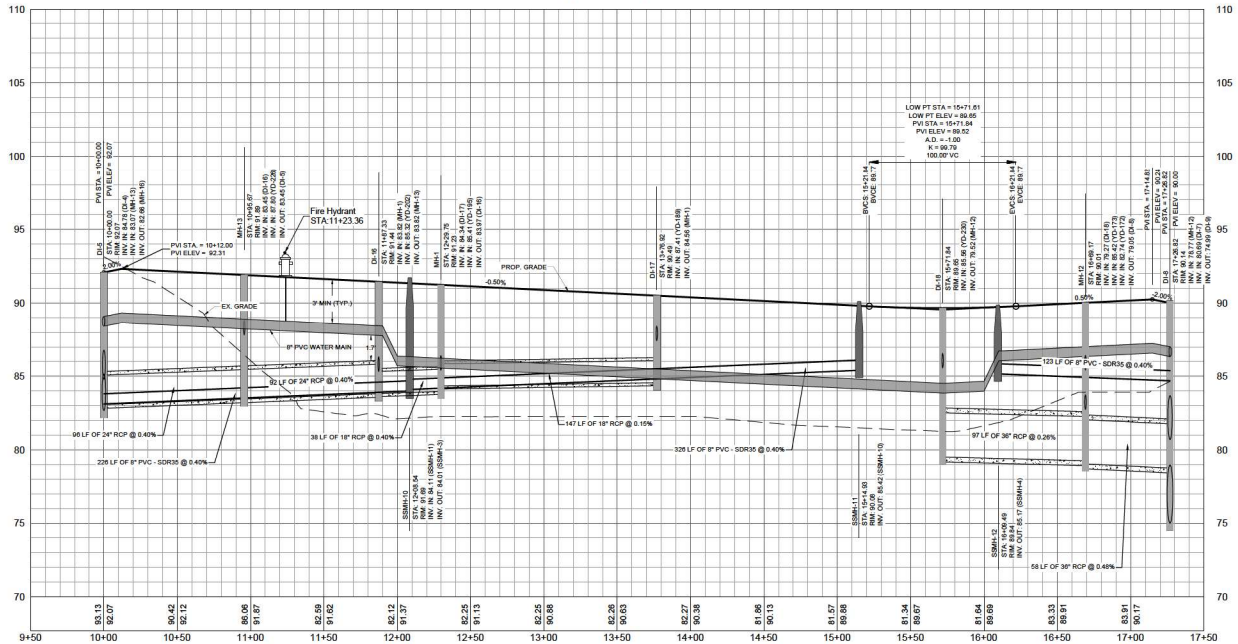
DRAWN BY: ZDR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C502

CAD FILE 2064-C501 UTILITY PROFILE





PROFILE - CAREFREE COURT
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
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	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD C - PLAN AND PROFILE

DATE AUG 23, 2023

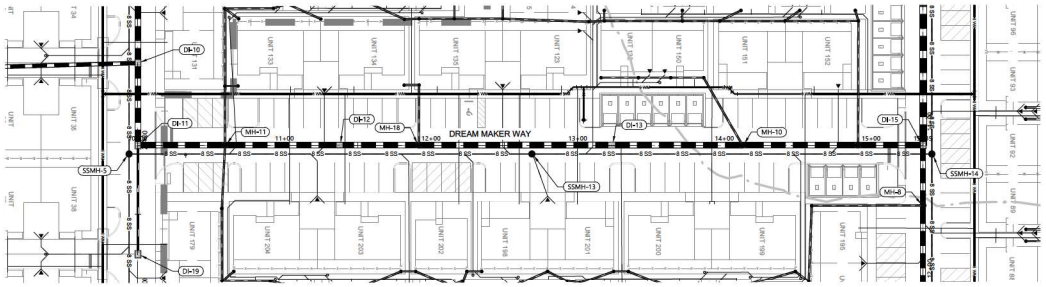
REVISIONS

0 20' 40'

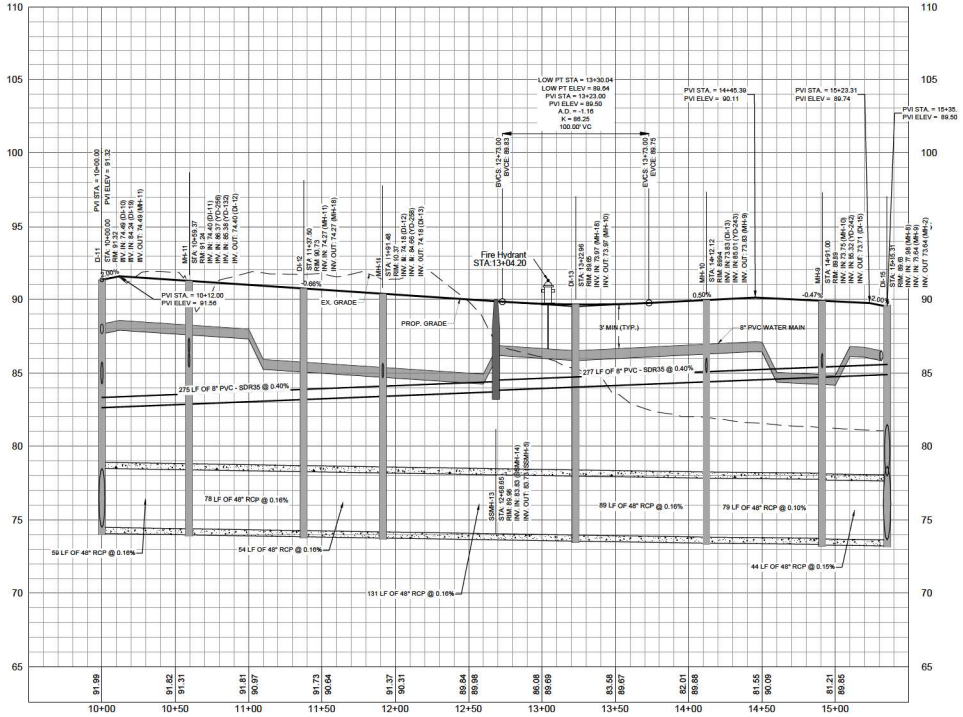
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C503

CAD FILE 2064-C500 UTILITY PROFILE

KEY MAP



PROFILE - DREAM MAKER WAY
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND
PROJECT PROPERTY LINE
EXISTING FEATURES
PROPOSED CURB
CONCRETE SURFACE
87 EXISTING CONTOUR
8W PROPOSED DOMESTIC WATER LINE
8 SS PROPOSED SANITARY LINE
PROPOSED STORM LINE
FM PROPOSED FORCE MAIN
WATER STRUCTURES
STORM STRUCTURES
SANITARY STRUCTURE
WATER DOUBLE SERVICE
WATER SINGLE SERVICE
SEWER DOUBLE SERVICE
SEWER SINGLE SERVICE
SEWER CLEAN OUT

NOTES:
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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD D - PLAN AND PROFILE

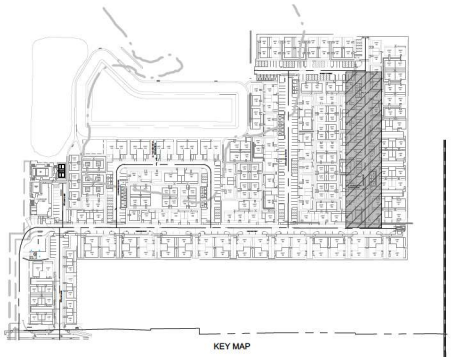
DATE AUG 23, 2023

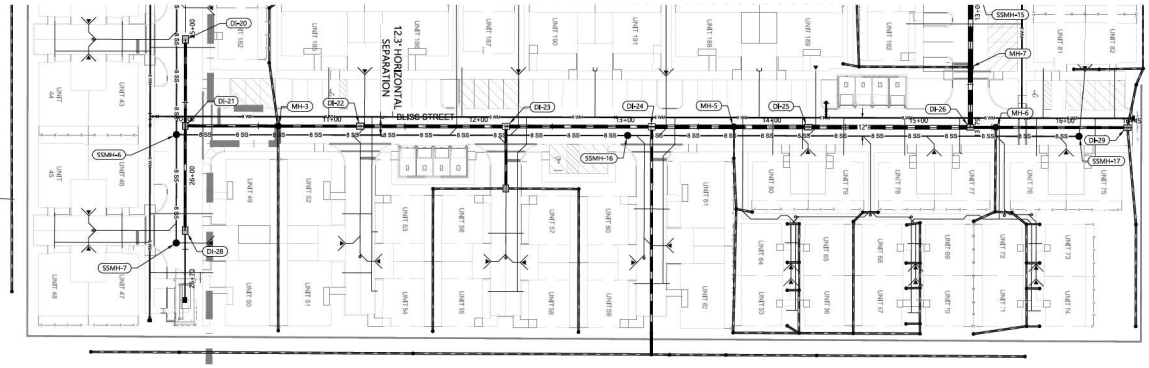
REVISIONS

0 20' 40'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C504

CAD FILE 2064-C504 UTILITY PROFILE





PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
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	WATER DOUBLE SERVICE
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	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
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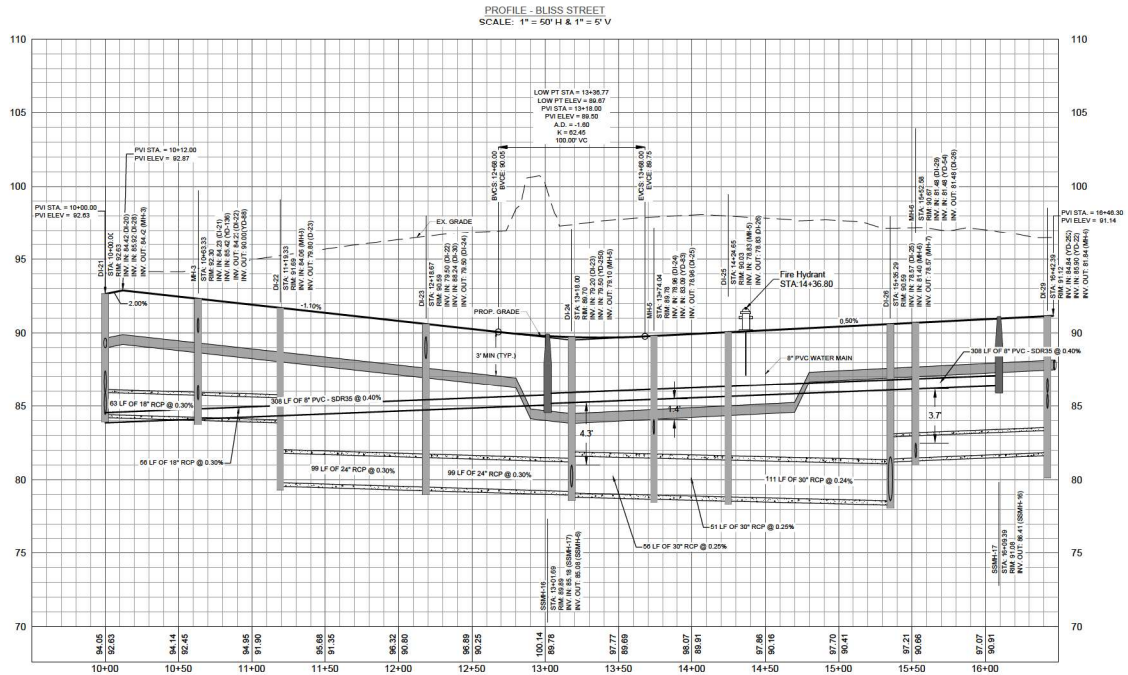
2. VERTICAL DATUM: NAVD 1988



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CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD E - PLAN AND PROFILE

DATE AUG 23, 2023

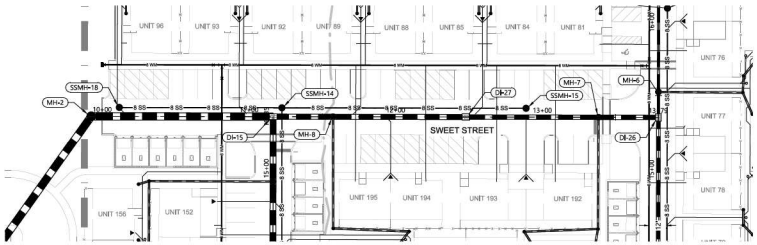
REVISIONS

0 20' 40'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C505

CAD FILE: 2064-C505 UTILITY PROFILE

KEY MAP



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
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	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
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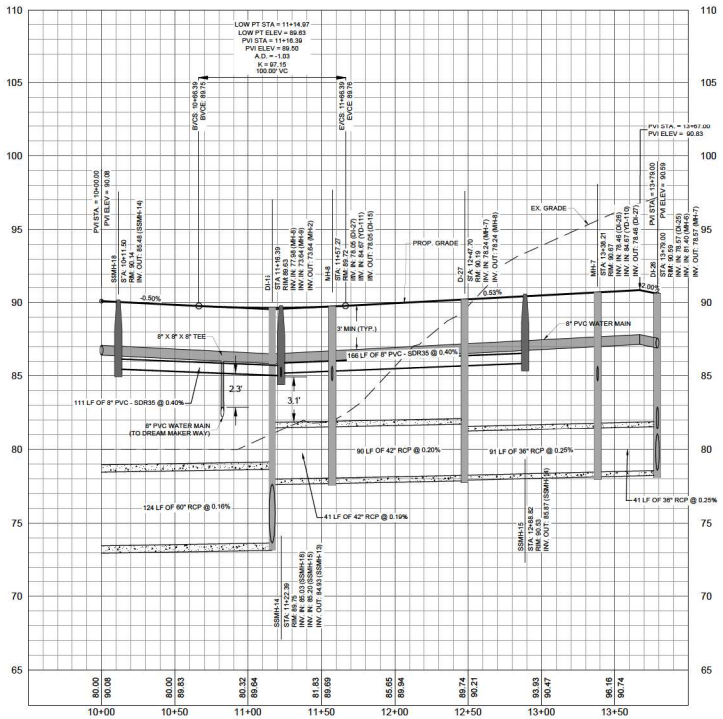
2. VERTICAL DATUM: NAVD 1988

PROFILE - SWEET STREET
SCALE: 1" = 50' H & 1" = 5' V



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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD F - PLAN AND PROFILE

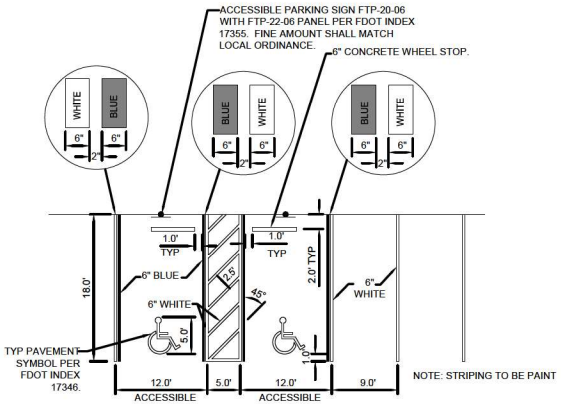
DATE AUG 23, 2023

REVISIONS

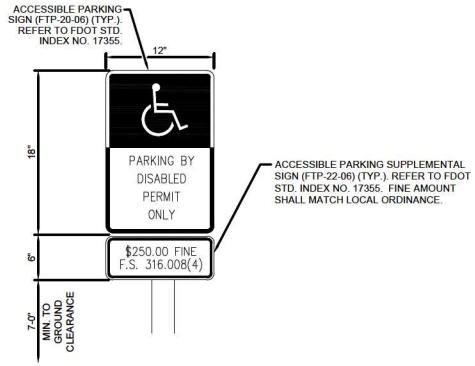
0 20' 40'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C506

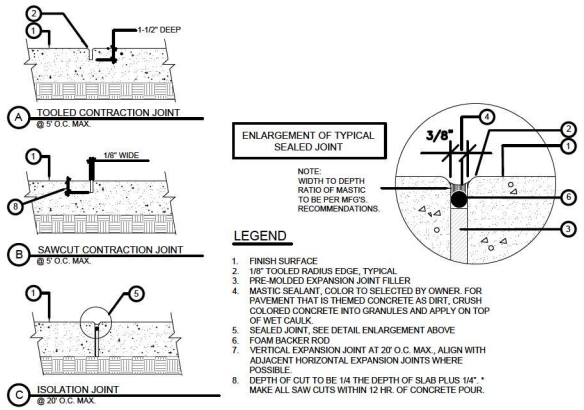
CAD FILE 2064-C500 UTILITY PROFILE



1 ACCESSIBLE PARKING STRIPING AND SIGNAGE DETAIL
NTS



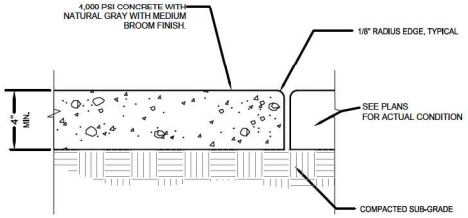
ACCESSIBLE PARKING STALL SIGN DETAIL



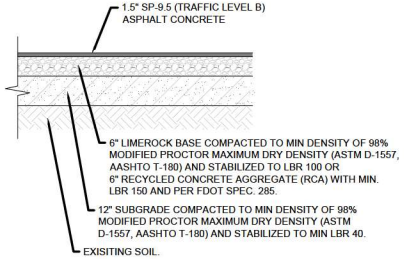
LEGEND

1. FINISH SURFACE
2. 1/8" TOOLED RADIUS EDGE, TYPICAL
3. PRE-MOLDED EXPANSION JOINT FILLER
4. MASTIC SEALANT, COLOR TO SELECTED BY OWNER. FOR PAVEMENT THAT IS THEMED CONCRETE AS DIRT, CRUSH COLORED CONCRETE INTO GRANULES AND APPLY ON TOP OF WET CAULK.
5. SEALED JOINT, SEE DETAIL ENLARGEMENT ABOVE
6. FOAM BACKER ROD
7. VERTICAL EXPANSION JOINT AT 20' O.C. MAX., ALIGN WITH ADJACENT HORIZONTAL EXPANSION JOINTS WHERE POSSIBLE.
8. DEPTH OF CUT TO BE 1/4 THE DEPTH OF SLAB PLUS 1/4". * MAKE ALL SAW CUTS WITHIN 12 HR. OF CONCRETE POUR.

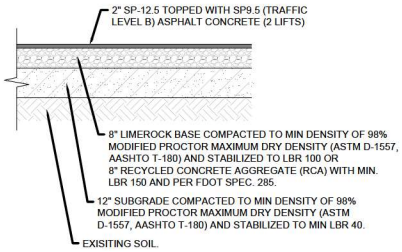
2 SIDEWALK JOINT DETAILS
NTS



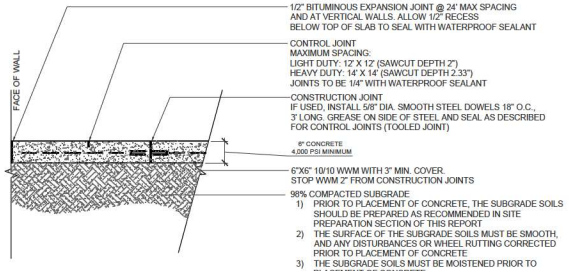
3 CONCRETE SIDEWALK DETAIL
NTS



4 LIGHT DUTY ASPHALT PAVEMENT SECTION
NTS

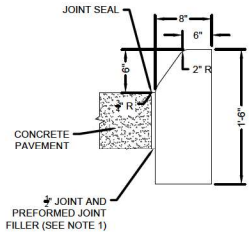


5 HEAVY DUTY ASPHALT PAVEMENT SECTION
NTS



7 CONCRETE PAVEMENT SECTION
NTS

NOTE:
1. FOR TYPE A, TYPE B AND TYPE D CURB:
EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.



8 TYPE D CURB
NTS

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COA # 29291

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3590 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

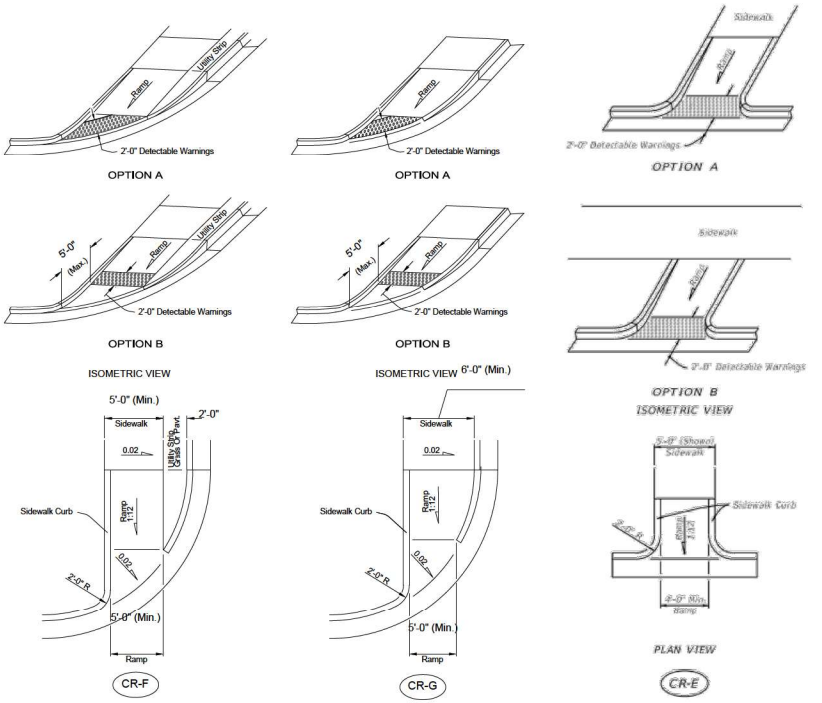
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE DETAILS

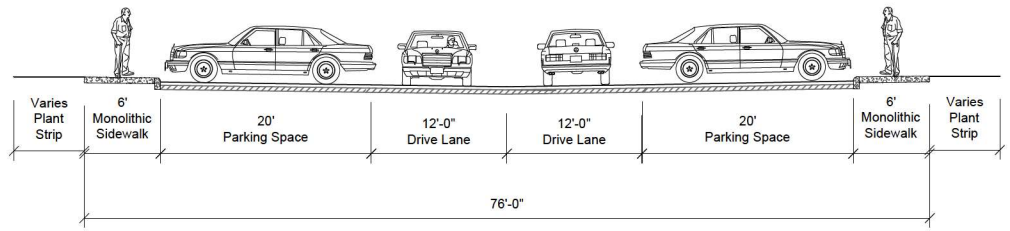
DATE AUG 23, 2023

REVISIONS

DRAWN BY: ZDR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C600

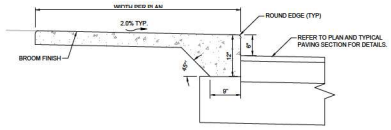
CAD FILE: 2084-C600 SITE DETAILS





SECTION A - PARKING TYPICAL SECTION

2 ROAD TYPICAL SECTIONS
NTS



NOTES:

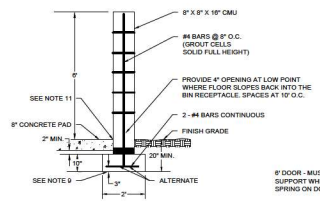
1.) SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2.) COMPACT FILL AREAS TO MINIMUM 95 % OF AASHTO T99 DENSITY.
3.) SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4.) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5.) SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
6.) CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND THE CURRENT FDOT STANDARD INDEX 522-002.

THICKENED EDGE SIDEWALK DETAIL
NTS

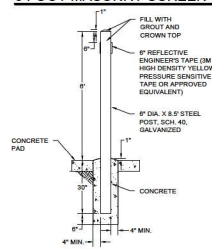
DAWN TO DUSK SIGN DETAIL

NOTES:

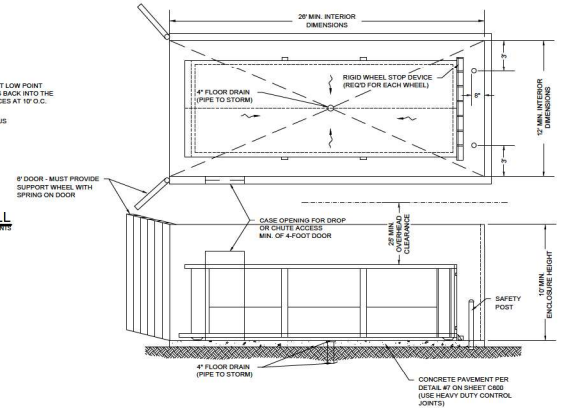
1.) TRASH COMPACTOR AREA SHALL BE SCREENED WITH A SIX FOOT (6) MASONRY WALL PER THIS DETAIL.
2.) BIN ENCLOSURE TO BE A MIN. OF 3 FEET FROM ANY STRUCTURE AT ITS CLOSEST POINT.
3.) BINS THAT ARE VISIBLE FROM THE PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
4.) GATES SHALL BE INSTALLED SO THERE IS A NET BIN ENCLOSURE OPENING OF 12 FEET. GATES, HINGES, AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING.
5.) EACH ENCLOSURE GATE SHALL HAVE DROP PINS INSTALLED AND HOLES DRILLED IN THE CONCRETE AT BOTH THE OPEN AND CLOSED POSITIONS TO PREVENT GATES FROM CLOSING INTO THE COLLECTION VEHICLE.
6.) BIN ENCLOSURES SHALL HAVE (2) 4" DIAMETER STEEL SAFETY POSTS INSTALLED IN THE BACK OF THE ENCLOSURE ONLY PER DETAIL ON THIS SHEET.
7.) SAFETY POSTS SHALL HAVE A HEIGHT OF 6 FEET OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL OF THE ENCLOSURE.
8.) USE CONCRETE CLASS I PER FDOT SPEC SECTION 346.
9.) STEEL REINFORCEMENT SHALL BE GRADE 40.
10). EXPANSION JOINT PER DETAIL #2 ON SHEET C600.
11.) EXTERIOR FINISH OF 6 FOOT MASONRY SCREEN WALL SHALL BE COORDINATED ARCHITECTURALLY WITH PRIMARY BUILDING FINISHES.
12.) SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO A DEPTH OF 8 INCHES AND TO A MIN. DRY DENSITY OF 98% IN ACCORDANCE WITH ASTM D-2922 AND D-3017, AFTER ADJUSTMET FOR ROCK CORRECTION.



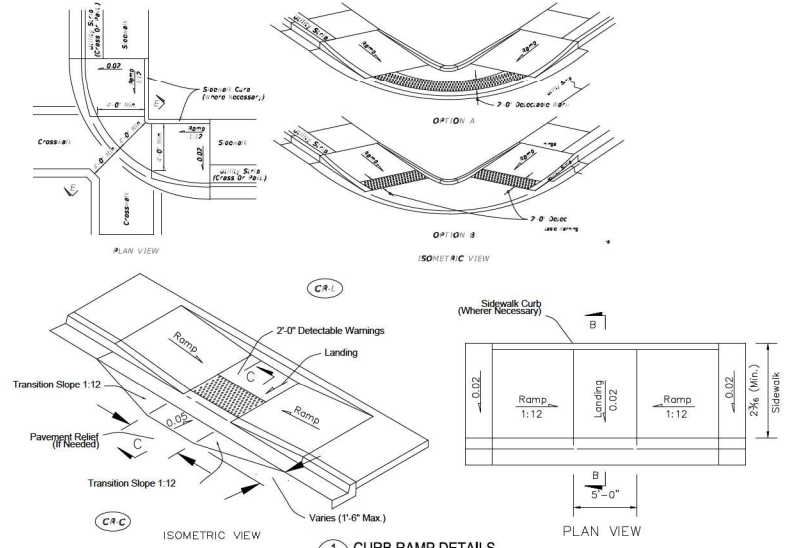
6 FOOT MASONRY SCREEN WALL
NTS



SAFETY POST
NTS



TRASH COMPACTOR ENCLOSURE DETAIL
NTS



1 CURB RAMP DETAILS
NTS

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

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE SHOWN ON THIS DRAWING WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR JOB SITE SAFETY OR FOR ANYTHING RELATED TO THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

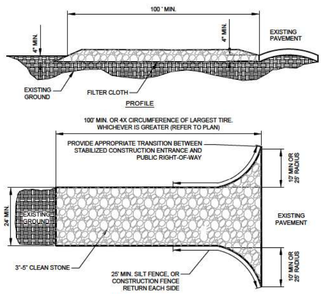
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE DETAILS

DATE AUG 23, 2023

REVISIONS

CAD FILE: 2004-000 SITE DETAILS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C601



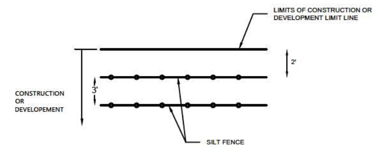
PLAN VIEW

CONSTRUCTION SPECIFICATIONS

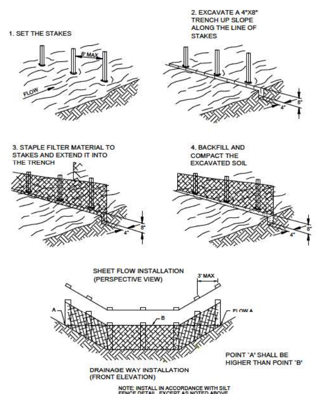
1. STONE - USE COARSE AGGREGATE (2"-3" STONE).
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE
6. THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

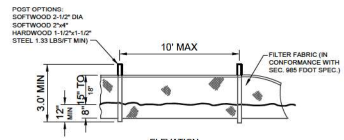
STABILIZED CONSTRUCTION ENTRANCE/ EXIT

(N.T.S.)

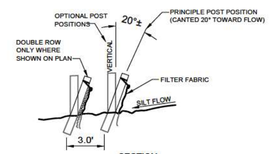


NOTES:
1. CONSTRUCT A STAKED SINGLE OR DOUBLE ROW OF SILT FENCE 2 FEET OFF THE LIMITS OF CONSTRUCTION WHERE APPLICABLE.
2. SILT FENCE NEED TO BE TRENCHED IN AT ALL TIMES.
3. COORDINATE ANY CONSTRUCTION ACTIVITIES WITHIN 5 FEET OF LIMITS OF CONSTRUCTION WITH CONSTRUCTION MANAGER.





ELEVATION



SECTION

NOTES:
1. PRIOR TO ANY DISTURBANCE OF PROPERTY, THE ENTIRE SILT FENCE MUST BE IN PLACE.
2. THE EROSION CONTROL PROVISIONS DELINEATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NEEDED DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.
3. ENSURE THAT POSTS AT CONNECTIONS ARE ROLLED AND WRAPPED PER FDOT STANDARDS.

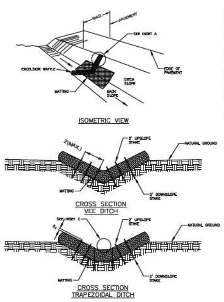
SILT FENCE DETAILS

NOT TO SCALE

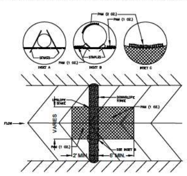
GENERAL EROSION CONTROL NOTES;
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION: ON-SITE EROSION CONTROL MEASURES IN ADDITION TO THE ABOVE MUST BE PROVIDED TO PREVENT SILT FROM LEAVING THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL VIDEO TAPE THE STORM SYSTEM UPON COMPLETION TO INSURE THAT ALL PIPES, ETC ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. THE SILT FENCE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES, AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
6. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DAILY INSPECTIONS SHALL BE MADE BY THE LANDOWNER OR ITS DESIGNEE TO DETERMINE THE EFFECTIVENESS OF SEDIMENT AND EROSION CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY. ALL SEDIMENT, EROSION, AND TURBIDITY CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.
7. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIERS DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
8. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR ITS DESIGNEE TO DEVELOP CONTINGENCY PLANS FOR DEALING WITH ALL WEATHER CONDITIONS, INCLUDING THE SEVERE RAIN EVENTS (MORE THAN TWO (2) INCHES IN FOUR (4) HOURS) WHICH MAY OCCUR REPEATEDLY DURING THE SUMMER MONTHS.
9. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
10. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
11. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED AS INDICATED ON THE PLANS.
12. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
13. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
14. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
15. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS PERMIT CONDITIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
16. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL FDEP AND WATER MANAGEMENT DISTRICT INQUIRES, RELATIVE TO COMPLIANCE OF EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.
17. IN THE EVENT THAT EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THE EROSION CONTROL PLAN PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ALL ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE REVIEWED AND APPROVED BY DESIGNATED COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.
18. ALL EROSION PREVENTION AND CONTROL MEASURES MUST BE INSPECTED AND APPROVED BY DESIGNATED COMPLIANCE PERSONNEL PRIOR TO ANY CONSTRUCTION ACTIVITIES. REMOVAL OF THESE SAME EROSION CONTROLS AND PREVENTION MEASURES MAY BE DONE ONLY AFTER AUTHORIZATION IS OBTAINED FROM DESIGNATED COMPLIANCE PERSONNEL. ANY DEVIATION FROM THIS PROCEDURE MAY RESULT IN AN IMMEDIATE REQUIREMENT FOR WORK STOPPAGE.
19. DURING CONSTRUCTION THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREAS THAT HAVE BEEN CLEARED AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER) AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDES SLOPES SHALL BE SODDED OR SEEDED OR MULCHED WITHIN 7 DAYS DURING THE WET SEASON AND 14 DAYS DURING THE DRY SEASON.
20. ALL SURFACE WATER DISCHARGE FROM THIS SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE, INCLUDING WETLANDS.
21. ADDITIONAL FULL LENGTH TURBIDITY BARRIERS MAY BE REQUIRED. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED AT THE DISCRETION OF ORANGE COUNTY COMPLIANCE.
22. STAKED TURBIDITY BARRIERS MAY BE REQUIRED AGAINST WETLANDS WHERE WORK IS BEING CONDUCTED.

EROSION CONTROL NOTES

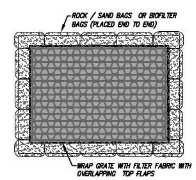
NOT TO SCALE



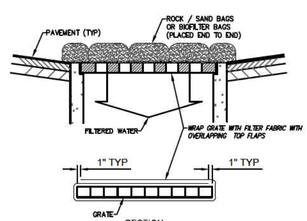
GENERAL NOTES:
1. USE MINIMUM 12 INCH DIAMETER FIBER WATTLE.
2. USE 2 FT. WOODEN STAKES WITH A 2 IN. X 2 IN. NOMINAL CROSS SECTION
3. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AND AS DIRECTED.
4. INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
5. PROVIDE STAPLES MADE OF 0.125 IN. DIAMETER STEEL WIRE FORMED INTO A U SHAPE NOT LESS THAN 12" IN LENGTH.
6. INSTALL STAPLES APPROXIMATELY EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.
7. INSTALL MATTING IN ACCORDANCE WITH SECTION 1631 OF THE NCDOT STANDARD SPECIFICATIONS.
8. PRIOR TO POLYACRYLAMIDE (PAM) APPLICATION, OBTAIN A SOIL SAMPLE FROM PROJECT LOCATION, AND FROM OFFSITE MATERIAL, AND ANALYZE FOR APPROPRIATE PAM FLOCCULANT TO BE APPLIED TO EACH WATTLE.
9. INITIALLY APPLY 2 OUNCES OF ANIONIC OR NEUTRALLY CHARGED PAM OVER WATTLE WHERE WATER WILL FLOW AND 1 OUNCE ON MATTING ON EACH SIDE OF WATTLE. REAPPLY PAM AFTER EVERY RAINFALL EVENT THAT IS EQUAL TO OR EXCEEDS 0.50 IN.



TEMPORARY WATTLE CHECK DAM WITH MATTING AND OPTIONAL PAM



PLAN



SECTION

INLET SEDIMENT FILTER DETAIL

NTS

Know what's below. Call before you dig.

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NOTICE:
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SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
EROSION CONTROL DETAILS

DATE AUG 23, 2023

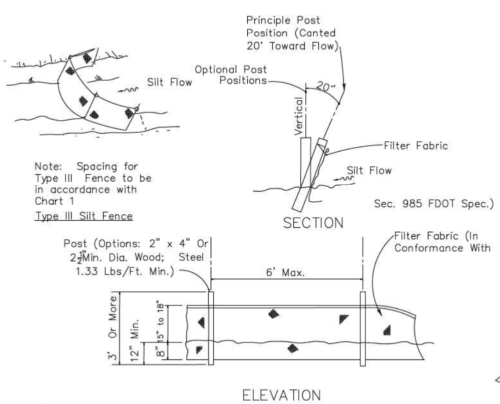
REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C602

CAD FILE: 2064-C602 EROSION CONTROL DETAILS

CONSTRUCTION ACTIVITIES AND CONTRACTOR RESPONSIBILITIES:

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ABIDE BY ALL PERMIT CONDITIONS, INSPECTIONS, SCHEDULES, AND OTHER RELEVANT REGULATORY AGENCY RULES AND REGULATIONS.
2. BMPs: SYNTHETIC BALES OR SEDIMENT FILTER LOGS.
3. INLET PROTECTION: PERFORATED PIPE WRAPPED IN FILTER FABRIC (FILTER LOGS).
4. TEMPORARY SLOPE STABILIZATION: CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF TEMPORARY SOIL EMBANKMENT AND SHORING REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
5. POTENTIAL POLLUTANTS DURING CONSTRUCTION: DELETERIOUS, TOXIC, OR CONTAMINATED MATERIAL, IF ENCOUNTERED, IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER AND DISPOSED OF IN APPROVED LANDFILL. CONTACT LOCAL EMERGENCY OFFICIALS REPRESENTATIVES IN CASE OF ANY SPILLS OR CONTAMINATION OF A CHEMICAL NATURE (CALL FDEP 407-894-7555) PRIOR TO ANY OTHER ACTION.
6. INSPECTIONS: CONTRACTOR TO INSPECT CONSTRUCTION SITE FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES WITHIN 24 HRS. CONTRACTOR TO PROVIDE AND MONITOR A RAIN GAUGE ON SITE AND RECORD DAILY RAINFALL AMOUNTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
7. PERMANENT STORMWATER MANAGEMENT CONTROLS: RETENTION AND DETENTION/EXFILTRATION SYSTEMS, STORMWATER SEWER SYSTEM, PLUS STORMWATER CONTROL STRUCTURE IS TO PREVENT TRASH FROM GOING TO COUNTY'S DRAINAGE SYSTEM.
8. DEWATERING: IN GENERAL, WATER FROM CONTAMINATED AREAS ARE TO BE DISCHARGED TO SANITARY SEWER SYSTEM AND WATER FROM NON-CONTAMINATED AREAS ARE TO BE DISCHARGED INTO STORM SEWER SYSTEM. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF F.D.E.P., THE NPDES PERMIT, AND THE GEOTECHNICAL REPORT.
9. DEWATERING: DEWATERING ACTIVITIES SHALL NOT RESULT IN THE DISCHARGE OF ANY WATER WITH TURBIDITY GREATER THAN 29 NTUS FROM THE SITE PER SECTION 6.14.01 (H) OF THE ESM.
10. CONTRACTOR SHALL MAKE AN EFFORT TO MINIMIZE THE AREA OF DISTURBANCE AND WILL BE RESPONSIBLE FOR ALL DAMAGES. ALL EXISTING SODDED AREAS DISTURBED DURING THE CONSTRUCTION SHALL BE REPLACED WITH THE SAME TYPE OF SOD IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS WITHIN 7 DAYS OF FINAL GRADING.
11. SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.
12. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
13. NO FERTILIZERS, HERBICIDES, OR PESTICIDES ARE TO BE USED ON-SITE WITHOUT PRIOR APPROVAL OF CITY OR COUNTY STAFF.
14. AFTER ALL CONSTRUCTION IS COMPLETE, ALL STRUCTURES AND STORM SEWER PIPES IN THE SYSTEM SHALL BE CLEANED AND TEMPORARY PLUGS IN STRUCTURES SHALL BE REMOVED.
15. ADDITIONAL NOTES: IF NECESSARY, CONTRACTOR SHALL INSTALL TURBIDITY BARRIER, AND USE STREET SWEEPER TO CLEAN ANY OFF-SITE TRACKING OF SOIL. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS AND TO COMPLY WITH THIS PLAN.
16. WASTE DISPOSAL: ALL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTE SHALL BE PROPERLY CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THERE SHOULD BE NO DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO SURFACE WATERS OF THE STATE OR AN MS4.



NOTE:
ALL SILT FENCING SHALL COMPLY WITH THE LATEST FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL, SECTION 4.06

TYPE III SILT FENCE

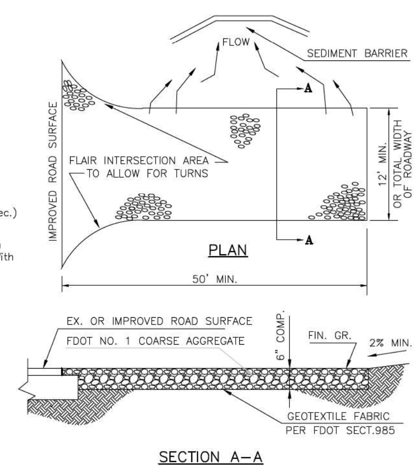
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PERFORM A "SUNSHINE ONE-CALL" PRIOR TO EXCAVATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION AND MAINTAIN COPIES AT THE JOBSITE.
4. THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS IS APPROXIMATE AND HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, FIELD DETERMINE THE EXACT LOCATION OF UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY IF CONFLICTS EXIST. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING UNDERGROUND UTILITY AND ALL EXISTING UTILITIES SHALL BE PROTECTED.
5. THE CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS REQUIRED BY CONSTRUCTION WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL STRIVE TO PROTECT AS MANY TREES AS POSSIBLE DURING CONSTRUCTION OPERATIONS. COORDINATE EFFORTS WITH AREA DEVELOPMENT PLANS.
6. THE CONTRACTOR IS ADVISED TO BRING ANY LAYOUT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST M.U.T.C.D. AND F.D.O.T. SPECIFICATIONS.
8. COORDINATE WITH LOCAL EMERGENCY SERVICES AND PROVIDE EMERGENCY ACCESS CORRIDOR THROUGHOUT CONSTRUCTION.
9. CONTACT LOCAL ENVIRONMENTAL COMPLIANCE OFFICIAL FOR APPROVAL OF EROSION CONTROL MEASURES 24 HOURS PRIOR TO BEGINNING GRADE WORK.
10. MATERIALS INTERFERING WITH CONSTRUCTION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
11. ALL EXCESS DIRT, CLEARING DEBRIS, UNSUITABLE MATERIALS AND EXISTING ROADWAY MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE HAULED OFF IN A LEGAL MANNER.
12. THE CONTRACTOR SHALL PROVIDE A LEVEL GROUND SURFACE AREA ACCESSIBLE TO THE HAUL ROADS AND CONSTRUCTION ENTRANCE FOR MATERIAL LAY-DOWN AND CONSTRUCTION STAGING. THE AREA SHALL BE DELINEATED WITH SAFETY FENCING AND SILT FENCE SHALL BE INSTALLED ALONG THE DOWNHILL BOUNDARY.
13. EXISTING TOPOGRAPHY AND ROADWAY DATA SHOWN ARE BASED UPON TOPOGRAPHIC SURVEYS BY:

    ATWELL, LLC
    111 N. Magnolia Ave. SUITE #1350
    ORLANDO, FL
    (407) 743-3524

14. CONTRACTOR SHALL CONFINE HIS OFF-SITE ACTIVITIES TO LIMITS OF CONSTRUCTION AS DEPICTED ON THE DEMOLITION PLAN (PROPOSED BY ATWELL LLC.).
15. ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE WITHOUT DELAY.
16. SOILS DATA GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SERVICES.
17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
18. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.



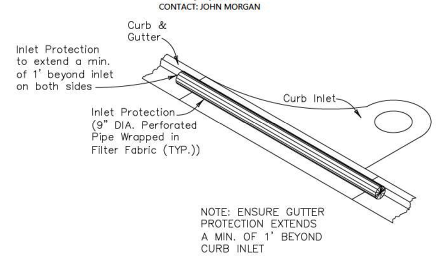
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 62-4, 62-302, F.A.C. ALL EROSION/SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988), AS WELL AS THE SUMTER COUNTY AND CITY OF WILDWOOD WATER QUALITY CODE AND THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK, UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY THE WATER MANAGEMENT DISTRICT IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, THE CONTRACTOR MUST IMPLEMENT THE NECESSARY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
2. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14-DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
3. THE LOCATION AND TYPE OF THE EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE PROVIDED FOR GENERAL GUIDANCE TO THE CONTRACTOR. THE METHODS AND SEQUENCING OF CONSTRUCTION EMPLOYED BY THE CONTRACTOR MAY REQUIRE MORE OR LESS EROSION CONTROL MEASURES THAN THAT DEPICTED TO MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION ACTIVITIES.
4. EROSION/TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SEDIMENT OR SUSPENDED SOLIDS TO ADJACENT PROPERTIES, JURISDICTIONAL WETLANDS AND/OR RECEIVING WATER BODIES EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. THEREAFTER THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE CONTRACTOR SHALL MAINTAIN THE EROSION/TURBIDITY CONTROL BARRIERS DAILY. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR PROVIDING THE NECESSARY EROSION/TURBIDITY CONTROL FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY PENALTIES IMPOSED BY THE PERMITTING AGENCIES FOR ANY EROSION, SHOALING, OR WATER QUALITY PROBLEMS RESULTANT TO CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SEDIMENTATION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND/OR ACCORDING TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR EROSION CONTROL APPLICATIONS AND ACCORDING TO THE SUMTER COUNTY AND CITY OF WILDWOOD WATER QUALITY CODE AND THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
6. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
7. PRIOR TO BEGINNING THE CLEARING AND GRUBBING OF THE SITE, SYNTHETIC BALES SHALL BE STAKED TO THE GROUND ALONG THE PROPERTY LINE AT LOW AREAS IN ADDITION TO THE PERIMETER SILT FENCE TO PREVENT STORMWATER FROM WASHING ERODED SOIL FROM THE SITE.
8. THE SITE SHALL BE GRADED SUCH THAT ALL STORMWATER WILL BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM. SYNTHETIC BALES SHALL BE STAKED IN LOCATIONS WHERE WATER ENTERS THE SYSTEM TO FILTER OUT THE ERODED SOILS AND CONSTRUCTION FINES. CONTRACTOR SHALL MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO THE ROADWAY VIA TRUCK AND EQUIPMENT TIRES.
9. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF WILDWOOD, AND FDOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DRAWINGS.
10. CONTRACTOR SHALL REPLACE CLOGGED SECTIONS OF SILT FENCES AND PERFORATED PIPE WITH FABRIC SOCK AS NECESSARY TO MAINTAIN WATER PASSAGE.
11. CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL DURING INSTALLATION OF NEW CURBING AND DRIVEWAYS AS APPROVED BY THE ENGINEER.
12. CONTRACTOR SHALL TAKE CARE TO KEEP EXPOSED AREAS TO A MINIMUM POSSIBLE TIME DURING CONSTRUCTION.
13. ON-SITE CONTROL MEASURES SHALL BE APPLIED TO REDUCE EROSION AS SHOWN ON THE PLANS, DETAIL SHEETS AND IN ACCORDANCE WITH FDOT, FDEP AND THE SUMTER COUNTY REGULATIONS FOR EROSION CONTROL MEASURES. STOCKPILING AND STORAGE OF MATERIALS SHOULD NOT BE LOCATED IN A MANNER TO IMPEDE FLOW OR CAUSE MATERIALS TO BE ERODED BY STORMWATER RUNOFF.
14. ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES AND MEASURES TO BE USED DURING CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED IN AN EFFECTIVE CONDITION UNTIL SUCH TIME AS THE COMPLETION OF THE PERMANENT SYSTEM OR OTHER EROSION CONTROL MEASURES CAN ASSURE ADEQUATE EROSION AND SEDIMENT CONTROL.
15. CONTRACTOR TO INSPECT EROSION/SEDIMENT CONTROL DEVICES DAILY AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL EVENT FOR EFFECTIVENESS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
16. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PER EROSION CONTROL DETAILS AND SWPPP PRIOR TO ANY LAND DISTURBING ACTIVITIES.
17. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
18. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.

DEVELOPER CONTACT INFORMATION
WATERMARK PROPERTIES, LLC
858 W. HAPPY CANYON ROAD,
CASTLE ROCK, CO 80108
PH: (713) 851-6592
CONTACT: JOHN MORGAN



INLET PROTECTION

NOT TO SCALE

STORMWATER POLLUTION PREVENTION PLAN NOTES:

LOCATION: THE 25.62± ACRE SITE IS LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

LIMITS OF CONSTRUCTION: 25.62± ACRES WILL BE DISTURBED DURING CONSTRUCTION.

CONSTRUCTION ACTIVITIES: CLEARING AND GRUBBING OF EXISTING SITE; GRADING OPERATIONS; CONSTRUCTION OF PARKING LOT AND ASSOCIATED SITE WORK.

SOIL TYPES: REFER TO THE GEOTECHNICAL REPORT FOR THE ON-SITE SOIL CLASSIFICATIONS.

GENERAL CONSTRUCTION SEQUENCE:
1. INSTALL SILT FENCE AROUND PERIMETER OF SITE. PROVIDE MINIMUM SITE DEMOLITION REQUIRED TO INSTALL SILT FENCE. INSTALL TEMP INLET PROTECTION.
2. GENERAL SITE CLEARING AND GRUBBING, AND DEMOLITION.
3. ROUGH GRADE SITE
4. INSTALL UNDERGROUND UTILITIES.
5. CONSTRUCT PROPOSED ABOVE GROUND INFRASTRUCTURE PER THE SITE PLAN.
6. INSTALL LANDSCAPING.
7. REMOVE TEMP. PROTECTION SYSTEMS.

STORMWATER DISCHARGE: STORMWATER WILL DISCHARGE TO SUMTER COUNTY STORMWATER SYSTEM.

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION."

SIGNATURE ____________________ DATE

PROJECT MANAGER ____________________

NAME AND TITLE ____________________

COMPANY ____________________

ADDRESS (CONTRACTING FIRM) ____________________

ADDRESS (CONSTRUCTION SITE) ____________________

TELEPHONE: ____________________
AREA CODE NUMBER

ABBREVIATIONS:

FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

A.D.A. - AMERICAN DISABILITY ACT

HDPE - HIGH DENSITY POLYETHYLENE PIPE

FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

FOR STANDARD ABBREVIATIONS REFER TO THE FDOT STANDARD INDEX ABBREVIATION SHEET, UNLESS OTHERWISE NOTED ON PLANS.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
—
—

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3524
COA# 29091

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SWPPP NOTES DETAILS

DATE AUG 23, 2023

REVISIONS

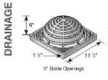
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C603

CAD FILE: 2064-C603 STORMWATER DETAILS

Part No.	Description	Color	Pkg. Qty.	Wt. Ea. lbs.	Product Class	Specifications
70	4" Atrium Grate	Green	20	0.21	10ND	Flat-Top Structural Foam Polyolefin Atrium Grate with UV inhibitor. Open surface area 12.00 square inches. 92.91 GPM.
76	4" Atrium Grate	Gray	20	0.21	10ND	
76	4" Atrium Grate	Black	20	0.21	10ND	
76S	4" Atrium Grate	Sand	20	0.21	10ND	
	Fits 4" Sewer and Drain Pipe & Fittings, 4" Corrugated Pipe, and 4" Triple Wall Pipe.					

Part No.	Description	Color	Pkg. Qty.	Wt. Ea. lbs.	Product Class	Specifications
80	6" Atrium Grate	Green	10	0.62	10ND	Flat-Top Structural Foam Polyolefin Atrium Grate with UV inhibitor. Open surface area 28.40 square inches. 88.08 GPM.
81	6" Atrium Grate	Gray	10	0.62	10ND	
80	6" Atrium Grate	Black	10	0.62	10ND	
80S	6" Atrium Grate	Sand	10	0.62	10ND	
	Fits Spec D™ Basin, 6" Sewer and Drain Pipe & Fittings, 6" Corrugated Pipe.					

DRAINAGE



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
1180	12" x 12" Atrium Grate	Green	8	1.74	10ND	12" Structural Foam Polyolefin Dome Atrium Grate with UV inhibitor. Open surface area 50.60 square inches. 154.79 GPM.
1280	12" x 12" Atrium Grate	Black	8	1.74	10ND	
	Use with 12" x 12" Catch Basin Series.					

Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
12"/BCI	12" x 12" Square Reticulated Cast Iron Grate	Raw Iron	1	12.07	10ND	12" Square Cast Iron Reticulated Grate. Open surface area 24.44 square inches. 74.77 GPM. Class B load rated.
829	Stainless Steel Screws, FH #20 x 1-1/2"	Metal	40	n/a	10ND	
	See page 79, ADA Compliant.					

Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
829	Stainless Steel Screws, FH #8 x 1-1/4"	Steel	48	0.08	20PT	2 ft. Structural Foam Polyolefin decorative Reticulated Channel Grate with UV inhibitor. Open surface area 7.75 square inches per foot. 23.80 GPM per foot.
2S2S	2' Channel Botanical Grate	Sand	24 ft.	1.74		
2S2GR	2' Channel Botanical Grate	Green	24 ft.	1.74		
2S2GY	2' Channel Botanical Grate	Gray	24 ft.	1.74		
2S2	2' Channel Botanical Grate	Black	24 ft.	1.74		
2S2CI	2' Cast Iron Channel Reticulated Grate	Raw Iron	2 ft.	7.06		2 ft. Cast Iron decorative Reticulated Channel Grate. Open surface area 8.09 square inches per foot. 27.38 GPM per foot. Class B load rated.
829	Stainless Steel Screws, FH #20 x 1-1/2"	Metal	40	n/a	10ND	
	See page 79, ADA Compliant.					

Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
1610	16" x 16" Square Grate	Gray	4	7.72	10ND	16" Square Structural Foam Polyolefin Grate with UV inhibitor. Open surface area 86.31 square inches. 264.83 GPM.
1611	16" x 16" Square Grate	Black	4	7.72	10ND	
1612	16" x 16" Square Grate	Green	4	7.72	10ND	
	Use with 16" x 16" Catch Basin Series. See page 79, ADA Compliant.					

AREA DRAINS

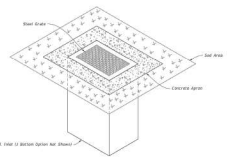
NTS

GENERAL NOTES:

1. Bars this index with Index 425-901 and Index 425-910.
2. When inlet is placed in areas subject to bicycle traffic, install filler bar when clearance or gap is greater than ½" as shown in Index 425-031.
3. These inlets may be used with Alternate B structure bottoms, Index 425-030.
4. Chamfer all exposed edges and corners ¾" chamfer or bisect to ¾" radius.
5. See Index for supplemental details.
6. Reinforcing bars are Grade 60 with 2" minimum cover unless otherwise noted. Cut or bend bars around the 18" diameter circle of pipe opening. Provide one additional #4 bar above and at each side of pipe opening as shown.
7. Dimensions are for both precast and cast-in-place inlets unless otherwise noted.
8. Quantities are for informational and estimating purposes only.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type F - Dimensional, Reinforcing, and Grate Details
3	Type G - Dimensional, Reinforcing, and Grate Details
4	Concrete Apron and Sodded Area Details



DITCH BOTTOM INLET TYPE F

(Type G Similar, Pipe Connection Not Shown)

LAST REVISION 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 1 of 4

NOTES:

1. The Plans, Concrete Apron, and Sod not shown in Plan view are shown in Type F for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

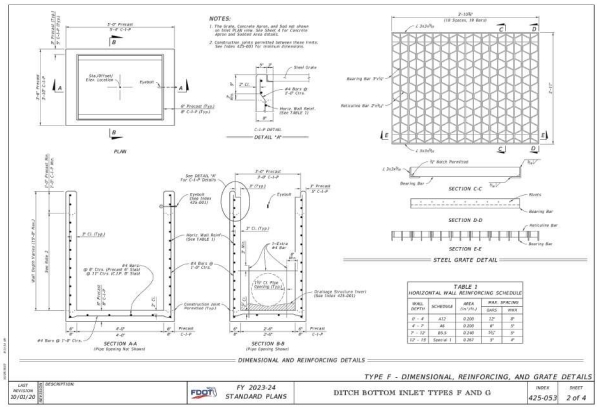


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING (pipe)	MAX.
0' - 4'	A12'	0.200	12"	9"
4' - 7'	A8	0.200	8"	9"
7' - 12'	B9.5	0.240	7½"	9"
12' - 18'	Special 1	0.267	7"	9"

DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4

NOTES:

1. Grates, Concrete Aprons, and Sod not shown in Plan view are shown in Type G for Concrete Apron and Sodded Area details.
2. See Sheet 4 for Concrete Apron and Sodded Area details.
3. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

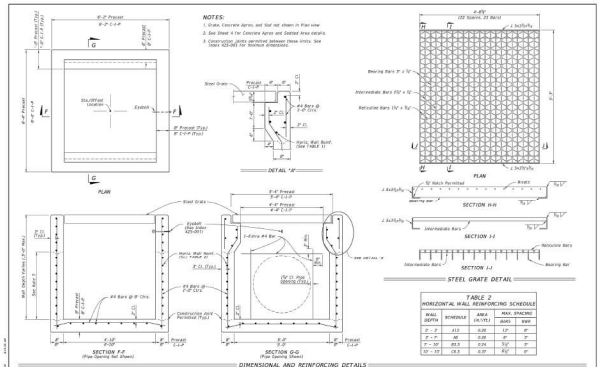


TABLE 2
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING (pipe)	MAX.
0' - 5'	A12'	0.20	12"	9"
5' - 7'	A8	0.20	8"	9"
7' - 10'	B9.5	0.24	7½"	9"
10' - 15'	C8.5	0.30	6½"	9"

DIMENSIONAL AND REINFORCING DETAILS

TYPE G - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

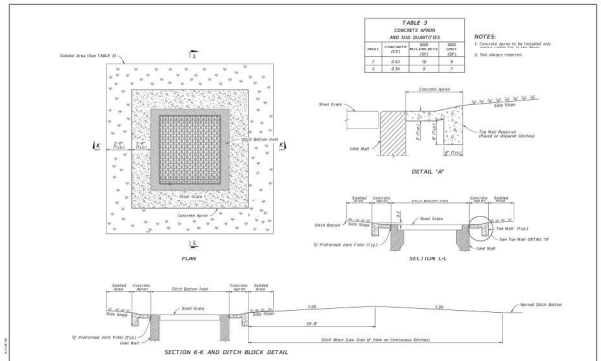
LAST REVISION 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 3 of 4

TABLE 3
CONCRETE APRON AND SOD QUANTITIES

INDEX	CONCRETE (CY)	SOD (SY) (INDEX 425-001)	SOD (SY) (INDEX 425-001)
2	0.43	16	6
3	0.56	9	7

NOTES:

1. Concrete Apron to be installed only when shown in the Plans.
2. Sod always required.



CONCRETE APRON AND SODDED AREA DETAILS

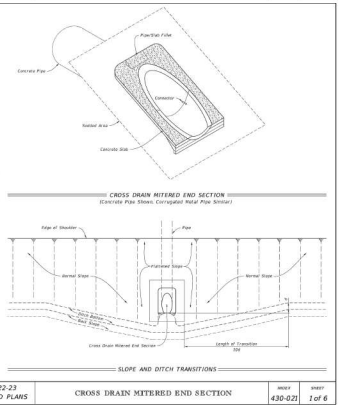
LAST REVISION 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 4 of 4

GENERAL NOTES:

1. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of cross drain pipe; corrugated steel pipe mitered end sections may be used with any type of cross drain pipe; corrugated metal pipe mitered end sections may be used with any type of cross drain pipe; and any type of cross drain pipe except steel pipe. When bituminous coated metal pipe is specified for cross drain pipe, construct the mitered end sections with this pipe or concrete pipe. When the mitered end section pipe is diameter to the cross drain pipe, construct a concrete jacket in accordance with Index 430-001.
2. Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated metal end sections, make connection using either a formed metal band specifically designated by Jain HDPE, PVC, SRPE, or PP pipe, with metal band. When used in conjunction with a concrete mitered end sections, construct concrete jacket in accordance with Index 430-001.
3. Class III concrete cast-in-place reinforced slabs are required for all sizes of cross drain pipes. Construct slabs at 90° thick, unless 7" thickness is called for in the Plans.
4. Detail lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
5. Repair corrugated metal pipe galvanizing that is damaged during handling and galvanizing.
6. When existing multiple cross drain pipes are spaced other than the dimensions shown in this index, have separate ends, or non-uniform sections, enter construct the mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.
7. Saddle Slope:
   1:4 Miter - Slope to ¼ of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 29"x18" or smaller and 1:2 for pipes 29"x45" or larger.
   Slope to the span/rise for pipe arch 29"x18" or smaller and 1:2 for pipe arch 29"x45" or larger.
   1:2 Miter - Slope to ½ of pipe for round pipes less than or equal to 18"diameter and 1:2 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 29"x45" or smaller and 1:1 for pipes 34"x53" or larger.
   Slope 1:1 for all pipe arch sizes.
8. Quantities shown are for estimating purposes only.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Single and Multiple Concrete Pipe
3	Concrete Pipe Dimensions and Quantities
4	Single and Multiple Corrugated Metal Pipe
5	Corrugated Metal Pipe Dimensions and Quantities
6	Concrete Pipe Connections and Corrugated Metal Pipe (CMP) Anchor Detail

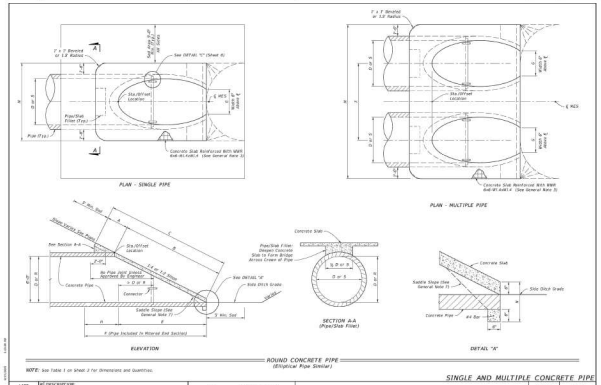


CROSS DRAIN MITERED END SECTION

(Concrete Pipe Shown, Corrugated Metal Pipe Similar)

SLOPE AND DITCH TRANSITIONS

LAST REVISION 11/01/19	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 1 of 6



ROUND CONCRETE PIPE

(Elliptical Pipe Similar)

NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION 11/01/19	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 2 of 6

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CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

STORMWATER DETAILS

DATE AUG 23, 2023

REVISIONS

DRAWN BY: ZOR/JL

CHECKED BY: JT

PROJECT MANAGER: JT

JOB #: 23002064

FILE CODE: ----

SHEET NO. C604

CAD FILE: 2064-C603 STORMWATER DETAILS

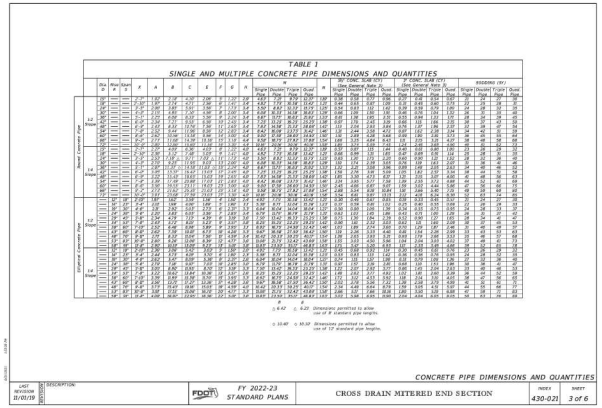
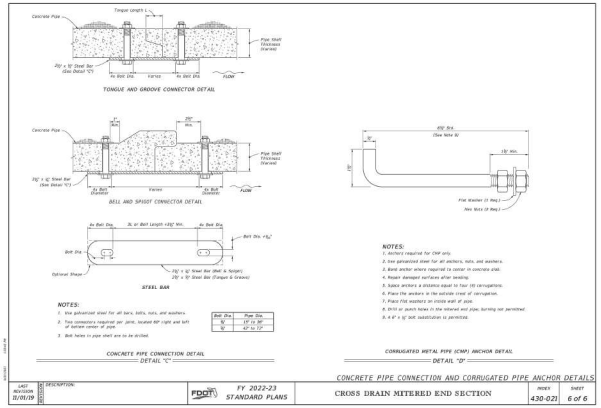


TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

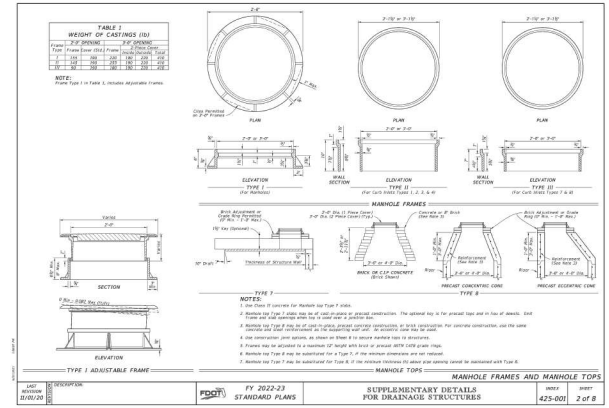
CONCRETE PIPE DIMENSIONS AND QUANTITIES

FDOT FY 2022-23 STANDARD PLANS | CROSS DRAIN MITERED END SECTION | INDEX 430-021 | SHEET 3 of 6



CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAILS

FDOT FY 2022-23 STANDARD PLANS | CROSS DRAIN MITERED END SECTION | INDEX 430-021 | SHEET 6 of 6



MANHOLE FRAMES AND MANHOLE TOPS

FDOT FY 2022-23 STANDARD PLANS | SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES | INDEX 425-001 | SHEET 2 of 8

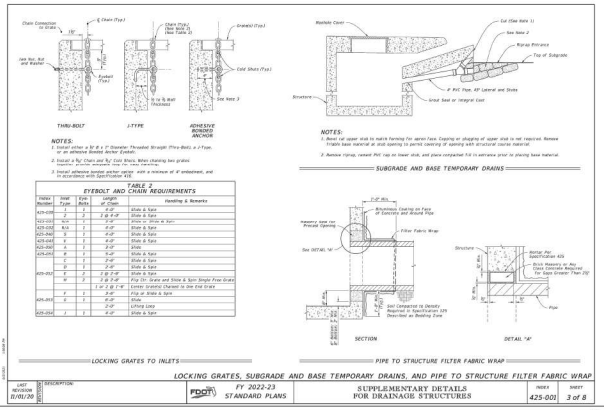
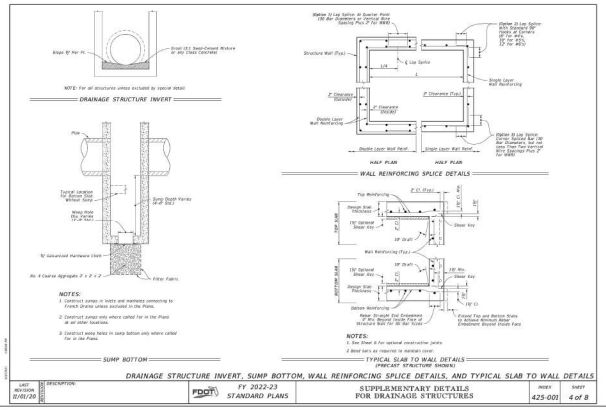


TABLE 2
EYEBOLT AND CHAIN REQUIREMENTS

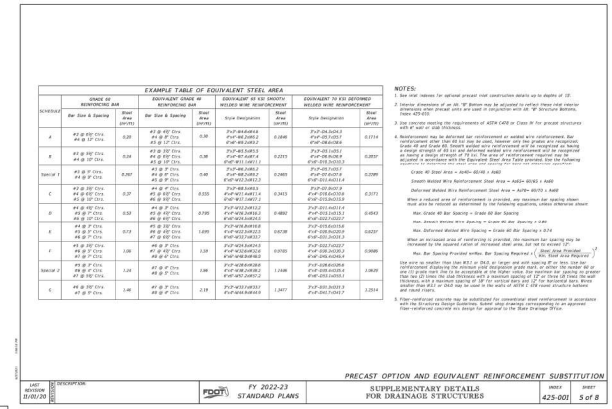
LOCKING GRATES, SUBGRADE AND BASE TEMPORARY DRAINS, AND PIPE TO STRUCTURE FILTER FABRIC WRAP

FDOT FY 2022-23 STANDARD PLANS | SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES | INDEX 425-001 | SHEET 3 of 8



DRAINAGE STRUCTURE INVERT, SUMP BOTTOM, WALL REINFORCING SPLICE DETAILS, AND TYPICAL SLAB TO WALL DETAILS

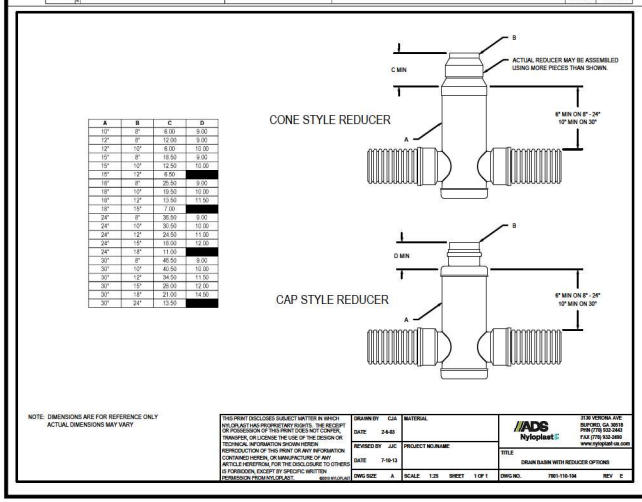
FDOT FY 2022-23 STANDARD PLANS | SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES | INDEX 425-001 | SHEET 4 of 8

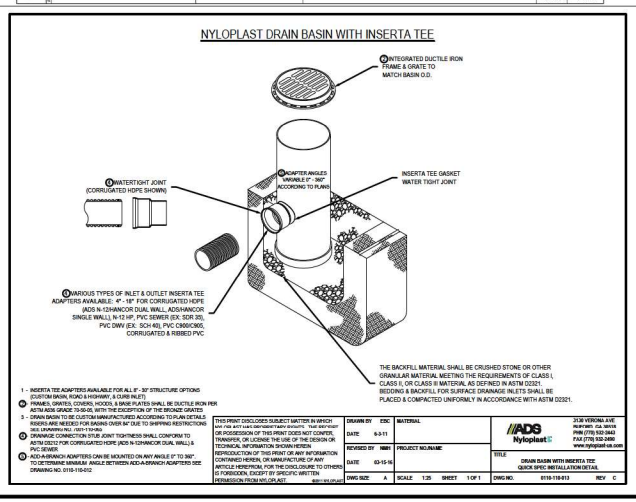


EXAMPLE TABLE OF EQUIVALENT STEEL AREA

PRECAST OPTION AND EQUIVALENT REINFORCEMENT SUBSTITUTION

FDOT FY 2022-23 STANDARD PLANS | SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES | INDEX 425-001 | SHEET 5 of 8





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SITE PLAN
STORMWATER DETAILS

DATE AUG 23, 2023
REVISIONS

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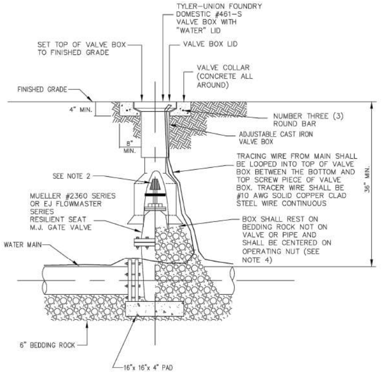
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C605

CAD FILE: 2004-C603 STORMWATER DETAILS



NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO TWELVE (12) INCHES, BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES.
4. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.

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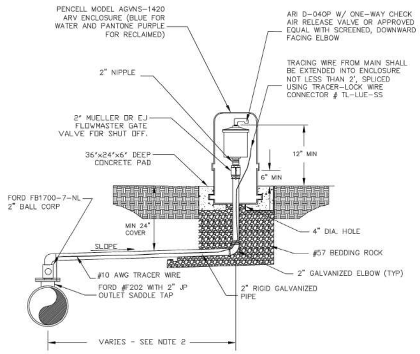
CITY OF WILDWOOD WATER DETAIL

GATE VALVE AND BOX DETAIL

DETAIL NUMBER: W-08 | 1 OF 1



NOTES:

1. FOR WATER OR RECLAIMED USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK, AS REQUIRED TO AVOID AR ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF RIGHT OF WAY
5. #10 AWG SOLID COPPER CLAD STEEL WIRE

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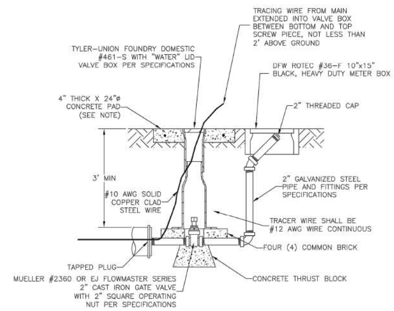
CITY OF WILDWOOD WATER DETAIL

2" AUTOMATIC AIR RELEASE VALVE

DETAIL NUMBER: W-09 | 1 OF 1



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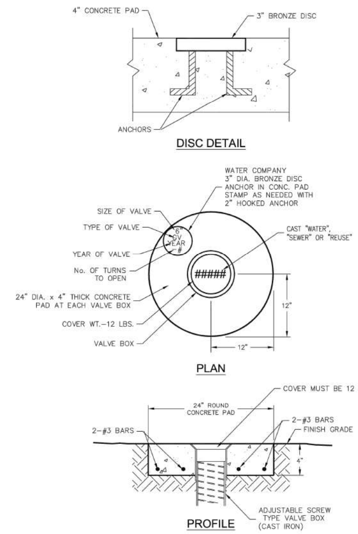
CITY OF WILDWOOD WATER DETAIL

2" BLOW-OFF

DETAIL NUMBER: W-11 | 1 OF 1



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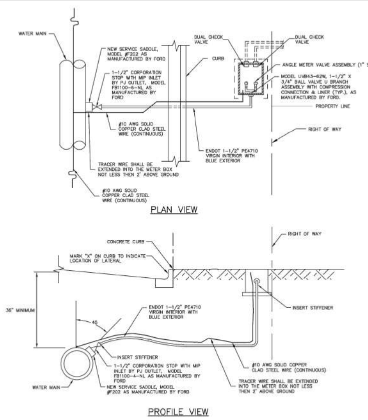
SCALE: NONE | LATEST REVISION: 11-10-14

CITY OF WILDWOOD WATER DETAIL

CONCRETE VALVE PAD

DETAIL NUMBER: W-13 | 1 OF 1



NOTES:

1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE CONCRETE WITH A CAST IRON LID.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICE.

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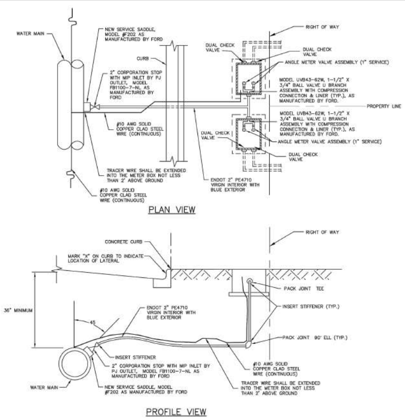
SCALE: NONE | LATEST REVISION: 02-03-21

CITY OF WILDWOOD WATER DETAIL

SINGLE WATER SERVICE CONNECTION

DETAIL NUMBER: W-14 | 1 OF 2



NOTES:

1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE CONCRETE WITH A CAST IRON LID.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICES

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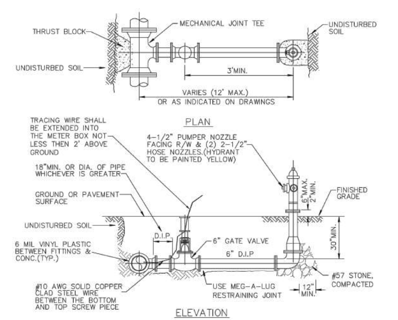
CITY OF WILDWOOD WATER DETAIL

DUAL WATER SERVICE CONNECTION

DETAIL NUMBER: W-14 | 2 OF 2



NOTES

1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNOBSTRUCTED LOCATION. (5' CLEARANCE ON ALL SIDES WITH 3' ACCESS LANE)
2. NO BARREL EXTENSION SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF CITY ENGINEER.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
4. ANCHOR TEES AND FITTINGS ARE PERMITTED.
5. HYDRANT SHALL BE MUELLER CENTURION OR EJ FLOWMASTER WITH TRAFFIC BREAKAWAY FLANGE AND 5-1/4" VALVE.
6. HYDRANTS SHALL NOT ENCROACH IN SIDEWALKS, ROADWAYS, OR BIKE PATHS.
7. ON RUNS LONGER THAN 20 FEET A SECOND VALVE IS REQUIRED AT THE HYDRANT.
8. ALL HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH SUMTER COUNTY FIRE PREVENTION ORDINANCE.
9. IN CERTAIN SITUATIONS, PROTECTIVE BOLLARDS MAY BE REQUIRED AS DIRECTED BY THE ENGINEERING DEPT. (SEE BOLLARD DETAIL PW 5.2)
10. FIRE HYDRANTS INSTALLED BUT NOT YET IN SERVICE SHALL BE COVERED WITH BLACK PLASTIC OR BURLAP SACK.
11. HYDRANT SHALL BE YELLOW IN COLOR, FLOW TESTED PRIOR TO PLACING INTO SERVICE AND BONNET COLOR CODED BY PRESSURE/FLOW AS REQUIRED.

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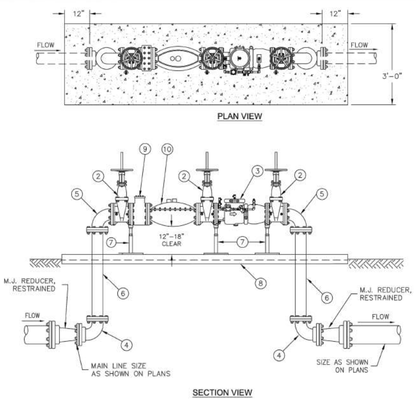
CITY OF WILDWOOD WATER DETAIL

FIRE HYDRANT ASSEMBLY

DETAIL NUMBER: W-19 | 1 OF 1



COMPOUND METER WITH BACKFLOW PREVENTER

1. DISTRIBUTION SYSTEM RESTRAIN ONE (1) JOINT FROM FITTING IN EACH DIRECTION
2. GATE VALVE (RESILIENT SEAL), OS&Y, FLANGED, PROVIDE 3/4" GALVANIZED CHAIN AND PADLOCK FOR EACH VALVE.(SIZE PER PLAN)
3. REDUCED PRESSURE DOUBLE DETECTOR CHECK VALVE, WILKINS #375DA WITH OS&Y GATE VALVES
4. 90° BEND, M.J., RESTRAINED (BELOW GRADE)
5. 90° BEND, FLANGED
6. CLASS 53 DIP
7. CONCRETE PIPE SUPPORT
8. CONCRETE SLAB, 6" THICK, No. 4 BARS, 12" OCEW WITH VISQUEEN VAPOR BARRIER.
9. METER STRAINER
10. COMPOUND FLOW METER, NEPTUNE PROSPECTUS 3
11. DETAIL TO BE USED FOR LARGE DIAMETER DOMESTIC WATER LINES AND HIGH HAZARD SITES WITH FIRE PROTECTION

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CITY OF WILDWOOD WATER DETAIL

COMPOUND METER WITH BACKFLOW PREVENTER 6"-12"

DETAIL NUMBER: W-22 | 1 OF 1

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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY DETAILS

DATE: AUG 23, 2023

REVISIONS

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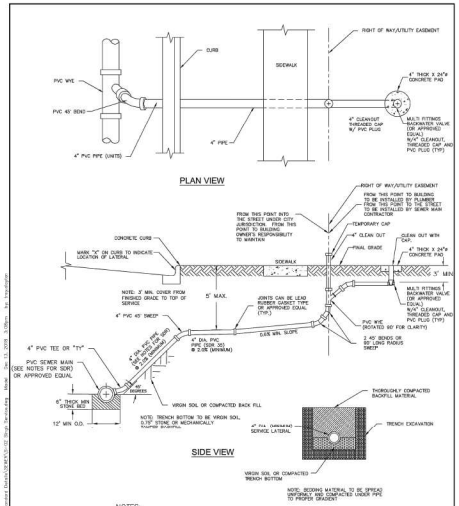
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C606

CAD FILE: 2064-C606 UTILITY DETAILS



NOTES:

1. ALL LATERAL CONNECTIONS SHALL BE TO MAINS. NO LATERAL CONNECTIONS CAN BE TIED TO MANHOLES, UNLESS OTHERWISE APPROVED.
2. LATERAL DEPTH 4' TO 15' = SDR 35
   LATERAL DEPTH GREATER THAN 15' = SDR 26

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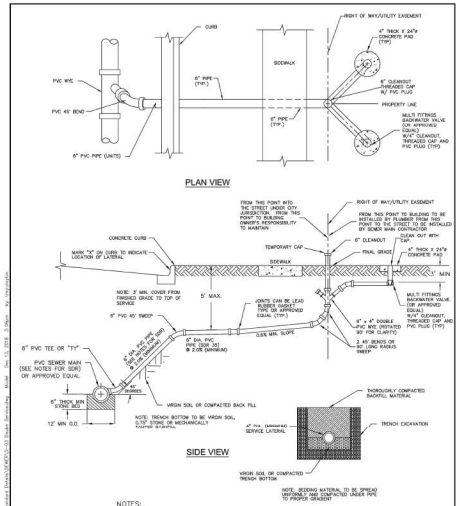

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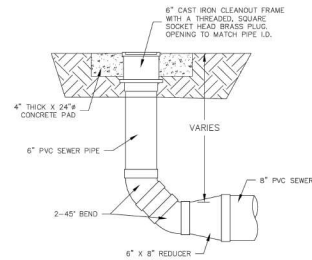
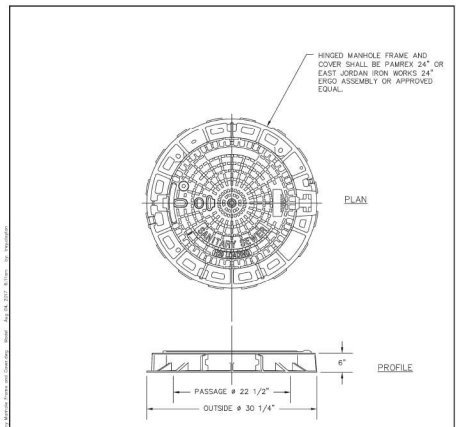
1. ALL LATERAL CONNECTIONS SHALL BE TO MAINS. NO LATERAL CONNECTIONS CAN BE TIED TO MANHOLES, UNLESS OTHERWISE APPROVED.
2. LATERAL DEPTH 4' TO 15' = SDR 35
   LATERAL DEPTH GREATER THAN 15' = SDR 26
3. SANITARY SINGLE SERVICE CONNECTION IS PREFERRED. SANITARY DOUBLE SERVICE IS A SPECIAL CONNECTION AND REQUIRES APPROVAL BY CITY.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE / LATEST REVISION 12-13-18	CITY OF WILDWOOD SEWER DETAIL: SANITARY SEWER DOUBLE SERVICE	DETAIL NUMBER S-03 1 OF 1



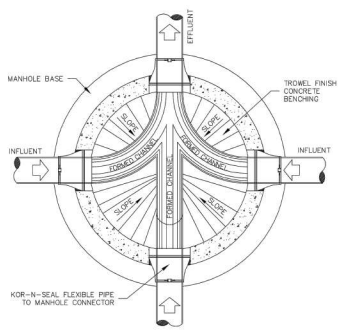
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE / LATEST REVISION 06-19-17	CITY OF WILDWOOD SEWER DETAIL: COMMERCIAL SANITARY CLEAN-OUT (8" MAIN)	DETAIL NUMBER S-05 1 OF 1



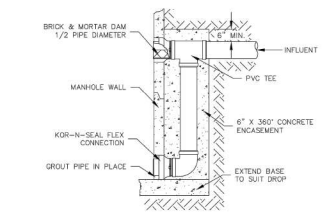
PRECAST MANHOLE TOPS

1. TWO COURSES OF ADJUSTMENT BRICK (MIN.) WITH FOUR COURSES (MAX.) SHALL BE REQUIRED BETWEEN ALL PRECAST MANHOLE TOPS AND COVER FRAMES.
2. MANHOLE COVER SHALL BE LETTERED WITH THE WORD, "CITY OF WILDWOOD" ACROSS THE TOP, "SANITARY SEWER" ACROSS THE BOTTOM AND THE YEAR OF THE MANUFACTURE IN CENTER.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE / LATEST REVISION 08-04-17	CITY OF WILDWOOD SEWER DETAIL: STANDARD MANHOLE FRAME AND COVER	DETAIL NUMBER S-06 1 OF 1



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE / LATEST REVISION 06-19-17	CITY OF WILDWOOD SEWER DETAIL: TYPICAL MANHOLE PLAN	DETAIL NUMBER S-07 1 OF 1



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE / LATEST REVISION 06-20-17	CITY OF WILDWOOD SEWER DETAIL: STANDARD DROP MANHOLE CONNECTION	DETAIL NUMBER S-09 1 OF 1

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

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN AS ESTIMATES ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR JOBSITE SAFETY OR ANY PERSONS OTHER THAN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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407.74.3324
COA # 29091

SEC 18 / TOWNSHIP 18S / RANGE 23E

3500 & 3530 E C-466

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

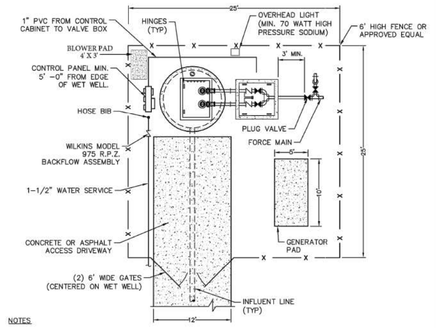
UTILITY DETAILS

DATE AUG 23, 2023

REVISIONS

DRAWN BY: ZDR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C607

CAD FILE: 2004-008-UTILITY DETAILS



NOTES

ENGINEER TO DESIGN SITE PLAN USING THE ABOVE EXAMPLE. DESIGN CRITERIA "SITE PLAN LOCATION" DETAIL SHALL BE DRAWN TO SCALE WITH:

1. NORTH ARROW.
2. FENCE WITH 2-**8**' WIDE GATES.
3. INFLUENT LINE ENTRY LOCATION.
4. HINGE LOCATION.
5. SHOW POWER SERVICE FEED.
6. 5' -0" FROM CONTROL PANEL TO EDGE OF WET WELL.
7. EMERGENCY PUMP OUT LOCATION SHALL BE OUTSIDE OF THE VALVE BOX (SHALL BE SAME SIZE AS PUMP DISCHARGE).
8. DESIGN TO BE COORDINATED WITH DETAIL SHEET.
9. FENCED AREA TO BE COVERED WITH WEED BLOCK FABRIC AND A MINIMUM OF 3" OF 3/4" TO 1-1/4" COURSE AGGRIGATE.
10. INFLUENT MAIN SHALL BE CLEAR OF PANEL AND VAULT.
11. MIN. LOT SIZE TO BE 25' x 25'.
12. ROOTS BLOWER, 5cfm @ 4psi. VOLTAGE TBD ON STATION PANEL POWER SET UP.

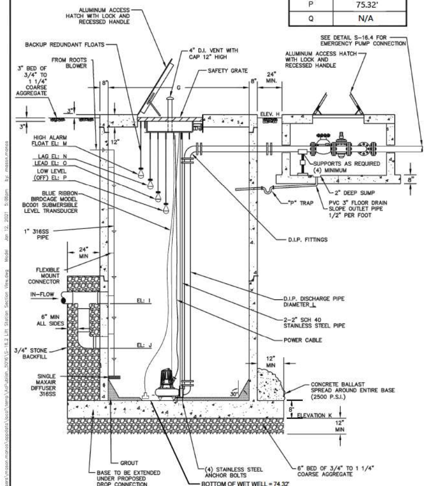
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 07-18-17	CITY OF WILDWOOD SEWER DETAIL TYPICAL LIFT STATION LAYOUT DETAIL	DETAIL NUMBER S-16 1 OF 8

LIFT STATION DATA

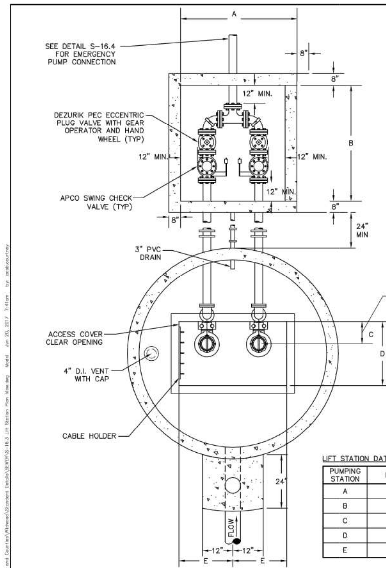
PUMPING STATION	DIMENSION/ ELEVATION
G	6'
H	94.07'
I	78.32'

PUMPING STATION	DIMENSION/ ELEVATION
J	77.00'
K	71.22'
L	4"

PUMPING STATION	DIMENSION/ ELEVATION
M	77.82'
N	77.32'
O	76.82'
P	75.32'
Q	N/A



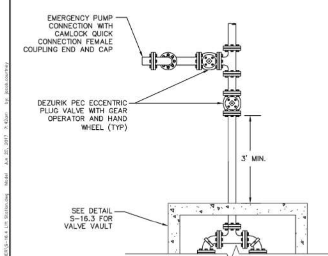
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 01-12-21	CITY OF WILDWOOD SEWER DETAIL LIFT STATION SECTION VIEW	DETAIL NUMBER S-16 2 OF 8



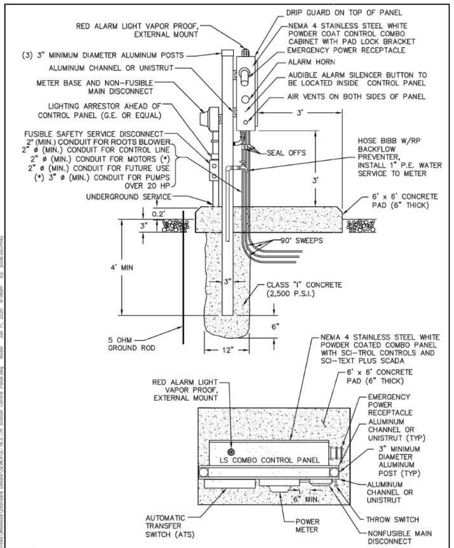
LIFT STATION DATA

PUMPING STATION	DIMENSION
A	4.33'
B	4.33'
C	19 ⅛"
D	6'
E	6'

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 06-20-17	CITY OF WILDWOOD SEWER DETAIL LIFT STATION PLAN VIEW	DETAIL NUMBER S-16 3 OF 8



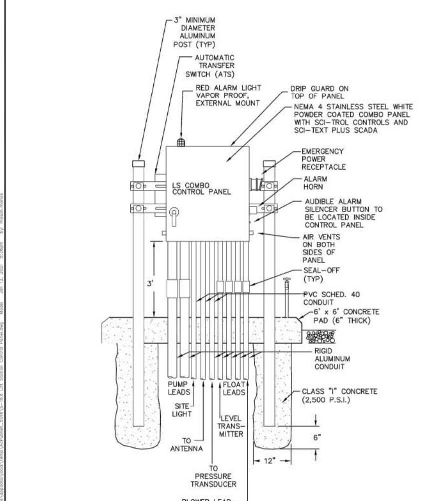
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 06-20-17	CITY OF WILDWOOD SEWER DETAIL LIFT STATION PUMP OUT PLAN VIEW	DETAIL NUMBER S-16 4 OF 8



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 06-02-20	CITY OF WILDWOOD SEWER DETAIL LIFT STATION CONTROL PANEL	DETAIL NUMBER S-16 5 OF 8



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 01-12-21	CITY OF WILDWOOD SEWER DETAIL LIFT STATION CONTROL PANEL	DETAIL NUMBER S-16 6 OF 8

GENERAL NOTES

1. ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF COAL TAR EPOXY.
2. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3. VALVE VAULT SHALL BE SIZED BY MANUFACTURER AND SHALL PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 8" DIAMETER PIPE AND SMALLER. MINIMUM CLEARANCE IS 12".
4. VALVE VAULT AND FLOW METER VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
5. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.
6. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN THE WET WELL.
7. WET WELL, VALVE VAULT, AND FLOW METER VAULT ACCESS HATCH SHALL BE ALUMINUM WITH 316 SS HARDWARE AND LOCK HASP; BY US FOUNDRY, HALLIDAY, OR APPROVED EQUAL.
8. WET WELL ACCESS HATCH SHALL BE EQUIPPED W/ OPT-GRATE AS MANUFACTURED BY HALLIDAY PRODUCTS OR EQUAL.
9. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
10. ALL HARDWARE IN WET WELL AND VALVE VAULT TO BE STAINLESS STEEL.
11. LIFT STATION CONTROL PANEL WILL BE CONSTRUCTED UTILIZING SCI-TROL CONTROLS AND SCI-TEXT PLUS SCADA TELEMETRY SYSTEM AND SHALL BE CONSTRUCTED TO CONNECT TO EXISTING CITY OF WILDWOOD SYSTEM.
12. ALL INTERIOR WALLS OF THE WET WELL SHALL BE CONSTRUCTED WITH "AGRU SURE GRIP" HDPE OR APPROVED EQUAL.
13. ALL INTERIOR WALLS OF THE VALVE VAULT SHALL BE COATED WITH A MINIMUM OF TWO (2) COATS OF COAL TAR, (9 MILS. EA.).
14. WET WELL AND VALVE VAULT SHALL BE COATED WITH COAL TAR OUTSIDE. (2 COATS, 9 MILS EACH)
15. PUMPS SHALL BE FLYGT. ONE PUMP SHALL BE INSTALLED WITH A "FLYGT MIX-FLUSH" VALVE.
16. WET WELL LIQUID LEVEL CONTROLS SHALL BE "BLUE RIBBON BIRDCAGE MODEL BC001" LEVEL TRANSDUCER WITH BACK-UP REDUNDANT FLOATS
17. FENCE AROUND VALVE VAULT AND WET WELL, MINIMUM 25'x25' (CHAIN LINK OR APPROVED EQUAL).
18. 2"x6" PRESSURE TREATED WOOD AROUND OUTSIDE 1 FOOT BEYOND FENCE AND ROCK.
19. PROVIDE GROUNDING GRID AROUND PERIMETER OF STATION.
20. ALL PANELS TO BE NEMA 4X STAINLESS STEEL. PANEL TO INCLUDE CT'S FOR AMPERAGE MONITORING.
21. EMERGENCY PUMPING CAPABILITY SHALL BE PROVIDED FOR ALL PUMP STATIONS.
22. IF REQUIRED, LIFT STATIONS SHALL BE EQUIPPED WITH STANDBY POWER GENERATOR MANUFACTURED BY CATERPILLAR, KOHLER, ONEN, OR APPROVED EQUAL.
    A. AN AUTOMATIC TRANSFER SWITCH SHALL BE INSTALLED BETWEEN THE GENERATOR AND THE ELECTRIC PANEL.
    B. THE GENERATOR SHALL BE RATED AT THE MAXIMUM STATION AMPERAGE PLUS 25 PERCENT.
    C. THE GENERATOR SHALL HAVE ON SITE FUEL STORAGE SUFFICIENT TO RUN THE GENERATOR FOR A MINIMUM OF 24 HOURS.
    D. THE GENERATOR SHALL BE ENCLOSED BY A NEMA RATED WATERPROOF ENCLOSURE AND BE SOUND ATTENUATED.
    E. CONTRACTOR SHALL BE RESPONSIBLE FOR A MANUFACTURER'S START UP WITH THE CITY IN ATTENDANCE.
    F. GENERATOR SHALL BE MOUNTED ON A 28 DAY, 3,000 PSI, 6-INCH THICK, SLAB WITH A MINIMUM TWO FOOT SKIRT ON ALL FOUR SIDES.
23. OUTFLOW PIPE SHALL BE EQUIPPED WITH A ROSEMOUNT PRESSURE TRANSMITTER, MODEL 2088 WITH LOCAL DISPLAY (0-150 PSI) AND MAGFLUX MJK 7200 FLOWMETER WITH LOCAL DISPLAY. THE FLOW METER AND PRESSURE TRANSMITTER DISPLAYS SHALL BE IN THE VAULT. THE FLOW METER, PRESSURE TRANSMITTER, AND VAULT TO BE INSTALLED AS REQUIRED BY THE CITY. THE DETAIL SHOWING THE FLOW METER, PRESSURE TRANSMITTER, AND THE VAULT SHALL BE SUBMITTED AND APPROVED BY THE CITY. THE VAULT SHALL BE 4'X4' (MINIMUM) FOR 4"-6" DISCHARGE PIPING. THE VAULT SHALL BE 5'X5' (MINIMUM) FOR 8"-10" DISCHARGE PIPING.
24. ALL LIFT STATIONS SHALL HAVE INSTALLED A ROOTS BLOWER. CFM DETERMINED BY WET WELL VOLUME WITH A MINIMUM OF 5CFM STANDARD. BLOWER SHALL INLUDE ENLOSURE, SILENCER, PIPING, AND ALL ELECTRICAL HOOK UP PROVIDED IN PANEL. SUBMITTED AND APPROVED BY THE CITY UTILITY DEPARTMENT.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 06-02-20	CITY OF WILDWOOD SEWER DETAIL LIFT STATION GENERAL NOTES	DETAIL NUMBER S-16 7 OF 8

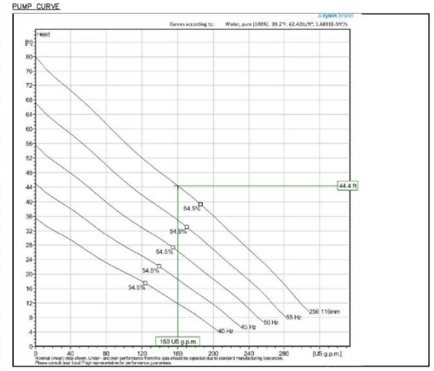
LIFT STATION PUMP SPECIFICATIONS

PUMP MANUFACTURER	FLYGT			
PUMP MODEL	NP 3085 SH 3~ Adaptive 256			
IMPELLER SIZE	116 mm			
DESIGN POINT	156	GPM	42.37	HEAD
PUMP POWER AND SPEED	4	HP	3445	RPM
ELECTRICAL DATA	3~	PHASE	230	VOLTS
INTAKE PIPE DIAMETER	80 mm (Inlet diameter)			
DISCHARGE PIPING DIAMETER	3 inch			

NOTE

DESIGN ENGINEER TO PROVIDE PUMP CURVE FOR SPECIFIED IMPELLER. CURVE TO SHOW HEAD IN FEET, FLOW RATE IN GPM, MOTOR HORSE POWER LIMITS, PUMPING EFFICIENCIES, AND ANTICIPATED SYSTEM HEAD.

PUMP CURVE



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 06-20-17	CITY OF WILDWOOD SEWER DETAIL PUMP SPECIFICATIONS	DETAIL NUMBER S-16 8 OF 8

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

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COA# 29091

SEC 18 / TOWNSHIP 18S / RANGE 23E

3500 & 3530 E C-466

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

LIFT STATION DETAILS

DATE AUG 23, 2023

REVISIONS

DRAWN BY: ZOR/JL

CHECKED BY: JT

PROJECT MANAGER: JT

JOB #: 23002064

FILE CODE: ----

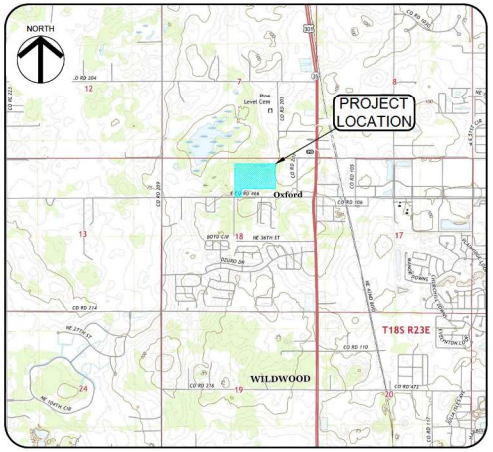
SHEET NO. C608

CAD FILE: 2064-C606 UTILITY DETAILS

CODE MINIMUM LANDSCAPE PLANS FOR

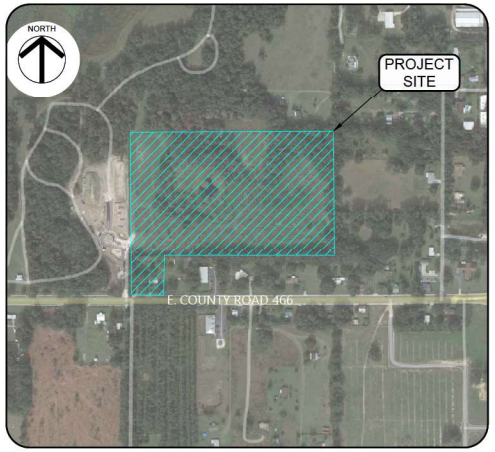
CANVAS AT WILDWOOD

3500 & 3530 E C-466
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
TAX PARCEL: D18-034 & D18-079



PROJECT LOCATION MAP
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
COVER	COVER
L-100	GENERAL NOTES
LM100	OVERAL MITIGATION REFERENCE PLAN
LM101	MITIGATION PLAN
LM102	MITIGATION PLAN
LM103	MITIGATION PLAN
LM104	MITIGATION PLAN
LM600	MITIGATION NOTES & SPECIFICATIONS
LP100	OVERALL LANDSCAPE REFERENCE PLAN
LP100A	PERMIT REQUIREMENTS PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN
LP103	LANDSCAPE PLAN
LP104	LANDSCAPE PLAN
LP500	LANDSCAPE DETAILS
LP501	LANDSCAPE DETAILS
LP600	LANDSCAPE SCHEDULE
LP601	LANDSCAPE NOTES & SPECIFICATIONS
LI500	IRRIGATION DETAILS



PROJECT SITE MAP
NO SCALE

PROJECT NARRATIVE

THIS IS A SITE PLAN REQUEST ON PARCELS D18-034 & D18-079.

THE OWNER IS SUBMITTING A SITE PLAN APPLICATION TO DEVELOP CANVAS AT WILDWOOD, A 224-UNIT BUILD-TO-RENT HOUSING COMMUNITY WITH A FULL AMENITY PACKAGE THAT WILL REWARD A HEALTHY AND ACTIVE LIFESTYLE. CANVAS AT WILDWOOD IS A UNIQUE MULTI-FAMILY HOUSING CONCEPT THAT WILL CONSIST OF 2/2 AND 3/2 CLUSTER HOME LAYOUTS. THE AMENITIES WILL INCLUDE A POOL AND GRILL AREA, OUTDOOR EXERCISE STUDIO (WITH WORKOUT CLASSES PERIODICALLY FACILITATED), AND COMMUNITY PAVILION OR SHADE AREA.

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: BEGINS 88 YARDS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE SOUTH 264 YARDS; WEST 440 YARDS; NORTH 264 YARDS; AND EAST 440 YARDS, TO THE POINT OF BEGINNING ; AND ALSO THE EAST 50 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 18 SOUTH , RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 956.50 FEET THEREOF.

PARCEL 2: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE NORTH 88 YARDS; AND WEST 200 FEET TO THE POINT OF BEGINNING.

DEVELOPED BY:

WATERMARK PROPERTIES, LLC.
858 W. HAPPY CANYON ROAD
CASTLE ROCK, COLORADO 80108
PHONE: (713) 851-6592

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(407) 489-6898
EMAIL: TIMOTHY J. TALBOT STILLWATERENV@GMAIL.COM

SURVEYOR:
ATWELL SURVEYING, INC.
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PHONE: (407) 775-6500
EMAIL: TRACY W. BIRCH, P.S.M., R.P.L.S. TBIRCH@ATWELL-GROUP.COM

LANDSCAPE ARCHITECT:
RVI PLANNING + LANDSCAPE ARCHITECTURE
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PHONE: (813) 443-8282
EMAIL: RACHEL HENDRY, P.L.A. RHENDRY@RVIPLANNING.COM

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10150 Highland Manor Drive
Suite 450
Tampa, Florida 33610
Tel: 813.443.8282
www.rviplanning.com

FLORIDA CERTIFICATE OF AUTHORIZATION
RL26000365

RACHEL A. HENDRY, P.L.A.
FL LICENSE NO. LA0667256

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Check positive response codes before you dig!

CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

COVER

COVER

1ST SUBMITTAL

PLAN SET FORMAT DESCRIPTION:

THE CONSTRUCTION DATA INCLUDED IN THIS PLAN SET CONFORMS TO THE UNITED STATES NATIONAL CAD STANDARD (*NCS*) - "MODIFIED FORMAT". PLEASE REFERENCE THIS SHEET(L000) AS A DETAILED LEGEND OF INCLUDED PLAN REFERENCES, LABELS, CALL-OUTS, NOTES, ETC. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY CONFLICTS IN COMPREHENSION OF PLAN SET FOR RESOLUTION.

THIS PLAN SET IS ORGANIZED BY STARTING WITH AN OVERVIEW, OR 'BIG PICTURE', OF CONSTRUCTION DATA INCLUDED IN THE DOCUMENT; AND PROCEEDS TO INTRODUCE FURTHER DETAIL THROUGHOUT THE PLAN SET.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS IMMEDIATELY. ALL SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES AND DIFFICULTIES. ALL CONSTRUCTION SHALL BE CONSIDERED "TURN-KEY" UNLESS OTHERWISE NOTED - GENERAL/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTOR WORK.

PLAN SHEETS:

DISCIPLINE DESIGNATOR
WORK DESIGNATOR
L "X" - # # #
SHEET SEQUENCE NUMBER
SHEET TYPE DESIGNATOR

'WORK' DESIGNATOR CODE:

- D - DEMOLITION
- R - RELOCATION
- S - SITE
- G - GRADING
- M - MITIGATION
- P - PLANTING
- I - IRRIGATION
- L - LIGHTING
- F - FINISHES / FURNISHINGS
- 'X' - USER DEFINED

'SHEET TYPE' DESIGNATOR CODE:

- 000 - GENERAL
- 100 - SITE PLANS
- 200 - ELEVATIONS
- 300 - SECTIONS
- 400 - PLAN ENLARGEMENTS
- 500 - DETAILS
- 600 - SCHEDULES / MATERIALS
- 700 - USER DEFINED
- 800 - USER DEFINED
- 900 - 3D REPRESENTATIONS

PLAN REFERENCES:

VIEWPORT:
A POLYGON VIEWING REGION USED TO DISPLAY A DESIGNATED PORTION OF THE PROJECT.

"LX1##" — 100 SERIES; "LX4##" — 400 SERIES; PLAN SHEET DESIGNATOR; ENLARGEMENT SHEET DESIGNATOR

MATCHLINE
A LINE DESIGNATING THE VIEWPORT EXTENTS. THE MATCHLINE LABEL REFERS TO THE ADJOINING SHEET.

MATCHLINE SEE SHEET "LX###X" — WORK DESIGNATOR; SHEET TYPE DESIGNATOR; SHEET SEQUENCE NUMBER; MULTIPLE VIEWPORT DESIGNATOR; MATCHLINE DESIGNATOR

DETAIL ENLARGEMENT
A BOUNDARY DESIGNATING A PORTION OF THE DESIGN TO BE ENLARGED IN A SEPARATE DETAIL.

DETAIL DESIGNATOR; X / LX###; PLAN SHEET DESIGNATOR; ENLARGEMENT AREA

ELEVATION
A DETAIL DRAWING SHOWING A DESIGN FROM A HORIZONTAL POSITION WITHOUT DIMENSIONAL PERSPECTIVE.

ELEVATION BEGINNING DESIGNATOR; ELEVATION END DESIGNATOR; PLAN SHEET DESIGNATOR

SECTION
A DETAIL DRAWING REPRESENTING A VERTICAL PLANE CUT THROUGH A DESIGNATED PORTION OF A PROJECT DESIGN.

SECTION BEGINNING DESIGNATOR; SECTION END DESIGNATOR; PLAN SHEET DESIGNATOR

DETAIL CALL-OUTS
A DESIGNATION GIVEN TO AN ELEMENT OF THE DRAWING REQUIRING FURTHER DETAIL.

DETAIL DESIGNATOR; X / XX###; PLAN SHEET DESIGNATOR

REVISION CLOUD & NUMBER
THE CLOUDED AREA REPRESENTS THE AREA OF WHICH THE REVISION TOOK PLACE AND THE CURRENT REVISION NUMBER.

REVISION NUMBER; REVISION AREA

GRAPHIC SCALE

VIEWPORT SCALE; 0 ## ## ##; SCALE IN FEET

MATERIAL CALL-OUTS
A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.

MATERIAL TYPE DESIGNATOR; XXX / #; MATERIAL DESIGNATOR

'MATERIAL TYPE' ABBR. CODE:

- CONC - CONCRETE
- DOG - DOG PARK
- FINISH - FINISHES
- FIXT - FIXTURES
- FENCE - FENCES
- FURN - FURNISHINGS
- PLAY - PLAYGROUND EQUIPMENT
- PAVE - PAVING
- STONE - STONE
- TILE - TILE
- TRIM - TRIM
- WALL - WALLS

DIMENSION

ORIGIN POINT OF DIMENSION; END POINT OF DIMENSION; ##'; LENGTH DESIGNATOR

LEADER LABEL

"TEXT"

NOTE CALL-OUT
A BOXED AREA CONTAINING A PROJECT SPECIFIC NOTE.

NOTE: / IMPORTANT!!
"NOTE TEXT "

SITE TABLE/CALCULATIONS CALL-OUT
A BOXED AREA CONTAINING PROJECT SPECIFIC TABLES, NOTES AND / OR CALCULATIONS PER CODE REQUIREMENTS.

TITLE / HEADING TEXT		
	Required	Provided
Calculation/Note text	#	#
Calculation/Note text	#	#
NOTES:		

NORTH ARROW

DIRECTION TOWARD TRUE NORTH; N

PROJECT PHASE LINE
A LINE REPRESENTING THE START/END OF A PROJECT PHASE.

PHASE LINE

NUMERIC REFERENCE CALL-OUT
A CIRCLE CONTAINING A NUMBER SYSTEM FOR ELEMENTS WITHIN A DRAWING.

NUMERIC DESIGNATOR; #

PLANT LABEL
A LABEL GIVEN TO ALL PROPOSED LANDSCAPE ELEMENT FOR SPECIES, QUANTITY AND SQUARE FOOTAGE INFORMATION.

QUANTITY DESIGNATOR; SCIENTIFIC NAME DESIGNATOR; ## "Botanical name"; ## "Common Name"; PLANTING AREA (S.F.) DESIGNATOR; COMMON NAME DESIGNATOR

PLANT SYMBOL
A SYMBOL REPRESENTING EACH SPECIES OF PLANT PROPOSED IN A DRAWING WITH OPTION TO DESIGNATE MULTIPLE SIZES OF THE SAME SPECIES.

TREE SIZE DESIGNATOR; X; PLANT SYMBOL (VARIES)

PLANT TO BE REMOVED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE REMOVED FROM THE SITE.

TO BE REMOVED DESIGNATOR; PLANT SYMBOL (VARIES)

PLANT TO BE RELOCATED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE RELOCATED ON SITE.

TO BE RELOCATED DESIGNATOR; R-##; PLANT SYMBOL (VARIES)

DETAIL TITLE BAR
A DETAIL TITLE BAR IS PROVIDED FOR ALL DETAILS ON A SHEET IN ORDER TO LOCATE SPECIFIC DETAIL INFORMATION.

X; TITLE; SCALE: N.T.S.; NOTE; TITLE OF DETAIL; SCALE DESIGNATOR; DETAIL DESIGNATOR; MANUFACTERER DETAIL NOTE (IF APPLICABLE)

ABBREVIATION LEGEND:

A.	ANGLE
B&B	BALLED & BURLAPPED
B.R.	BARE ROOT
B.S.	BOTTOM OF STAIRS
B.O.C.	BACK OF CURB
BTD.	BOOTED TRUNK (SABALS)
CAL.	CALIPER
C.B.S.	CONCRETE BLOCK STRUCTURE
C.I.P.	CAST IN PLACE
C.L.	CENTER LINE
C.M.U.	CONCRETE MASONRY UNIT
C.Y.	CUBIC YARD
C.T.	CLEAR TRUNK
D.B.H.	DIAMETER BREAST HEIGHT
DBL.	DOUBLE TRUNK
D.E.	DRAINAGE EASEMENT
DIA.	DIAMETER
D.I.	DRAIN INLET
DWF.	DWARF
E.O.P.	EDGE OF PAVEMENT
ESP.	ESPALIER
F.F.	FLORIDA FANCY(GRADES & STDS.)
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
FL.#1	FLORIDA NO. 1 (GRADES & STDS.)
FL.#2	FLORIDA NO. 2 (GRADES & STDS.)
FT.	FOOT
GAL.	GALLON
G.W.	GREY WOOD
H.P.	HIGH POINT
INT.	INTERPOLATED SPOT ELEV.
INV.	INVERT
LAN.	LANDING
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.F.	LINEAL FOOT
LN.	LINER
L.O.W.	LIMIT OF WORK
L.P.	LOW POINT
MAX.	MAXIMUM
MIN.	MINIMUM
ML.	MULTIPLE LIMBS/TRUNKS
N.T.S.	NOT TO SCALE
OA.	OVERALL HEIGHT
O.C.	ON CENTER
OH.	OVERHEAD
P.B.	POINT OF BEGINNING
PH.	PHASE
P.H.	PLANTED HEIGHT
P.R.	POINT OF REFERENCE
P.U.E.	PUBLIC UTILITY EASEMENT
P.V.C.	POLYVINYL CHLORIDE
R.	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FOOT
SGL.	SINGLE TRUNK
SPECS.	SPECIFICATIONS
SPRD.	SPREAD
STD.	STANDARD
T.B.	TOP OF BEAM
T.C.	TOP OF COPING
T.COL.	TOP OF COLUMN
T.P.	TOP OF PEDESTAL
T.O.B.	TOP OF BERM/BANK
T.O.S.	TOE OF SLOPE
TRP.	TRIPLE TRUNK
TYP.	TYPICAL
T.W.	TOP OF WALL
T.S.	TOP OF STAIRS
WD.	WOOD

SYMBOL LEGEND:

- PROPERTY BOUNDARY, TYP.
- EASEMENT (P.U.E., D.E., A.E., P.E., L.M.E., L.B.E)
- RIGHT OF WAY (R.O.W.)
- LIMIT OF WORK (L.O.W.)
- CENTER LINE (C.L.) DETAILS
- CENTER LINE (C.L.)
- PROPOSED STREET LIGHT
- PROPOSED CHAIN LINK FENCE
- PROPOSED DECORATIVE FENCE
- PROPOSED WALL
- EXISTING CHAIN LINK FENCE
- EXISTING DECORATIVE FENCE
- GATE VALVE
- YARD DRAIN
- CATCH BASIN
- SLEEVE/CONDUIT
- SECONDARY DRAINAGE PIPE
- JUNCTION BOX
- FIRE HYDRANT

CONTOUR INTERVAL = 1 FOOT (1')

- EXISTING CONTOUR LINE (INDEX)
- EXISTING CONTOUR LINE (INTERMEDIATE)
- PROPOSED CONTOUR LINE (INDEX)
- PROPOSED CONTOUR LINE (INTERMEDIATE)
- DIRECTION/PERCENTAGE OF DRAINAGE FLOW
- CONTROL POINT
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION - HARDSCAPE
- PROPOSED SPOT ELEVATION - LANDSCAPE
- SURVEYED SPOT ELEVATION
- AS BUILT SPOT ELEVATION

BASE PLAN & SURVEY DATA:

THE LANDSCAPE ARCHITECTURAL PLANS ARE PREPARED BASED ON THE DATA AND/OR PLANS PROVIDED BY THE PROJECT SURVEY, ENGINEER AND/OR ARCHITECT AND ARE SUBJECT TO THE ACCURACY OF THESE DOCUMENTS. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR FIELD DISCREPANCIES OCCURRING DUE TO ERRORS, INACCURACIES AND/OR OMISSIONS IN THE BASE INFORMATION PROVIDED TO HIS OFFICE; OR CANNOT BE HELD RESPONSIBLE FOR SAME DUE TO BASE INFORMATION NOT BEING PROVIDED PRIOR TO THE PREPARATION OF THE LANDSCAPE ARCHITECTURAL PLANS IN A TIMELY MANNER IN ORDER TO MEET THE CONSTRUCTION SCHEDULE OF THE PROJECT.

CONTRACTOR TO VERIFY PROPERTY LINES AND SETBACKS BEFORE CONSTRUCTION. CONTRACTOR MUST HAVE PROPERTY LINES STAKED AND LOCATED, AND MUST VERIFY PLAN DIMENSIONS AND FIELD CONDITIONS ARE CONSISTENT. ANY INCONSISTENCIES WITH THESE PLANS NEED TO BE REPORTED TO RVi PLANNING + LANDSCAPE ARCHITECTURE AND THE OWNER. CONTRACTOR SHALL VERIFY THEY ARE IN POSSESSION OF THE MOST UP TO DATE PLANS, AND THAT THEY HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER BEFORE COMMENCING CONSTRUCTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL UTILITY SERVICE PROVIDERS HAVE BEEN NOTIFIED TO THE CONSTRUCTION ACTIVITIES PRIOR TO CONSTRUCTION.

Call Before You Dig

Call Sunshine State One Call, at **811** or **800-432-4770**, two full days before digging in any easement, right-of-way or permitted use area.

CONSTRUCTION INSTALLATION NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
2. PROPERTY LINE TO BE LOCATED AND FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD DIMENSION DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS OR COMMENCEMENT OF CONSTRUCTION.
4. ALL FIELD ADJUSTMENTS REQUIRE APPROVAL OF LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. FINISH GRADE TO BE PROVIDED BY OTHERS. CONTRACTOR TO VERIFY THE FINISH GRADE AND OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. FINISH GRADE IS TO BE WITHIN .1' OF THAT INDICATED ON DESIGN PLANS UNLESS OTHERWISE INDICATED. CONTRACTOR RESPONSIBLE FOR RETURNING ALL GRADES TO THE FINISH GRADE REQUIRED AND IS RESPONSIBLE FOR PROPER DRAINAGE.
7. STAKING OF ALL SITE ELEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE LAYOUT TO INITIATE AT THE ORIGIN PINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
9. ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-STAKING SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION, FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR RESPONSIBLE FOR THE ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
11. CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
12. THE SCOPE OF WORK SHALL GENERALLY CONSIST OR, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD THE DESCRIBED ELEMENTS AS PER, AND/OR INFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE A MINIMUM GUARANTEE AS OUTLINED IN THE SPECIFICATIONS AND A FINAL RELEASE OF LIEN FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF THE CONSTRUCTION RELATED DEBRIS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND LOCATION FOR ALL UNDERGROUND UTILITIES. DAMAGE TO AND/OR CAUSED BY BROKEN UNDERGROUND UTILITIES AND THE REPAIR OF THESE UTILITIES SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE ELEMENTS AND SYSTEM. REPAIR OF ANY DAMAGE TO ANY OF THESE ELEMENTS SHALL BY AT THE EXPENSE OFF THE CONTRACTOR.
17. THE CONTRACTOR SHALL SUPPLY ALL SHOP DRAWINGS, TEST, SPEC SHEETS, STRUCTURAL DATA AND ASSEMBLY TECHNIQUES FOR ALL FENCE PANELS, SIGNAGE, PLAQUES, DECORATIVE WALL TRIM, LIGHTING FIXTURES, FINISHES AND COLORS FOR OWNER'S APPROVAL.
18. ALL FILL TO BE CLEAN, COMPACTED MATERIAL, FREE OF ALL DEBRIS AT A MINIMUM 96% DENSITY.
19. ALL SOIL BEARING, STEEL REINFORCEMENT, CONCRETE STRENGTH, WIND LOADS, OTHER STRUCTURAL CALCULATIONS, HYDRAULIC AND/OR PLUMBING CALCULATIONS, ETC. TO BE VERIFIED BY ENGINEER AND COORDINATED BY OWNER.
20. PROVISIONS FOR ELECTRICAL POWER ARE NOT INCLUDED IN THIS PLAN, BEYOND ANY EXISTING INFRASTRUCTURE SUPPORTING THE PROPOSED WORK. FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL.

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Tel: 813.443.8282
www.rviplanning.com

FLORIDA CERTIFICATE OF AUTHORIZATION
#LC26000365

RACHEL A. HENDRY, P.L.A.
FL LICENSE NO. LA6667268

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

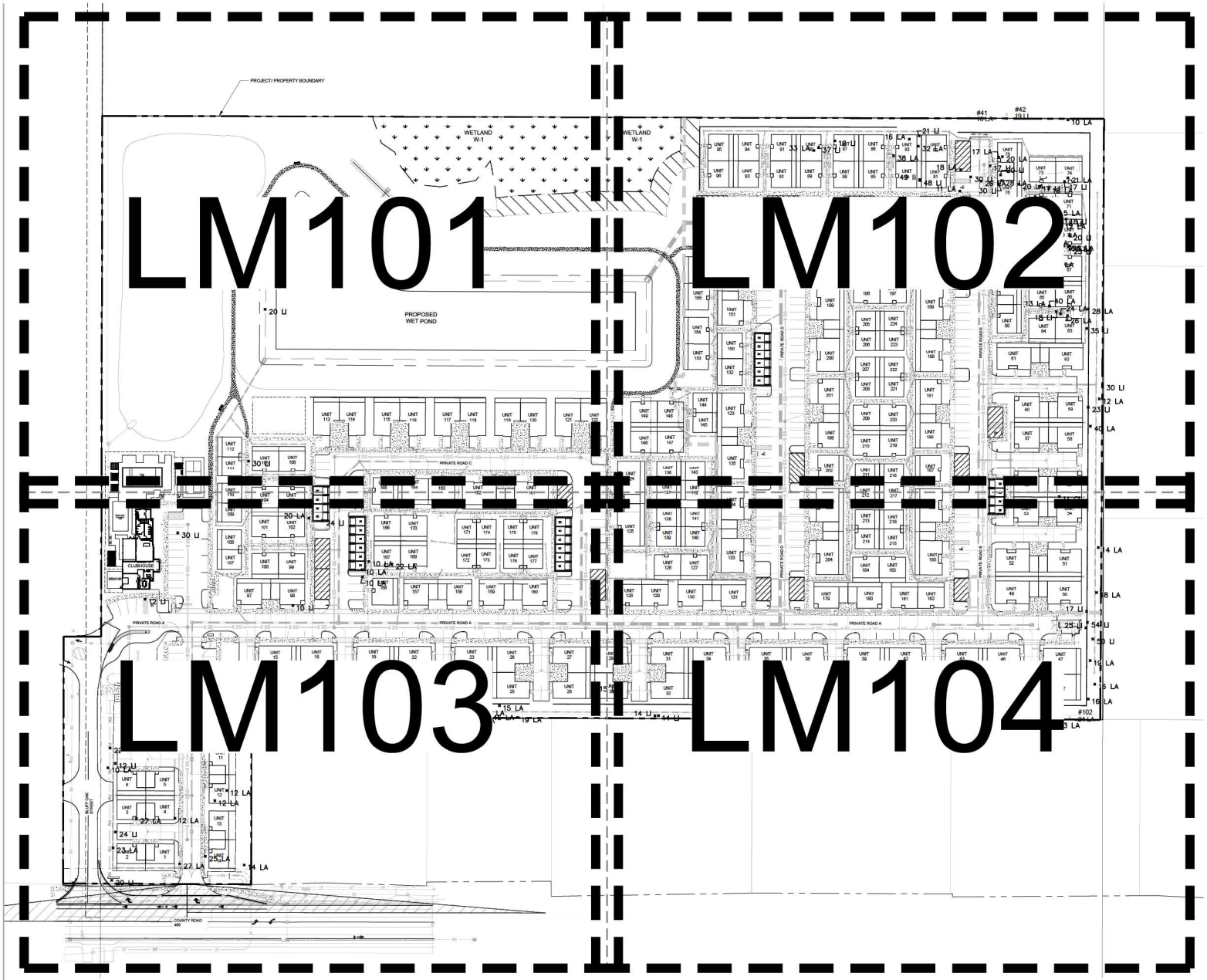
PROJECT NO : 23007866
DATE : 04/05/2024
DRAWN: BEL
REVIEWED: RH
REVISIONS

GENERAL NOTES

L-100

1ST SUBMITTAL

L:\23007866 wildwood btr-cr466(watermark)\06 landscape architecture\03 cmla services\02 current plans\23007866-L-000-GENERAL.dwg 4/4/2024 rachel hendry



TREE LEGEND

X	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO REMAIN

TREE LEGEND

°24 LI	24" LIVE OAK (PER SURVEY)
°14 LA	14" LAUREL OAK (PER SURVEY)
°14 A	14" ASH TREE (PER SURVEY)
°14 CL	14" CHERRY TREE (PER SURVEY)

*TREE SIZES WILL VARY

NOTE:
THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE OWNER.

NOTES:

1. THERE SHALL BE 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB FOR METERS LESS THAN 2" AND 6' FOR METERS LARGER THAN 2", AND FOR THE FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE SHALL BE A 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, METER ASSEMBLY SLABS, AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE MUST BE A CLEARANCE OF 7.5' MINIMUM FROM THE FRONT AND BOTH SIDES, AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTIONS INCLUDING POSTS, FENCES, TREES, ETC., PER THE FLORIDA FIRE PREVENTION CODE. STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF LANDSCAPING. TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10' OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEANOUTS, OR POTABLE/RECLAIMED/FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES, ETC. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES ARE PLANTED CLOSER THAN 10'.
2. ALL BUFFERS SHOULD BE EXCLUSIVE OF ANY RIGHT OF WAY OR FUTURE DEDICATIONS.
3. CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
5. PROJECT WILL BE IN COMPLIANCE WITH ARTICLE II. - RULES AND REGULATIONS GOVERNING THE PROTECTION OF TREES AND NATIVE VEGETATION WITHIN THE CITY (CITY OF WILDWOOD, FLORIDA) - CODE OF ORDINANCES SEC. 18-29(c).

0 30' 60' 120'
SCALE: 1" = 60'-0"

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

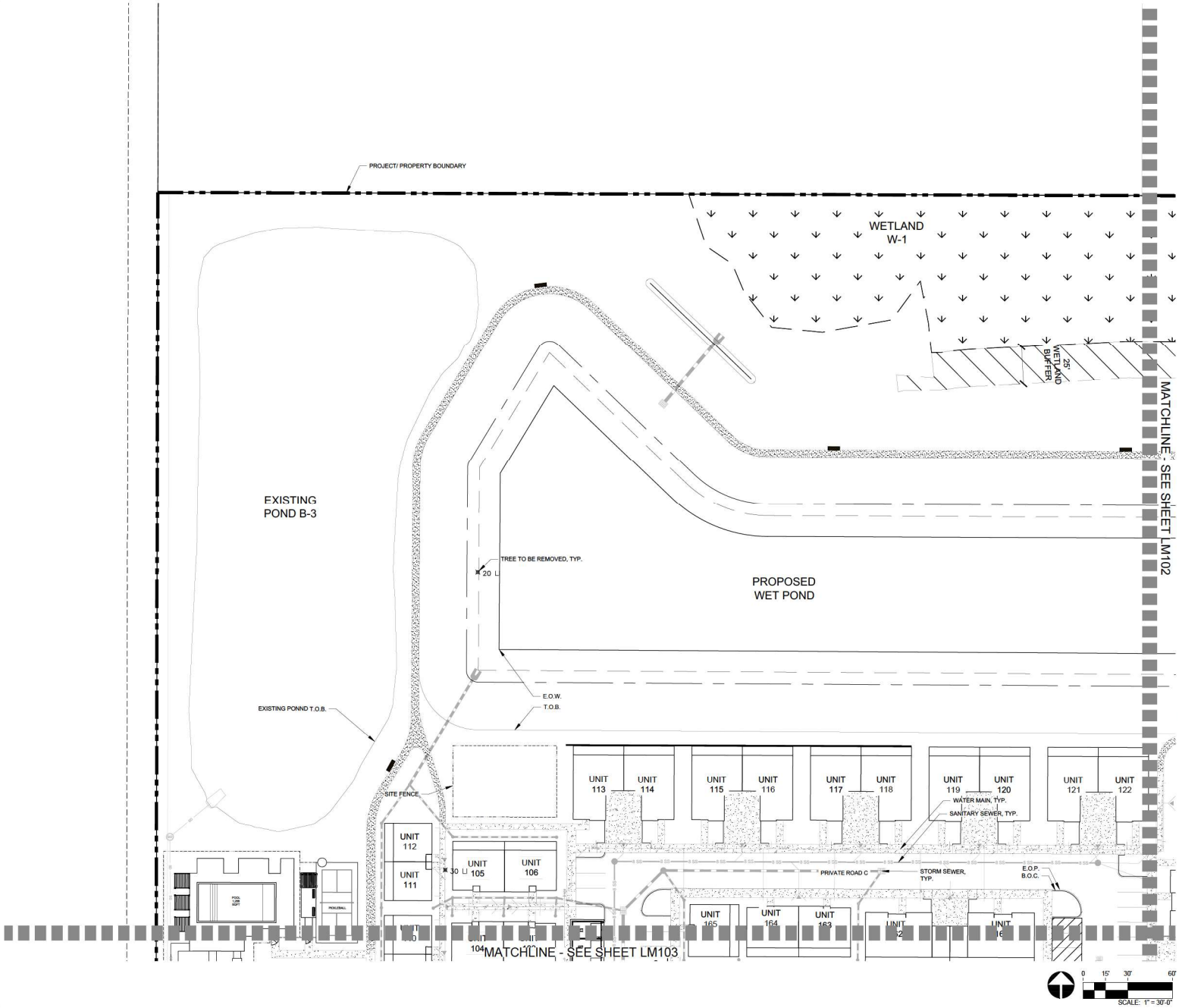
PROJECT NO.:	23007866
DATE.:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

OVERAL MITIGATION REFERENCE PLAN

LM100

1ST SUBMITTAL



TREE LEGEND	
X	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

TREE LEGEND	
°24 LI	24" LIVE OAK (PER SURVEY)
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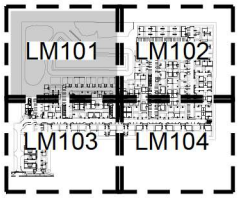
°14 A	14" ASH TREE (PER SURVEY)
°14 CL	14" CHERRY TREE (PER SURVEY)

*TREE SIZES WILL VARY

SITE KEY MAP

1:400



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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

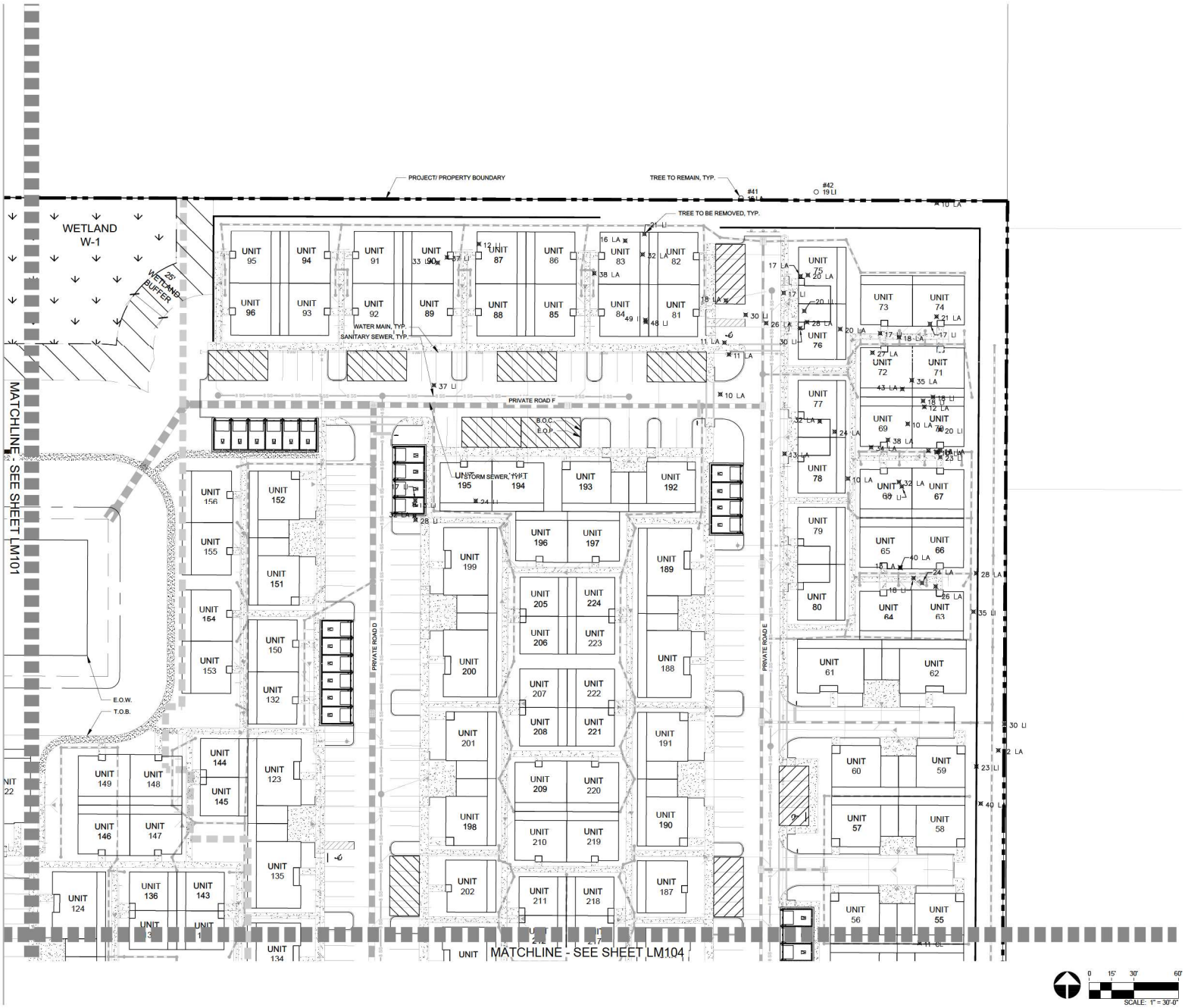
PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

MITIGATION PLAN

LM101

1ST SUBMITTAL



TREE LEGEND

X	EXISTING TREE TO BE REMOVED
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TREE LEGEND

24 LI	24" LIVE OAK (PER SURVEY)
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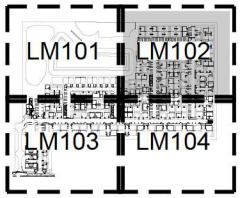
*TREE SIZES WILL VARY

SITE KEY MAP

1:400



SCALE: 1" = 30'-0"

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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

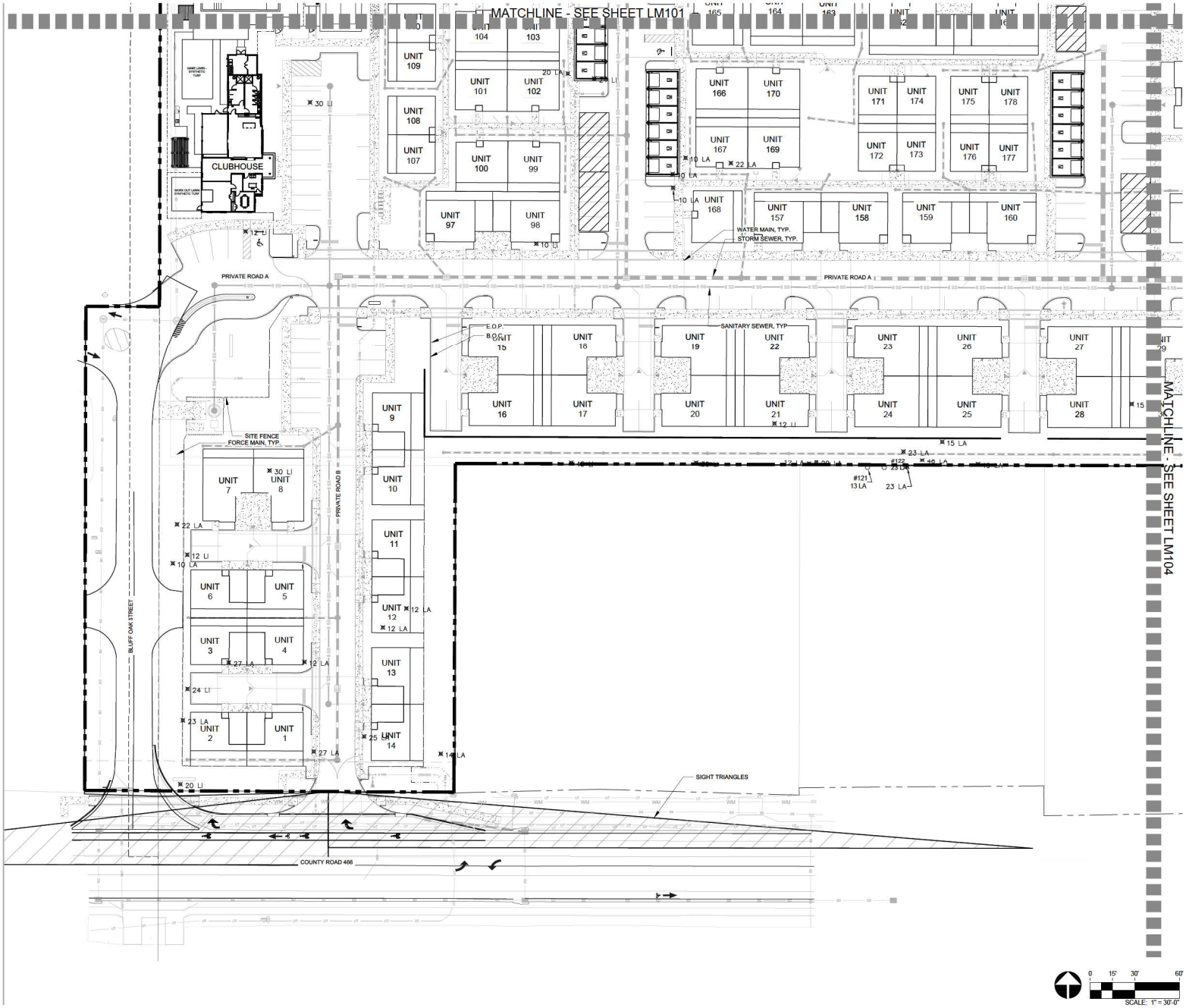
PROJECT NO.:	23007866
DATE.:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

MITIGATION PLAN

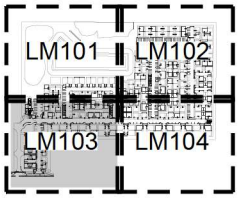
LM102

1ST SUBMITTAL



SITE KEY MAP

1:400



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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

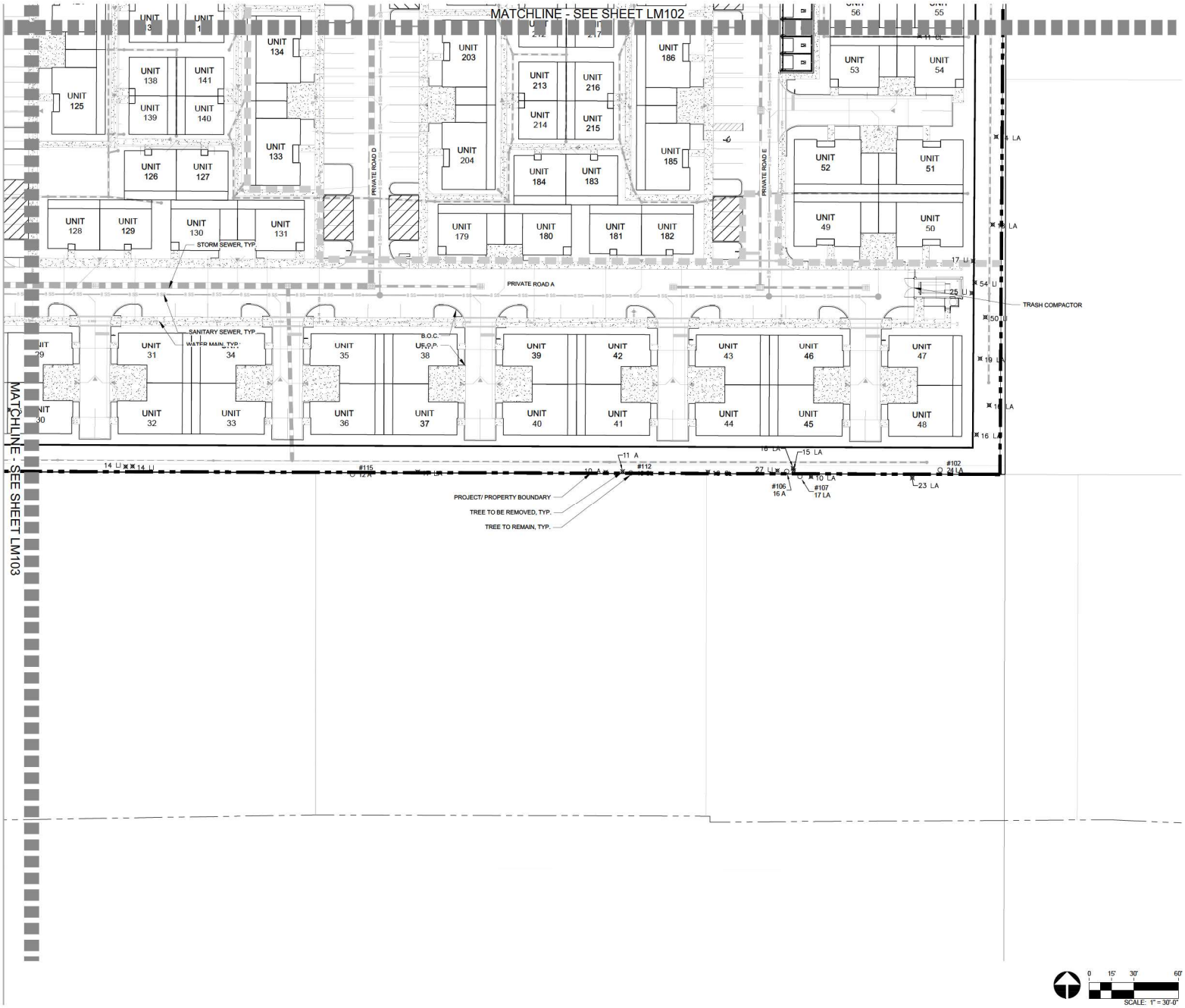
PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

MITIGATION PLAN

LM103

1ST SUBMITTAL



TREE LEGEND

X	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

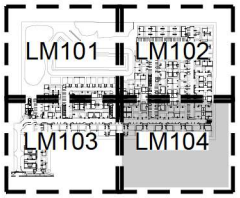
TREE LEGEND

°24 LI	24" LIVE OAK (PER SURVEY)
°14 LA	14" LAUREL OAK (PER SURVEY)
°14 A	14" ASH TREE (PER SURVEY)
°14 CL	14" CHERRY TREE (PER SURVEY)

*TREE SIZES WILL VARY

SITE KEY MAP

1:400



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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

MITIGATION PLAN

LM104

1ST SUBMITTAL

CANVAS AT WILDWOOD CMLA - TREE TABULATION (TREES 10" AND ABOVE)						
LIVE OAKS						
COUNTY CLASSIFICATION/ RATIO OF REPLACEMENT TREES TO REMOVED TREES	SIZE (IN.)	QTY. RETAINED	TOTAL INCHES RETAINED	QTY. REMOVED	TOTAL INCHES REMOVED	REPLACEMENT TREES REQUIRED
PROTECTED (1:1)	10	0	0	1	10	1
	11	0	0	0	0	0
	12	0	0	4	48	4
	13	0	0	1	13	1
	14	0	0	2	28	2
	15	0	0	0	0	0
	16	0	0	0	0	0
	17	0	0	6	102	6
PROTECTED (3:1)	18	1	18	2	36	6
	19	0	0	1	19	3
	20	0	0	4	80	12
	21	0	0	1	21	3
	22	0	0	0	0	0
	23	1	23	1	23	3
	24	0	0	3	72	9
	25	1	25	0	0	0
	26	0	0	0	0	0
	27	1	27	0	0	0
	28	0	0	1	28	3
	30	1	30	6	180	18
	32	0	0	0	0	0
	33	0	0	0	0	0
	34	0	0	0	0	0
	35	0	0	1	35	3
HISTORIC (4:1)	37	0	0	2	74	8
	38	0	0	0	0	0
	40	0	0	0	0	0
	43	0	0	0	0	0
	45	0	0	1	45	4
	46	0	0	0	0	0
	48	0	0	1	48	4
	49	0	0	1	49	4
	50	0	0	1	50	4
	54	1	54	0	0	0
	TOTAL	6	177	40	961	**98**

GENERAL NOTES:

(-) NEGATIVE VALUES REPRESENT CREDITS [IF APPLICABLE]

ALL REPLACEMENT TREES TO BE INSTALLED AT A HEIGHT OF 8' & MIN. 2" DBH.

NO SAND LIVE OAKS PRESENT, OR TO BE REMOVED ON THE SITE.

ANY LIVE OAKS OR SAND LIVE OAKS THAT ARE REMOVED SHALL BE REPLACED WITH NEW LIVE OAKS OR NEW SAND LIVE OAKS.

CANVAS AT WILDWOOD CMLA - TREE TABULATION (TREES 10" AND ABOVE)						
OTHER TREES						
COUNTY CLASSIFICATION/ RATIO OF REPLACEMENT TREES TO REMOVED TREES	SIZE (IN.)	QTY. RETAINED	TOTAL INCHES RETAINED	QTY. REMOVED	TOTAL INCHES REMOVED	REPLACEMENT TREES REQUIRED
PROTECTED (1:1)	10	0	0	11	110	N/A
	11	0	0	4	44	N/A
	12	0	0	7	84	N/A
	13	1	13	2	26	N/A
	14	0	0	2	28	N/A
	15	0	0	4	60	N/A
	16	1	16	8	128	N/A
	17	0	0	3	51	N/A
PROTECTED (3:1)	18	0	0	3	54	9
	19	0	0	2	38	6
	20	0	0	4	80	12
	21	0	0	1	21	3
	22	0	0	2	44	6
	23	0	0	5	115	15
	24	0	0	3	72	9
	25	0	0	1	25	3
	26	0	0	2	52	6
	27	0	0	3	81	9
	28	0	0	2	56	6
	30	0	0	0	0	0
	32	0	0	4	128	12
	33	0	0	1	33	3
	34	0	0	1	34	3
	35	0	0	1	35	3
HISTORIC (4:1)	37	0	0	0	0	0
	38	0	0	2	76	8
	40	1	40	1	40	4
	43	0	0	1	43	4
	45	0	0	0	0	0
	46	0	0	1	46	4
	48	0	0	0	0	0
	49	0	0	0	0	0
	50	0	0	0	0	0
	54	0	0	0	0	0
	TOTAL	3	69	81	1,604	**125**

GENERAL NOTES:

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CANVAS AT WILDWOOD CMLA - TREE REMOVAL AND REPLACEMENT TABLE					
CITY CLASSIFICATION	**TREES REMOVED TREE SIZE (DBH)**	**RATIO OF REPLACEMENT TREES TO REMOVED TREES**	**TREES RETAINED QUANTITY**	**TREES REMOVED QUANTITY**	**TOTAL REPLACEMENT TREES REQUIRED**
PROTECTED LIVE OAK	10-17"	1:1	0	14	14
PROTECTED LIVE OAK	18-35"	3:1	5	20	60
HISTORIC LIVE OAK	36"+	4:1	1	6	24
				TOTAL	**98**
PROTECTED OTHER TREES	10-17"	N/A	2	41	N/A
PROTECTED OTHER TREES	18-35"	3:1	0	35	105
HISTORIC OTHER TREES	36"+	4:1	1	5	20
				TOTAL	**125**
			PROVIDED		**REQUIRED**
		2" DBH x 8' H PROPOSED LIVE OAK	98		98
		2" DBH x 8' H PROPOSED OTHER TREES	24		125
		TOTAL TREES REQUIRED			**(101)**

Modified: 4.01.2024

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CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

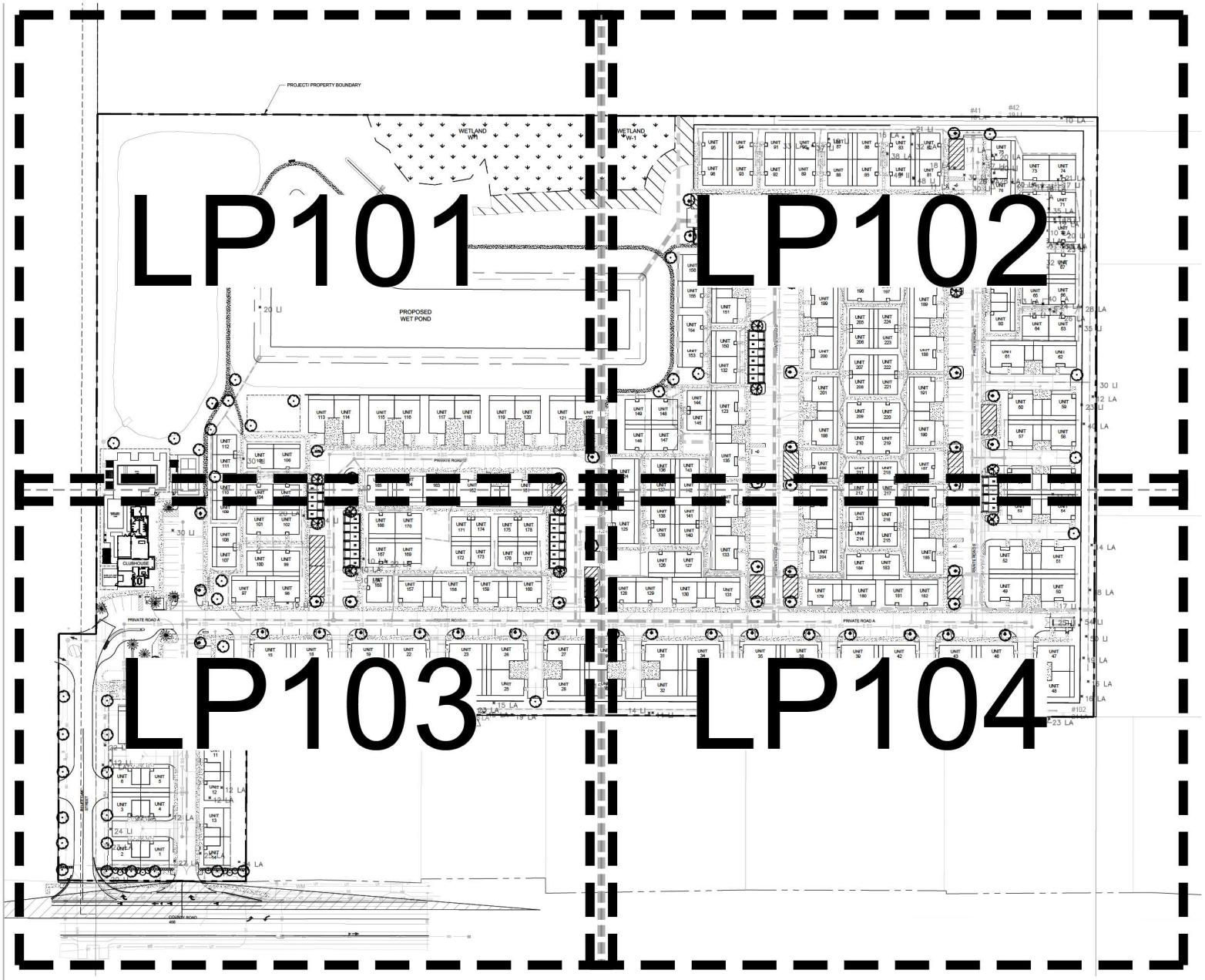
PROJECT NO : 23007866
DATE : 04/05/2024
DRAWN: BEL
REVIEWED: RH

REVISIONS

MITIGATION NOTES & SPECIFICATIONS

LM600

1ST SUBMITTAL



NOTE:
THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE OWNER.

NOTES:

1. THERE SHALL BE 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB FOR METERS LESS THAN 2" AND 6' FOR METERS LARGER THAN 2", AND FOR THE FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE SHALL BE A 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, METER ASSEMBLY SLABS, AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE MUST BE A CLEARANCE OF 7.5' MINIMUM FROM THE FRONT AND BOTH SIDES, AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTIONS INCLUDING POSTS, FENCES, TREES, ETC., PER THE FLORIDA FIRE PREVENTION CODE. STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF LANDSCAPING. TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10' OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEANOUTS, OR POTABLE/RECLAIMED/FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES, ETC. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES ARE PLANTED CLOSER THAN 10'.
2. ALL BUFFERS SHOULD BE EXCLUSIVE OF ANY RIGHT OF WAY OR FUTURE DEDICATIONS.
3. CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
5. PROJECT WILL BE IN COMPLIANCE WITH ARTICLE II. - RULES AND REGULATIONS GOVERNING THE PROTECTION OF TREES AND NATIVE VEGETATION WITHIN THE CITY (CITY OF WILDWOOD, FLORIDA) - CODE OF ORDINANCES SEC. 18-29(c).

LANDSCAPE PLACEMENT NOTES:

1. STREET TREES TO BE PLACED WITHIN 25' OF RIGHT OF WAY.
2. TREES TO BE PLACED OUTSIDE OF ANY UTILITY OR DRAINAGE EASEMENT.
3. STREET TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH ANY UTILITIES, DRIVEWAYS, OR STREET LIGHTING.
4. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE 2/3 OF ANY DRAINAGE SWALE OR WITHIN 3' MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE SWALE, WHICHEVER IS GREATER.
5. NO TREE OR SHRUB MORE THAN 2' IN HEIGHT SHALL BE LOCATED WITHIN 2' OF THE EDGE OF VEHICLE USE AREA LANDSCAPING.

0 30' 60' 120'
SCALE: 1" = 60'-0"

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

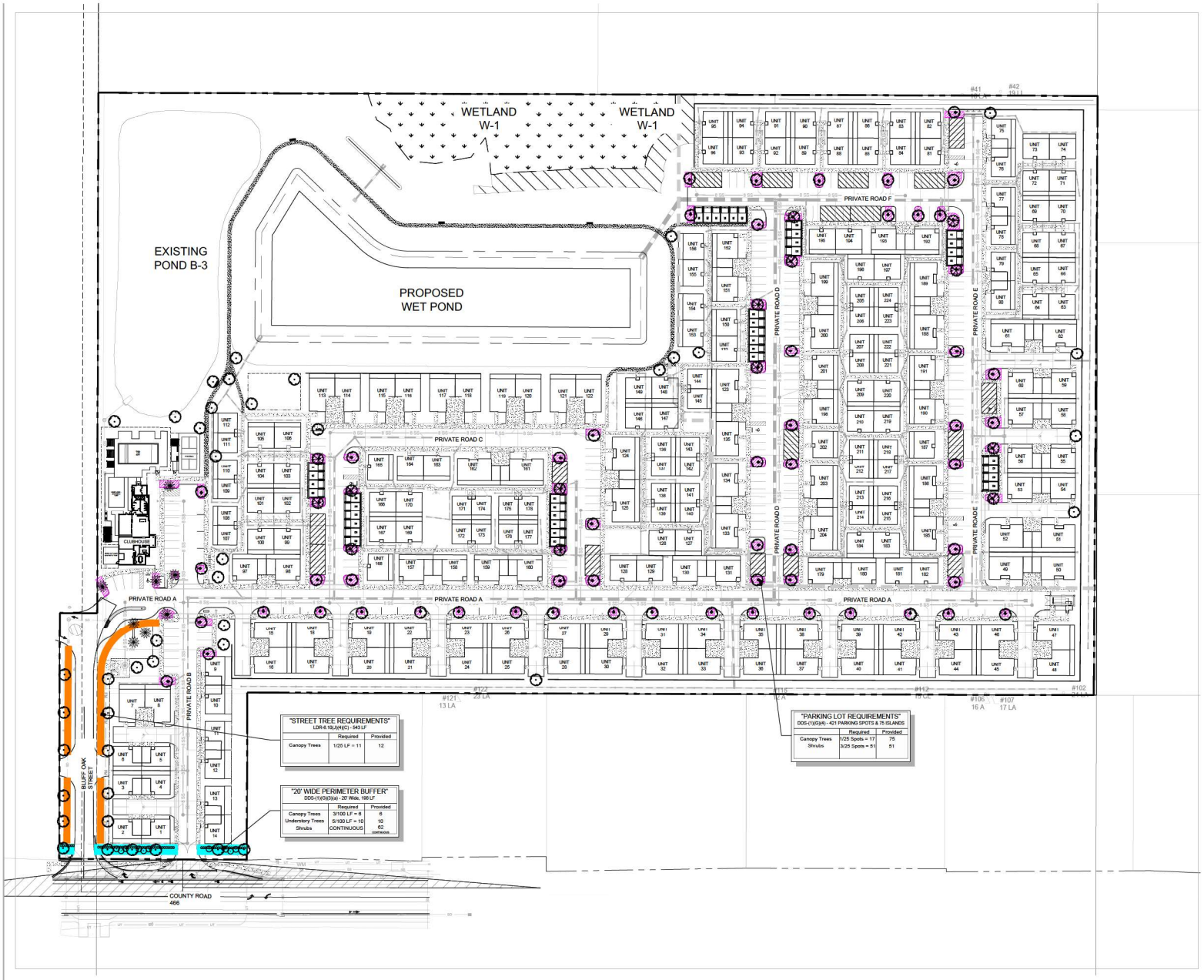
REVISIONS

OVERALL LANDSCAPE REFERENCE PLAN

LP100

1ST SUBMITTAL

L:\23007866 wildwood bh-cp49\bowesmarsk\005 landscape architecture\03-cntrs services\02 current plans\23007866-LP100-PLAN_REF.dwg 4/4/2024 rachel.hendry



"STREET TREE REQUIREMENTS"
LDR-6.10(J)(4)(C) - 543 LF

	Required	Provided
Canopy Trees	1/25 LF = 11	12

"20' WIDE PERIMETER BUFFER"
DDS-(1)(d)(3)(a) - 20' Wide, 198 LF

	Required	Provided
Canopy Trees	3/100 LF = 6	6
Understory Trees	5/100 LF = 10	10
Shrubs	CONTINUOUS	62 (OVERGROWN)

"PARKING LOT REQUIREMENTS"
DDS-(1)(f)(4) - 421 PARKING SPOTS & 75 ISLANDS

	Required	Provided
Canopy Trees	1/25 Spots = 17	75
Shrubs	3/25 Spots = 51	51

CODE REQUIREMENT LEGEND

- 20' BUFFER
- STREET TREES
- PARKING ISLANDS

LANDSCAPE REQUIREMENTS:

1. BUFFER REQUIREMENTS
   A. MIN LANDSCAPE BUFFER SHALL CONTAIN THE FOLLOWING PLANTS FOR EACH 100 LINEAR FT: 3 CANOPY TREES, 5 UNDERSTORY TREES, AND A CONTINUOUS ROW OF SHRUBS
   B. REMAINDER OF BUFFER SHALL BE PLANTED WITH A COMBINATION OF GRASS, GROUND COVER, OR OTHER LANDSCAPE TREATMENT
2. STREET TREES REQUIREMENTS
   A. ONE CANOPY TREE PER 50 LINEAR FEET.
3. PARKING LOT REQUIREMENTS
   A. AT LEAST 1 CANOPY TREE, AND 3 SHRUBS SHALL BE PROVIDED IN THE INTERIOR LANDSCAPE FOR EVERY 25 PAVED PARKING SPACES IN THE PARKING LOT

0 30' 60' 120'
SCALE: 1" = 60'-0"

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CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

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DRAWN:	BEL
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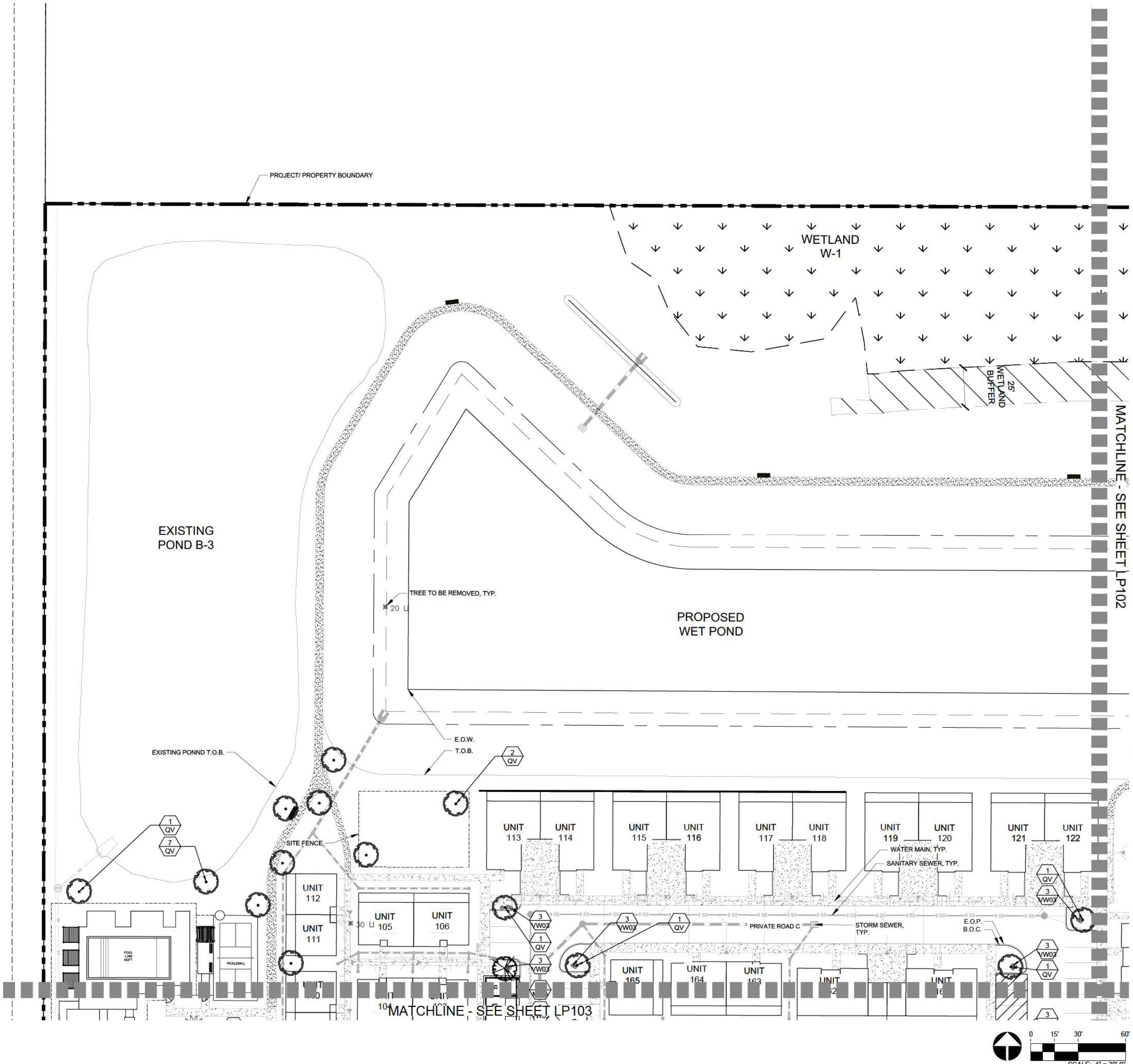
REVISIONS

PERMIT REQUIREMENTS PLAN

LP100A

1ST SUBMITTAL

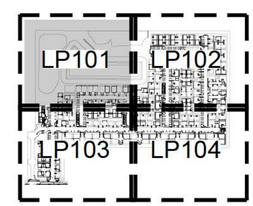


PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	COMMON / BOTANICAL NAME
LARGE TREES		
	MGD	D.D BLANCHARD MAGNOLIA MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'
	QV	LIVE OAK QUERCUS VIRGINIANA
SMALL TREES		
	IC	DAHOON HOLLY ILEX CASSINE
PALM TREES		
	PHS	SILVER/WILD DATE PALM 'ROBUSTA' PHOENIX SYLVESTRIS
SHRUBS		
	VO07	SWEET VIBURNUM VIBURNUM ODORATISSIMUM
	VW03	WALTER'S VIBURNUM VIBURNUM OBOVATUM

SITE KEY MAP

1:400



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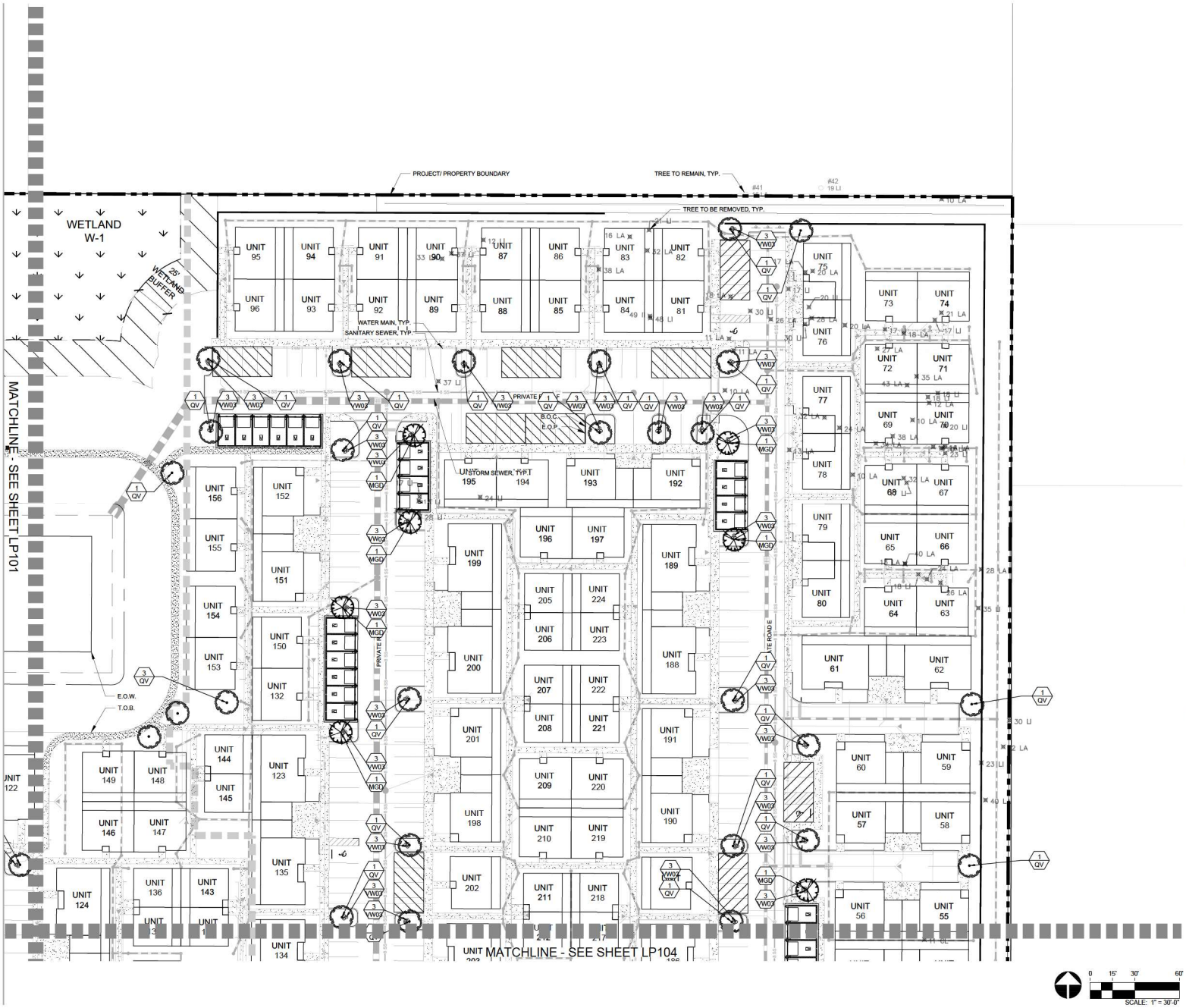
REVISIONS

LANDSCAPE PLAN

LP101

1ST SUBMITTAL



TREE LEGEND

	EXISTING TREE TO REMAIN

PLANT SCHEDULE LANDSCAPE

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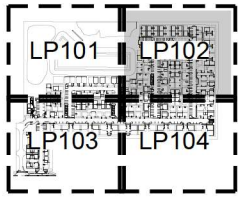
SITE KEY MAP

1:400



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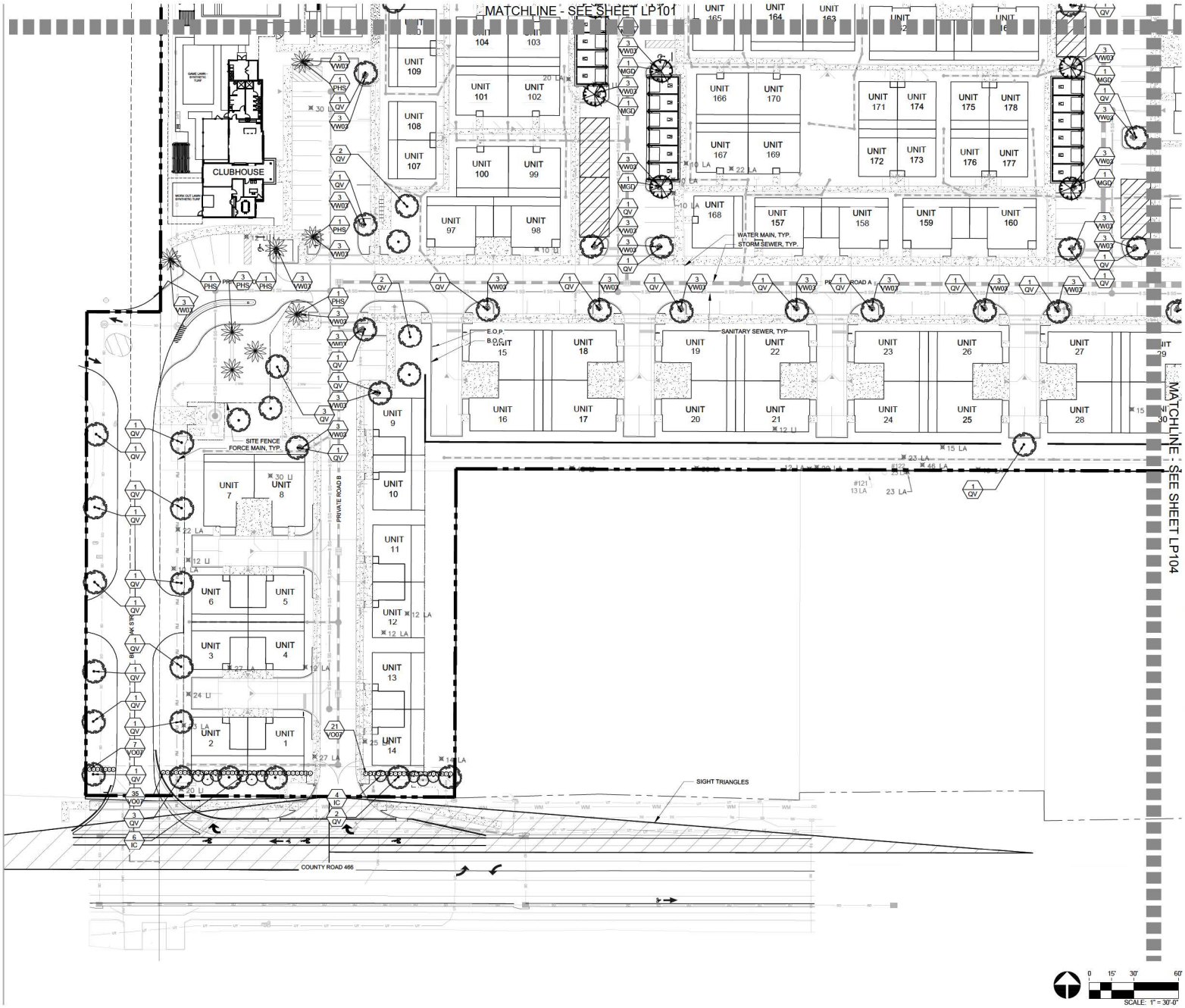
LANDSCAPE PLAN

LP102

1ST SUBMITTAL



TREE LEGEND

EXISTING TREE TO REMAIN

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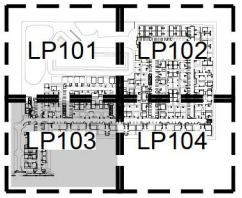

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LANDSCAPE PLAN

LP103

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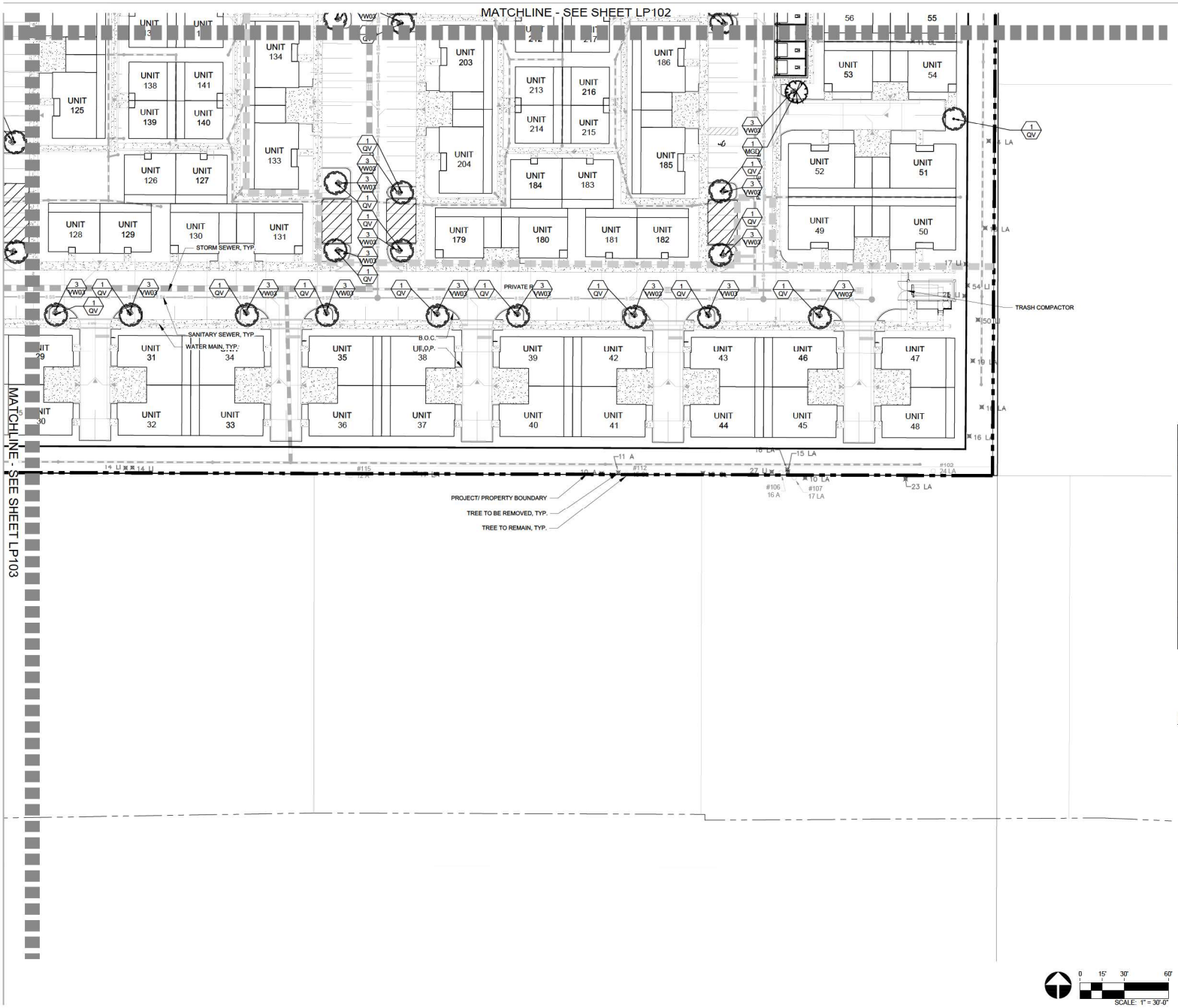

TREE LEGEND

EXISTING TREE TO REMAIN

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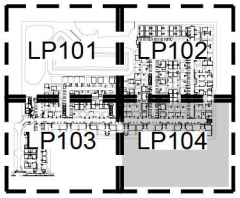

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LP104

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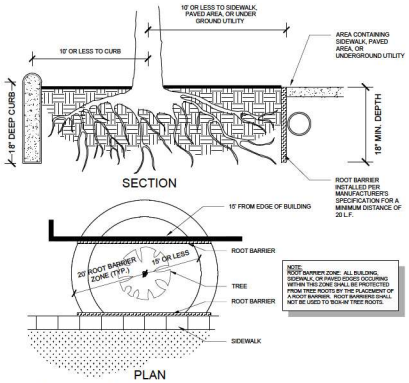
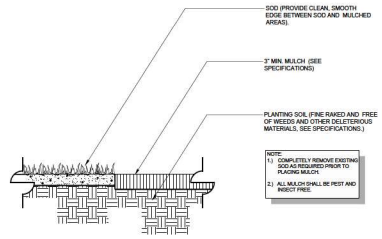


G ROOT BARRIER DETAIL
SCALE: N.T.S.



H MULCH APPLICATION ~ TYPE 1
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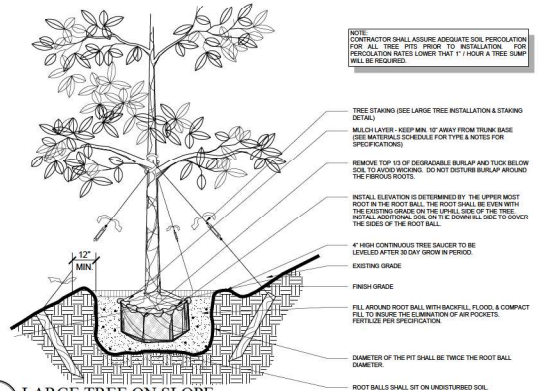
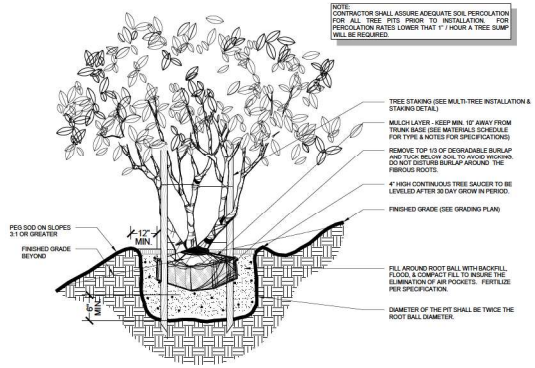


D LARGE TREE ON SLOPE
SCALE: N.T.S.



E MULTI-TRUNK TREE ON SLOPE
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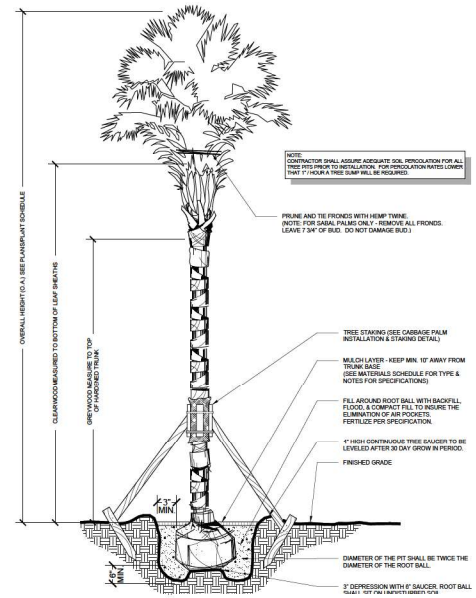
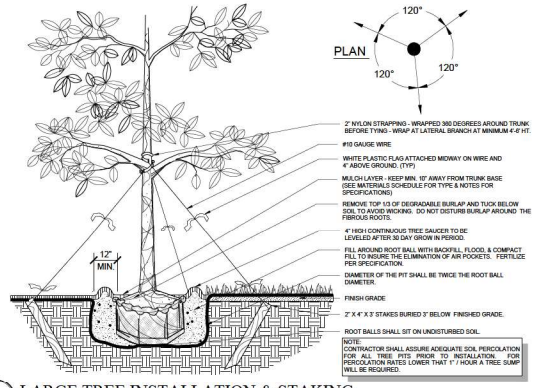
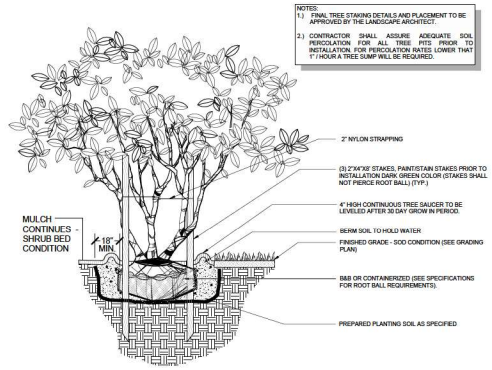


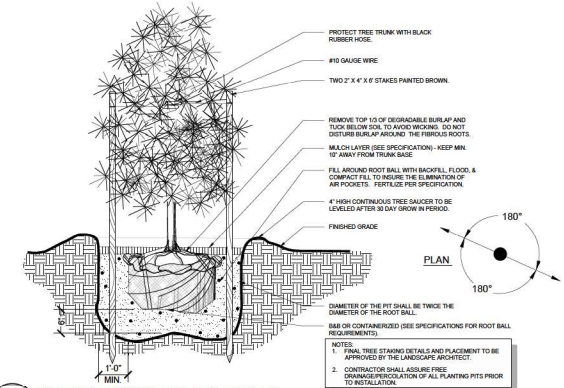
F PALM INSTALLATION
SCALE: N.T.S.



A LARGE TREE INSTALLATION & STAKING
SCALE: N.T.S.



B MULTI-TRUNK TREE INSTALLATION & STAKING
SCALE: N.T.S.



C SMALL TREE INSTALLATION
SCALE: N.T.S.

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

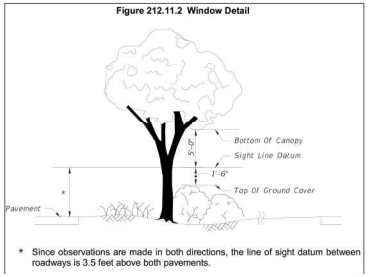
PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

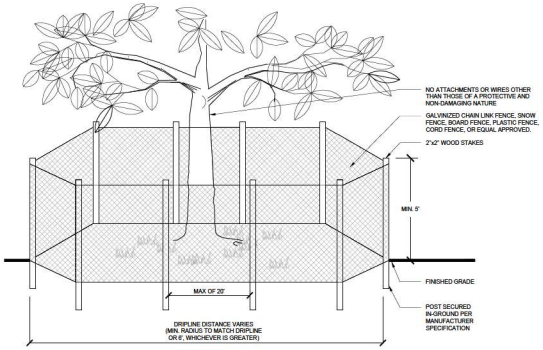
LANDSCAPE DETAILS

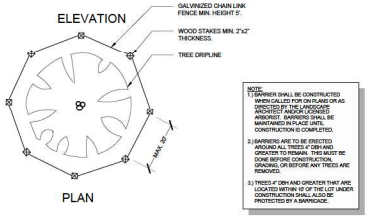
LP500

1ST SUBMITTAL

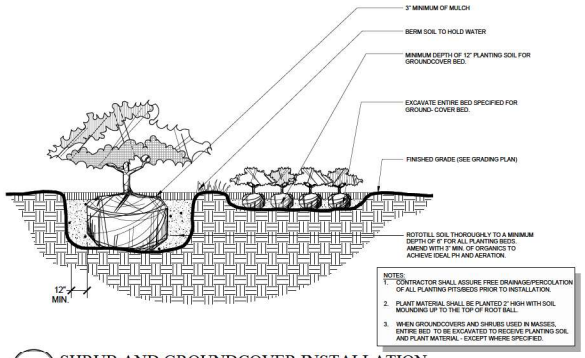


D SIGHT VISIBILITY, FDOT DESIGN MANUAL CH. 212
SCALE: N.T.S.

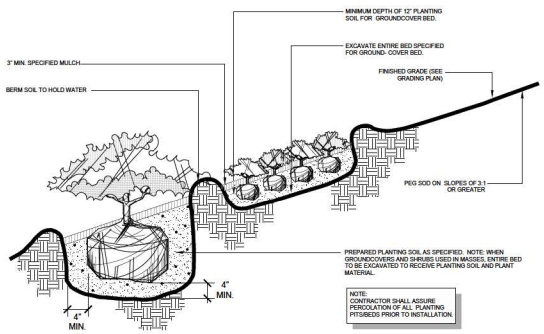




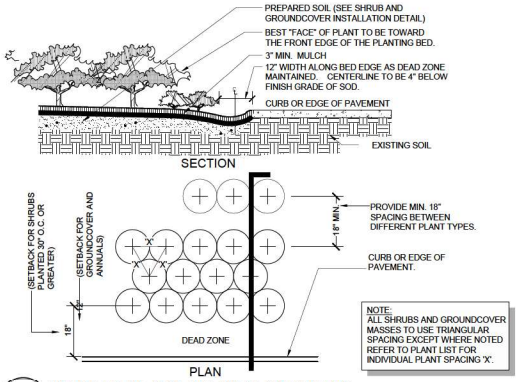
E TREE BARRICADE DETAIL
SCALE: N.T.S.



A SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.



B SHRUB AND GROUNDCOVER ON SLOPE
SCALE: N.T.S.



C TYPICAL PLANT SPACING DIAGRAM
SCALE: N.T.S.

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PLANTING NOTES (UTILITY & METER):

1. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE FEET (3') CLEARANCE FROM ALL PLANT BEDS TO METERS OF THREE INCHES (3") IN SIZE OR LESS AND A TEN FEET (10') CLEARANCE FOR ALL METERS THREE INCHES (3") IN SIZE OR LARGER.
2. THERE SHALL BE (7.5') MINIMUM CLEARANCE FROM THE FRONT AND SIDES OF ALL FIRE HYDRANTS AND (4') FROM THE FRONT AND BACK OF ALL FIRE HYDRANTS PER NFPA 18.3.4.1 HYDRANTS.
3. NO TREES SHALL BE PLANTED WITHIN (10') OF ANY COUNTY MAINTAINED WATER OR SEWER MAIN.

PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONT	NATIVE	DROUGHT		REMARKS
LARGE TREES										
	MGD	14	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD MAGNOLIA	10`-12`H X 4`-5`S	2" CAL	25G	YES	6A-10B		
	QV	98	QUERCUS VIRGINIANA / LIVE OAK	10`-12`H X 4`-5`S	2" CAL	25G	YES	7A-10B		
SMALL TREES										
	IC	10	ILEX CASSINE / DAHOON HOLLY	10`-12`H X 4`-5`S	2" CAL	25G	YES	7A-10B		
PALM TREES										
	PHS	8	PHOENIX SYLVESTRIS / SILVER/WILD DATE PALM 'ROBUSTA'	14` CT	NA	FG	NO	9A-11A		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONT	NATIVE	DROUGHT	SPACING	REMARKS
SHRUBS										
	VW03	225	VIBURNUM OBOVATUM / WALTER'S VIBURNUM	24"H X 18"S	24" OC	3G	YES	7A-10B	24" o.c.	FULL FORM AND SPREAD
	VO07	63	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM	36"H X 24"S	7G	NO	8A-10B		36" o.c.	

PLANTING NOTES (UTILITY & METER):

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE # 1 OR BETTER, AS DEFINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA DEPT. OF AGRICULTURE.
2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
3. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
4. ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES. ALL PALMS TO BE SUN GROWN.
5. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
6. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
7. ALL TREE STAKING TO BE DONE USING ARBOR TAPE AND THE DUCKBILL ANCHOR SYSTEM.
8. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.
9. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

GENERAL NOTES:

1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR LANDSCAPE REFERENCE ONLY.
2. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
3. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER.
4. SLOPES 4:1 OR GREATER SHALL REQUIRE SODDING FOR STABILIZATION.
5. CONTRACTOR SHALL VERIFY ALL FINAL TREE LOCATIONS IN REGARD TO CONFLICTS SUCH AS UTILITIES, DRAINAGE, ETC.
6. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE IS DEEMED ADEQUATE THAN 6:1 VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
7. NUISANCE, EXOTIC PLANT SPECIES REMOVAL SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 701.8 OF THE MANATEE COUNTY LDC.

TREE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.
2. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE.
3. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
4. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC.
5. STREET TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS, SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN
6. STREET TREE PLANTINGS IN "COMMON TRACTS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
7. APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS
8. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
9. A TREE TABLE INDICATING THE QUANTITY OF STREET TREES REQUIRED FOR EACH LOT SHALL BE PROVIDED WITH THE HOMEOWNER DOCUMENTS AT THE TIME OF FINAL PLAT.
10. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE.
11. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
12. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC.
13. STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS, SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
14. STREET TREE PLANTINGS IN "COMMON TRACTS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION.
15. TREE PLANTING SHALL INCLUDE ROOT BARRIER PROTECTION TO PREVENT ROOT GROWTH INTO UTILITIES, DRAINAGE, SIDEWALKS AND OTHER PAVED AREAS.
16. APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS.
17. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

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LANDSCAPE SCHEDULE

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GENERAL LANDSCAPE:

1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (B) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE. NO WHICHEVER IS GREATER. SWALES MUST ALLOW FOR THE POSITIVE FLOW OF WATER WITHOUT OBSTRUCTION.
2. ACTIVITIES HAVE BEEN SCHEDULED AWAY FROM EXISTING TREES WHERE POSSIBLE. ADDITIONAL TREES ARE NOT BEING SHOWN FOR REMOVAL. ANY TREES SHOWING NEGLECTED CONDITION OR UTILITIES WILL BE AVOIDED AS POSSIBLE THROUGH THE USE OF RETAINING WALLS. ANY TREES DAMAGED BEYOND RECOVERY DURING INSTALLATION OF THESE ELEMENTS TREES ARE LOST THEY WILL BE REPLACED PER ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY.
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. INFORMATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTORS EXPENSE.
   "INVESTIGATE BEFORE YOU EXCAVATE"
   CALL SUNSHINE STATE ONE
   1-800-432-4770 TOLL FREE
   FL STATUTE 553.851 (1974) REQUIRES MIN. 2 DAYS NOTICE AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE "PROJECT BOUNDARY" (LIMITS, ETC...) NOTED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
12. IN ORDER TO EXPEDITE THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT
13. THE ATTACHED PLANTING PLANS ARE A GRAPHIC REPRESENTATION FOR THE AESTHETIC TREATMENT OF THE DESIGNATED SITE. ACTUAL PLANT MATERIAL LOCATIONS WILL VARY TO COMPLIMENT EXISTING VEGETATION, SITE CONDITION FEATURES, AND TO PROVIDE SAFETY. PLANT MATERIAL SELECTIONS MAY CHANGE BASED UPON AVAILABILITY ON SITE SPECIFIC CONDITIONS, AND ARE NOT LIMITED TO THE PLANT MATERIAL LISTED IN THE PLANT SCHEDULE. MINIMUM QUANTITY AND QUALITY WILL BE MAINTAINED. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AS DICTATED BY THE ABOVE ITEMS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

PROJECT SUBMITTALS:

1. THE PROJECT SUBMITTALS LIST WILL BE GENERATED BY THE LANDSCAPE ARCHITECT AND MUST BE COMPLETED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROJECT COMMENCEMENT.
2. ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPILED IN AN EASILY REPRODUCIBLE FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
3. PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTORS EXPENSE.

REQUIRED SUBMITTAL FORM:

Submittals/Category	Submitted	Rejected	Re-submitted	Approved
General Submittals				
Emergency Numbers				
MOT Index				
Schedule				
Locate Tickets				
Project Schedule				
Landscape Submittals				
Plant Nursery List				
All Nursery State Inspection Certification				
Mulch				
Pesticide License				
Sleeving Methods				
Tree Protection Acceptable Fertilizer				
Irrigation Submittals				
Purple Class 200 PVC				
SCH 40 PVC Pipe Fittings				
Goldenrod Class 200 PVC				
Durdin Iron Fittings				
Valve Boxes				
Valves				
Quick Couplers Tubing & Hardware and Fittings				
Nelson Disc Filter				
Nelson 5 PRV Valve				
Nelson Flush Valve				
Magnetic Detector Tape				
Grounding Rod				
Wire				
Wire Connectors				
Rotor and Glue				

SAMPLE

PROJECT SCHEDULE:

1. ALL WORK SHALL BE COMPLETED WITHIN THE TIME ALLOTTED IN THE PROJECT SCHEDULE.
2. WITHIN SEVEN (7) DAYS OF RECEIPT OF "NOTICE TO PROCEED" THE SUCCESSFUL BIDDER WILL FURNISH A CRITICAL PATH SCHEDULE REFLECTING THE ABOVE DATES. THIS SCHEDULE WILL INCLUDE VERIFIABLE MILESTONES TO ENABLE MONITORING OF THE PROJECT SCHEDULE DURING THE CONSTRUCTION PERIOD.

LIQUIDATED DAMAGES:

1. THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE TERM "SUBSTANTIAL COMPLETION" SHALL REFER TO THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK, AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE, THE SUCCESSFUL BIDDER SHALL PAY LIQUIDATED DAMAGES TO THE OWNER MAY SETOFF FROM SUMS COMING DUE THE SUCCESSFUL BIDDER) LIQUIDATED DAMAGES AT THE RATE OF $0.00 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.
4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF LIQUIDATED DAMAGES REPRESENT A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT THE OWNER WOULD INCUR IF THE WORK IS NOT SUBSTANTIALLY COMPLETE BY THE FORESGOING DATES. THESE LIQUIDATED DAMAGES ARE DAMAGES FOR LOSS OF USE OF THE PROJECT AND THE SUCCESSFUL BIDDER IN ADDITION TO THE LIQUIDATED DAMAGES WILL BE OBLIGATED TO INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY CLAIMS IF THE WORK ON THE PROJECT IS ACCELERATED BECAUSE OF DELAY.

SITE REQUIREMENTS:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN. ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPERTY OWNED UTILITIES ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
6. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEASE ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TREE CARE:

1. FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
2. ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DAMAGE, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREated OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
3. ROOT PRUNE ALL TREES TO BE SAVED PRIOR TO GRADING AROUND TREES. CUT ALONG LINES OFFSET FROM LINES OF DEVELOPMENT SURROUNDING THE TREE, AT BUILDING FOUNDATIONS, PARKING LOTS, ETC.
4. TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
5. FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.
6. THE ARBORIST SHALL VISIT THE SITE PERIODICALLY TO ASSESS THE HEALTH OF THE TREES AND ISSUE REPORTS ON THE RELATIVE HEALTH OF THE TREES AND MAKE RECOMMENDATIONS FOR FURTHER TREATMENTS IF NECESSARY.

SUBSTANTIAL COMPLETION

1. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD OF MAINTENANCE.
2. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THREE (3) COPIES OF AS BUILT DOCUMENTS, INCLUDING PLANT MATERIAL SUBSTITUTIONS, ALONG WITH THE NAMES AND ADDRESSES OF ALL SUPPLIERS, SUBCONTRACTORS, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.
3. MAINTENANCE PERIOD - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES UNLESS OTHERWISE NOTED ON THE PLANS.

INSTALLATION:

PLANTING LAYOUT:

1. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
3. SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER-TO-CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
4. PROVIDE A MINIMUM VERTICAL CLEARANCE ON ALL TREES OF 8.5' ABOVE THE SIDEWALK/CART PATHS.
5. PROVIDE A MINIMUM HORIZONTAL OFFSET DISTANCE OF 2.5' FROM THE BACK OF CURB TO THE FUTURE MAXIMUM TRUNK DIAMETER OF PLANTED TREES.
6. ALL SHRUB BED LINE AREA DEFINITIONS TO BE DETAILED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. UNAPPROVED BEDLINES WILL BE REJECTED AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY ALL DAMAGES AND MODIFICATIONS REQUIRED TO BRING THE AREAS TO SPECIFICATIONS.

TRANSPLANTING:

1. APPROPRIATE CARE MUST BE TAKEN DURING TRANSPLANTING TO PREVENT CHAIN MARKS, GIRDLING OR BARK SLIPPAGE. TREES THAT ARE DAMAGED DURING THE TRANSPLANTING PROCESS WILL NOT BE ACCEPTED.

PLANTING:

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL PLANTING PITS WITH WATER AND ALLOW TO DRAIN. IF ADEQUATE DRAINAGE OR PERCOLATION IS AVAILABLE, CORRECT IF REQUIRED TO ENSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE AND/OR PERCOLATION.
3. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
4. BALLED AND BURLAPPED (B&B) PLANTS WITH WIRE BASKETED MATERIAL SHALL HAVE THE TOP ONE-HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS. ECTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES AND MISSING PLANT MATERIAL TO BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS.
C.) ESTABLISH OR RESTORE FINISH GRADES WITHIN GRADES BEARING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED.
D.) CONTRACTOR TO APPLY "RONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.
E.) PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   1. TREES
      70% CLEAN D.O.T. SAND
      30% APPROVED TOPSOIL MIX
   2. PALMS
      90% CLEAN D.O.T. SAND
      10% APPROVED TOPSOIL MIX
   3. SHRUBS, AND GROUND COVERS
      80% CLEAN D.O.T. SAND
      20% APPROVED TOPSOIL MIX
   4. TOPSOIL
      30% APPROVED FLORIDA TOPSOIL
      10% APPROVED MUCK (SAPRIC)
      60% APPROVED SAND
      PEAT: FEDERAL SPECIFICATIONS O-P-166
      TYPE I, CLASS 5, GRADE B, MIN 80%

NOTE:
CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS AND ANALYSIS RECOMMENDATIONS FOR ORNAMENTAL LANDSCAPE USE OF ALL SOIL MIXTURES AND NO LESS THAN 4 TESTS OF EXISTING SOILS IN ANY ONE AREA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

F.) TOPSOIL MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM D18). PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NOT GRASS SEEDS AND VEGETATIVE REPRODUCTION.
G.) TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, SOD, ROOTS, TWIGS AND THEIR ROOTS, STICKS, CLAY, SILTS AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 4 INCHES THROUGHOUT ALL AREAS SHOWN AND INCRATINTH IN ALL SHRUB AND GROUND COVER AREAS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.
H.) SMOOTH ALL GRADED SOIL MIXES TO WITHIN 4 INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. CONTRACTOR TO PROVIDE SMOOTH AND UNIFORM DEPTH OF TOPSOIL MIXTURE TO A MINIMUM 12 INCHES BELOW GRADE IN AREAS TO BE SODDED.

   FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TO DRAINAGE AREAS ON WHICH MAY COLLECT WATER.

   TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE STORED PRIOR TO DELIVERY IN THE RANGE OF 5.5 TO 7.5, OR AS APPROVED BY LANDSCAPE ARCHITECT. IF NECESSARY AFTER PLACEMENT THE CONTRACTOR SHALL APPLY APPROPRIATE APPROVED SOIL ADDITIVES ADJUSTING SOIL PH TO ACCEPTABLE PH RANGE OF 6.0 TO 7.5.

2. INITIAL INSTALLATION FERTILIZATION
   ALL TREES AND PALMS SHALL BE FERTILIZED WITH WATER SOLUBLE FERTILIZER. ALL TREE PLANTINGS SHALL RECEIVE AN APPROVED MYCORRIZA ADDITIVE. (CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY).

PALMS	TREES
1/2 LB. FERTILIZER PLUS MINOR ELEMENTS - SLOW RELEASE	1/2 LB. FERTILIZER PER 1/2 INCH CALIPER
SHRUBS AND GROUND COVERS	TUBS
1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	1/2 LB. FERTILIZER PLUS MINOR ELEMENTS - SLOW RELEASE
1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	1 LB. FERTILIZER PER 1/2 INCH CALIPER

- THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

PLANT MATERIAL:

1. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK, IF APPLICABLE (SEE SUBMITTAL FORM).
2. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED IN THIS PLANTING SPECIFICATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL FROM THE PROJECT THAT DOES NOT CONFORM TO SPECIFICATIONS.
4. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL FROM THE PLANT LEGEND TO THE DRAWINGS. QUANTITIES FROM DRAWINGS SHALL GOVERN UNLESS OTHERWISE NOTED.
5. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.
6. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANT LIST MUST BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLANT LIST, PLANS OR SPECIFICATIONS MUST BE ADHERED TO. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
7. ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE JOBSITE.
8. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS OTHERWISE NOTED.
9. ANY TREE WITH A TRUNK CORKSCREW OR "J" SHAPE CROTCH WILL BE REJECTED.
10. CANOPY TREES OF ALL SIZES ARE TO BE SELECTIVELY PRUNED AFTER PLANTING TO REMOVE INNER TWIGGY GROWTH, OPEN-UP THE CENTER AND EXPOSE MAJOR BRANCHES.
11. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
12. SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. * ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED B&B MATERIAL.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE MAINTENANCE PERIOD, SHALL BE CAUSE FOR REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
14. ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING. LAID WITH TIGHTLY BUTTED JOINTS, AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
15. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
16. ALL PLANTING BEDS AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
17. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
18. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED).
19. ALL PLANTS LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE # 1 OR BETTER, AS DEFINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA DEPT. OF AGRICULTURE.
2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
3. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
4. ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES. ALL PALMS TO BE SUN GROWN.
5. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
6. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
7. ALL TREE STAKING TO BE DONE USING ARBOR TAPE AND THE DUCKBILL ANCHOR SYSTEM.
8. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE.
2. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
3. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC
4. STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS, SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN
5. STREET TREE PLANTINGS IN "COMMON TRACTS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
6. TREE PLANTING SHALL INCLUDE ROOT BARRIER PROTECTION TO PREVENT ROOT GROWTH INTO UTILITIES, DRAINAGE, SIDEWALKS AND OTHER PAVED AREAS.
   APPLY A 2" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS
7. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A-300 PR

IRRIGATION (CITY OF WILDWOOD, FLORIDA) - DESIGN DISTRICT STANDARDS CH.2(H)(10)

WATER-EFFICIENT LANDSCAPING MAXIMIZES THE CONSERVATION OF WATER BY USING SITE APPROPRIATE PLANTS AND EFFICIENT WATERING METHODS THAT WILL GENERALLY RESULT IN A REDUCTION OF IRRIGATION REQUIREMENTS, COSTS, ENERGY AND MAINTENANCE. IRRIGATION SHOULD ENDEAVOR TO FOLLOW FLORIDA IRRIGATION SOCIETY STANDARDS AND FLORIDA WATERSTAR STANDARDS MAINTAINED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND COMPLY WITH THE FLORIDA BUILDING CODE. ALL LANDSCAPING WILL BE REQUIRED TO PROVIDE AN ADEQUATE IRRIGATION SYSTEM AS REQUIRED FOR THE MAINTENANCE OF THE PLANT MATERIAL (IRRIGATION SYSTEM, HOSE, ETC.). REUSE WATER MUST BE UTILIZED FOR IRRIGATION WHEN AVAILABLE TO THE PROJECT SITE. ON COMMERCIAL SITES, THE IRRIGATION SYSTEMS SHALL MEET THE FLORIDA BUILDING CODE SPECIFICATIONS AND F.S. § 373.62, FOR RAIN SENSOR SHUT-OFF DEVICES FOR LANDSCAPE IRRIGATION INSTALLATION AS OUTLINED IN APPENDIX F OF THE PLUMBING CODE, AND/OR MEET THE CURRENT REQUIREMENT STANDARDS AS PUBLISHED BY THE FLORIDA IRRIGATION SOCIETY. MICRO-IRRIGATION MAY BE UTILIZED TO CONSERVE WATER RESOURCES PROVIDED IT IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. WATERING FOR NEW LANDSCAPES SHALL COMPLY WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES IN FORCE AT ANY GIVEN PERIOD. ALL IRRIGATION SYSTEMS INSTALLED WITHIN THE CITY SHALL MAINTAIN THE FOLLOWING AS MINIMUM STANDARDS FOR INSTALLATION AND MAINTENANCE:

A. PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS SHUT OFF DEVICES.
B. BACK FLOW PREVENTION VALVE.
C. SEPARATE IRRIGATION ZONES FOR TURF AND NON-TURF AREAS.
D. MATCHING PRECIPITATION RATES ON HEAD WITHIN A ZONE (I.E., ROTORS AND SPRAY HEADS ON SEPARATE ZONES).
E. USE OF PRESSURE REGULATED VALVES AND HEADS.
F. 100% OVERLAPPING (HEAD TO HEAD) COVERAGE.
G. MAXIMUM FLOW VELOCITY OF FIVE FEET (5') PER SECOND.
H. CHECK VALVES IN LOW TOPOGRAPHIC AREAS TO PREVENT SYSTEM DRAIN DOWN.
I. APPROPRIATE IRRIGATION SCHEDULING THAT SUPPLEMENTS RAINFALL SO TURF AREAS RECEIVE NO MORE THAN ONE AND ONE-HALF (1½) INCHES OF TOTAL MOISTURE (RAIN AND IRRIGATION) PER WEEK, AND LESS IN BED AREAS; AND
J. REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND REALIGN OR REPLACE ROTORS AND SPRAY HEADS AS NEEDED.

ALL LAWN IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO F.S. CH. 373, OR AS AMENDED. IF FLORIDA FRIENDLY PRINCIPLES ARE USED IN THE DESIGN OF THE LANDSCAPE, A REDUCTION IN THE AMOUNT OF IRRIGATION REQUIRED WILL BE PERMITTED AND ENCOURAGED. ALL REQUIRED LANDSCAPING WILL BE REQUIRED TO HAVE AN ADEQUATE WATERING FACILITY (IRRIGATION SYSTEM, ETC.) AS REQUIRED TO INSURE THE SURVIVAL OF THE PLANT MATERIAL. IN ORDER TO CONSERVE POTABLE WATER, RECLAIMED WATER, STORMWATER PONDS AND CISTERN COLLECTION MAY BE UTILIZED FOR IRRIGATION WATER IF THE WATER QUALITY WILL MEET THE NEEDS OF THE LANDSCAPE. ANY REUSE IRRIGATION WATER OR STORMWATER USED FOR IRRIGATION SHALL BE MARKED WITH APPROPRIATE SIGNAGE TO NOTIFY THE PUBLIC OF THE NON-POTABLE NATURE OF THE WATER SOURCE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE. PURPLE PIPE AND IRRIGATION SYSTEM COMPONENTS SHALL BE USED IN CONFORMANCE WITH THE FLORIDA BUILDING CODE.

MISCELLANEOUS

QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TBD	IRRIGATION		100% HEAD TO HEAD IN TURF AREAS, MICRO DRIP EMITTERS FOR ALL PLANTINGS
TBD	BAHIA SOD	BAHIA SOD	TO BE FIELD VERIFIED BY CONTRACTOR.
TBD	MULCH	PINE STRAW MULCH	MIN. 3" THICK

GENERAL NOTES:

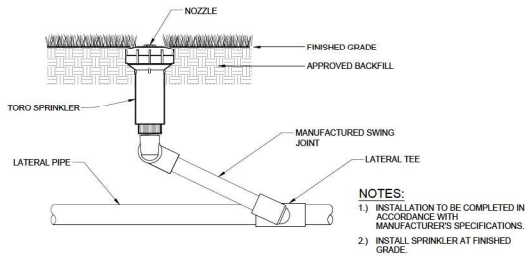
1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET FOR LANDSCAPE REFERENCE ONLY.
2. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
3. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER.
4. SLOPES 4:1 OR GREATER SHALL REQUIRE SODDING FOR STABILIZATION.
5. CONTRACTOR SHALL VERIFY ALL FINAL TREE LOCATIONS IN REGARD TO CONFLICTS SUCH AS UTILITIES, DRAINAGE, ETC. PRIOR TO INSTALLATION.
6. IN ORDER TO COMPLY WITH COUNTY STANDARDS TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (IE. HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
7. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
8. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 30% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

IRRIGATION NOTES:

1. IRRIGATION PLANS AND DETAILS WILL BE REVIEWED WITH THE APPROPRIATE BUILDING PERMIT.
2. ALL PROPOSED LANDSCAPING TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM.
3. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
4. IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
5. IRRIGATION OVERTHROW TO NONPERVIOUS AND NATURAL AREA TO BE MINIMIZED.
6. A RAIN SHUT OFF TO BE INSTALLED WITH IRRIGATION CONTROLLER SYSTEM.
7. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVING.
8. ALL TREE, SHRUB AND GROUNDCOVER AREAS TO BE FULLY IRRIGATED WITH MICRO-IRRIGATION / LOW VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 75-100% COVERAGE.
9. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE TO NO MORE THAN 15 P.S.I. SHALL BE UTILIZED.
10. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
11. IRRIGATION SOURCE FOR THIS SITE WILL BE FROM POND SOURCE.
12. IRRIGATION AND PLANTINGS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.
13. THIS IRRIGATION PLAN IS SCHEMATIC AND IS FOR PERMITTING PURPOSES ONLY.
14. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SHOWING ALL HEADS, VALVES, AND PIPE LINES TO SCALE AFTER COMPLETION OF PIPING INSTALLATION. THE OWNER SHALL PROVIDE INSTRUCTION SHEETS AND PARTS LIST COVERING EQUIPMENT.
15. THE CONTRACTOR SHALL MAKE EVERY POSSIBLE EFFORT TO PRESERVE EXISTING PLANT MATERIAL THAT HAS BEEN TAGGED. WHERE SUCH MATERIALS FALLS IN THE PATH OF TRENCHING, THE CONTRACTOR SHALL REROUTE THE PIPE OR HAND TRENCH AS NECESSARY TO PROTECT THE DESIGNATED PLANT MATERIAL. THE CONTRACTOR MUST RESTORE ANY NEW PLANT MATERIAL OR SOD TO ITS ORIGINAL CONDITION IF IT IS DAMAGED BEFORE THE OWNER WILL GIVE FINAL ACCEPTANCE.
16. THE OWNER MUST APPROVE ANY SUBSTITUTION MADE.
17. ALL PIPE AND CONTROL LINES SHALL BE SLEEVED WITH SLEEVED SCHEDULE 40 PVC AND PLACED A MINIMUM OF 24" BELOW GRADE AND BACKFILLED WITH CLEAN SAND. NO ROCK IS TO BE IN CONTACT WITH THE PVC PIPE. THE CONTRACTOR SHALL PROVIDE MAGNETIC MARKERS AT EACH END OF THE SLEEVE. SLEEVE SHALL BE 4" MINIMUM.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS. ANY MODIFICATIONS MADE TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.
19. ALL CIRCUIT PIPE IS TO BE CLASS 160 PVC OR A HIGHER GRADE.
20. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000-PSI POURED CONCRETE THRUST BLOCKS.
21. THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL THE OWNER GIVES FINAL ACCEPTANCE.
22. CONTRACTOR WILL GUARANTEE THE QUALITY OF HIS MATERIALS AND WORK FOR ONE (1) YEAR. THIS PERIOD BEGINS WITH THE FINAL ACCEPTANCE OF THE OWNER.
23. CONTRACTORS ARE EXPECTED TO PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL OF THE EXISTING CONDITIONS SO THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE. THIS WILL ALSO ENSURE THE CONTRACTOR WILL BE AWARE OF WHAT PRECAUTIONS NEED TO BE TAKEN TO AVOID INJURY TO PEOPLE OR DAMAGE TO PROPERTY.
24. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING ON SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGATION OF THE PROJECT AND THE CONTRACTOR HOLDS THE RESPONSIBILITY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER PROJECT EVEN IF NOT IN THE INITIAL SPECIFICATIONS.
25. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6') FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE DETAIL SHEETS.

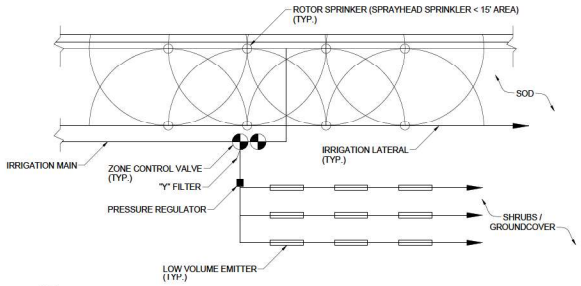
GENERAL IRRIGATION NOTES:

1. AN OPERABLE RAIN SENSOR DEVICE EXPOSED TO UNOBSTRUCTED RAINFALL SHALL BE USED.
2. IRRIGATION SOURCE: RECLAIMED WATER
3. IRRIGATION SYSTEM: LOTS IRRIGATION METERS AND LAYOUTS TO BE INSTALLED AT TIME OF HOME CONSTRUCTION.
4. TREES AND SHRUBS TO BE IRRIGATED WITH MICRO OR DRIP IRRIGATION. IRRIGATION LINES SHALL NOT BE INSTALLED DISTURBING EXISTING TREE ROOTS AND NATIVE VEGETATION.
5. ALL METHODS OF IRRIGATION SHALL CONFORM TO MANATEE COUNTY IRRIGATION DESIGN STANDARDS.
6. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
7. MINIMUM COVER FOR ALL UTILITIES SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE MINIMUM COVER, REGARDLESS OF GRADE.
8. CONTRACTOR SHALL CONSTRUCT ALL IRRIGATION APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, ETC. TO FINISHED GRADE. CONTRACTOR SHALL COORDINATE DURING THE CONSTRUCTION STAKEOUT AND PRIOR TO CONSTRUCTION OF SAID APPURTENANCES WITH OWNER AND ENGINEER REGARDING FINISHED GRADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE CONSTRUCTION OF SAID APPURTENANCES TO FINISHED GRADE.
9. ALL IRRIGATION SERVICES SHALL BE CONSTRUCTED WITH A CASING THAT EXTENDS 5 FEET BEYOND THE BACK OF CURB. MAGNETIC MARKERS ARE REQUIRED AT EACH END OF THE CASING. CASING SHALL BE 4" MINIMUM.
10. IRRIGATION UTILITY MAINS SHALL BE AWWA C900, CLASS 235, DR 18 PVC, UNLESS NOTED OTHERWISE. ALL IRRIGATION MAINS UNDER PAVEMENT AND AT CONFLICT CROSSINGS SHALL BE AWWA C900, CLASS 200 PVC PIPE. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
11. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6') FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE ENGINEERING DETAIL SHEETS.
12. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
13. ALL ADDITIONS TO THE EXISTING IRRIGATION SYSTEM SHOULD BE DESIGNED TO STANDARDS AND SPECIFICATIONS PER TURF AND LANDSCAPE IRRIGATION SYSTEMS FOURTH EDITION, 2000, FLORIDA IRRIGATION SOCIETY.
14. WHERE BAHIA SOD IS SUBSTITUTED FOR ANOTHER TURF GRASS SPECIES, THE CONTRACTOR SHALL PROVIDE CORRESPONDING 100% HEAD-TO-HEAD IRRIGATED COVERAGE.
15. ALL REQUIRED LANDSCAPE AREAS ON PLAN SHALL BE SERVED BY 100% AUTOMATIC IRRIGATION.

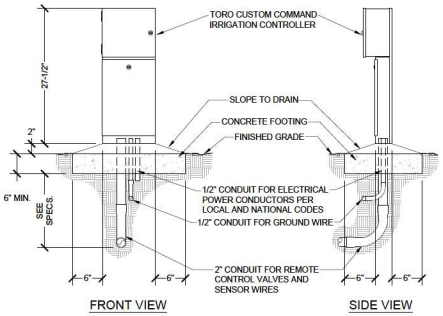


NOTES:
1.) INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2.) INSTALL SPRINKLER AT FINISHED GRADE.

C FIXED-SPRAY SPRINKLER (TORO 570Z SHOWN)
SCALE: N.T.S.

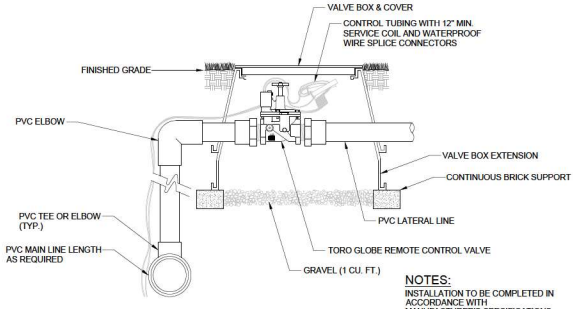


D TYPICAL IRRIGATION DETAIL
SCALE: N.T.S.



NOTE:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

A PEDESTAL-MOUNT CONTROLLER (TORO CONTROLLER SHOWN)
SCALE: N.T.S.



NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

B VALVE (TORO 220 SERIES SHOWN)
SCALE: N.T.S.

RVi
10150 Highland Manor Drive
Suite 450
Tampa, Florida 33610
Tel: 813.443.8262
www.rvilanning.com

FLORIDA CERTIFICATE OF AUTHORIZATION
RLC26000365

RACHEL A. HENDRY, P.L.A.
FL LICENSE NO. LA0667268

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

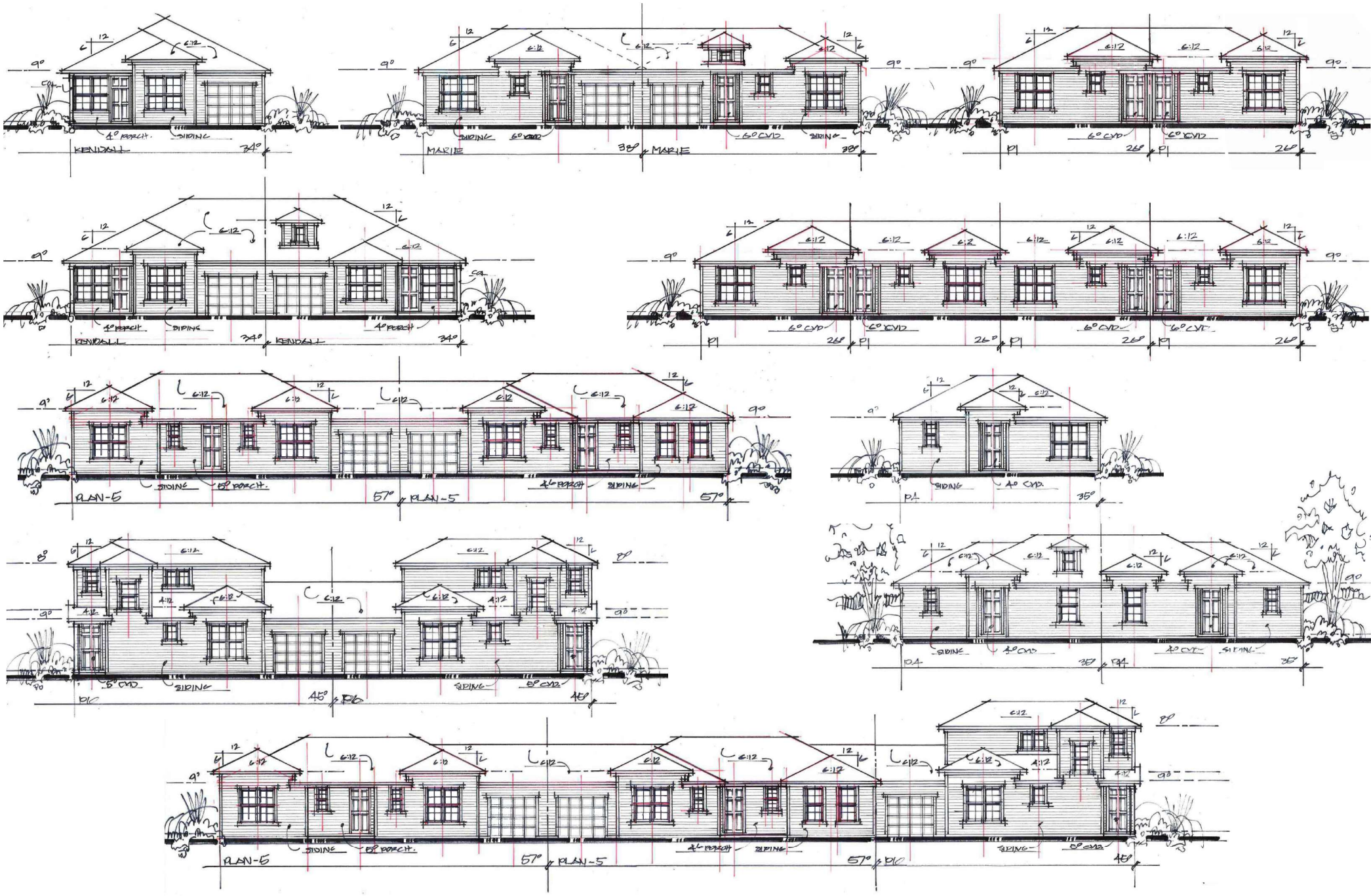
PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

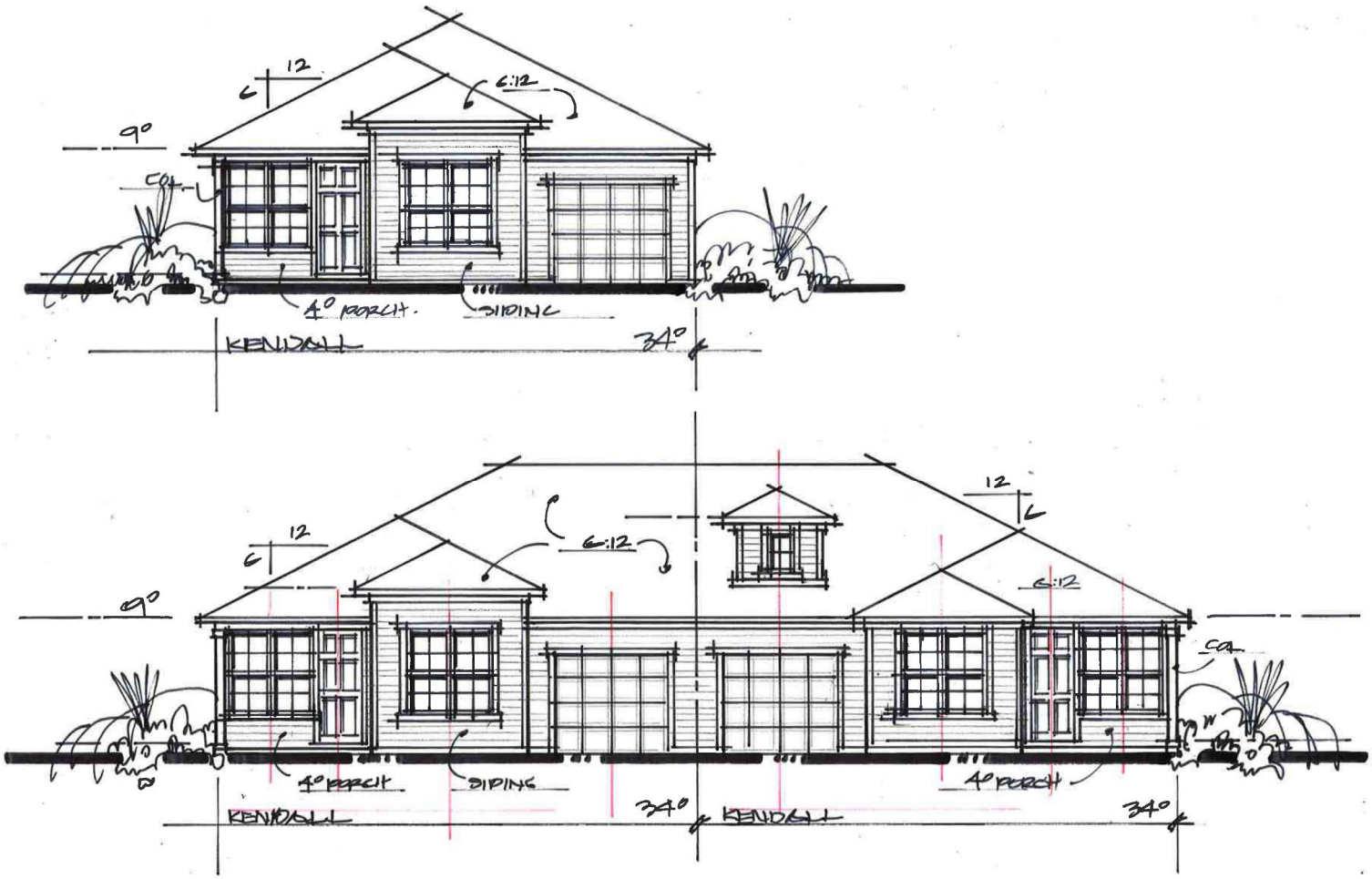
REVISIONS

IRRIGATION DETAILS

LI500

1ST SUBMITTAL

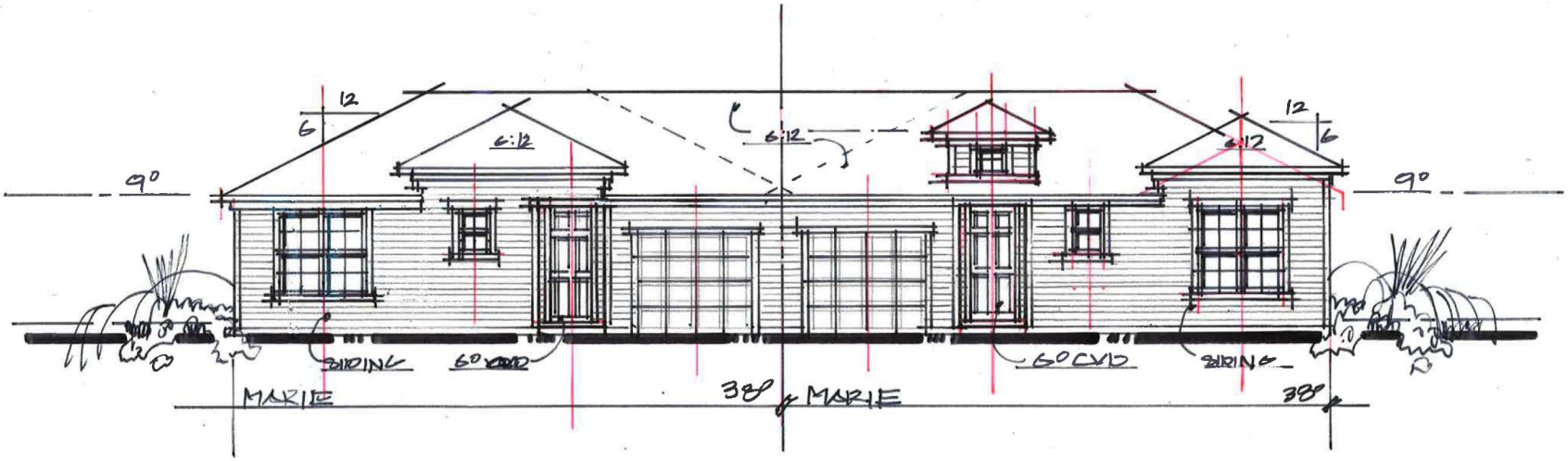

KENDALL
34'
MARIE
38'
26'
PI
PLAN-5
57'
PA
35'
PB
45'
PC
48'
SIDING
4' PORCH
6' CVD
4' CVD
8' CVD
6:12
4:12



ELEV-1/2 "KENDALL"

WATERMARK - CANVAS AT WILDWOOD - FL.

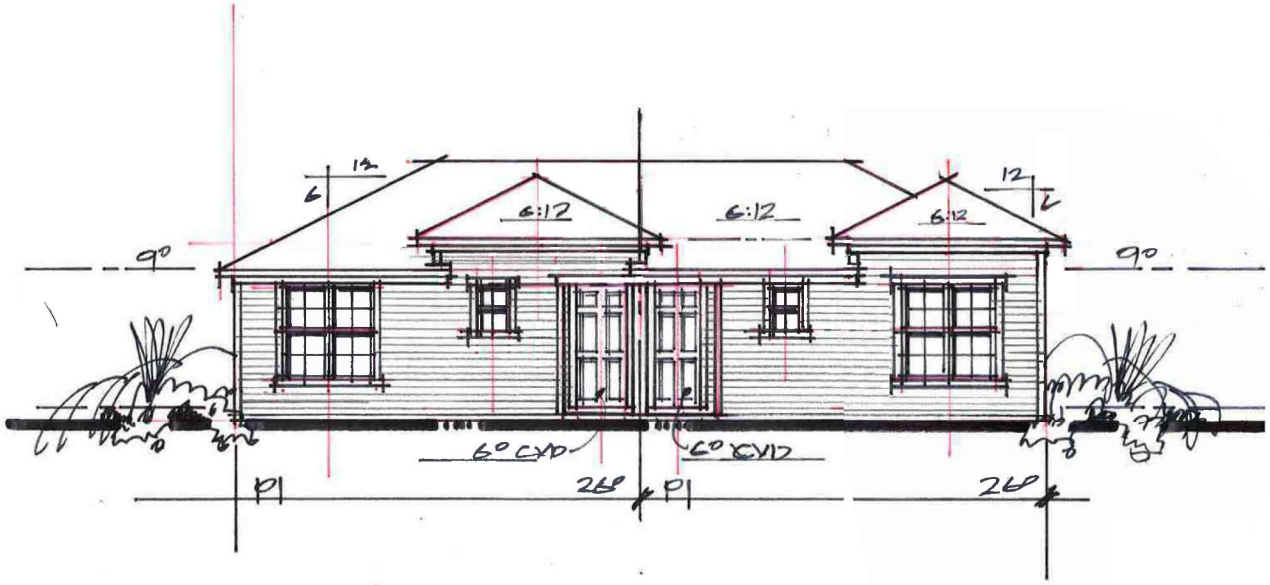
BSB DESIGN - 08/21/23 - SR230

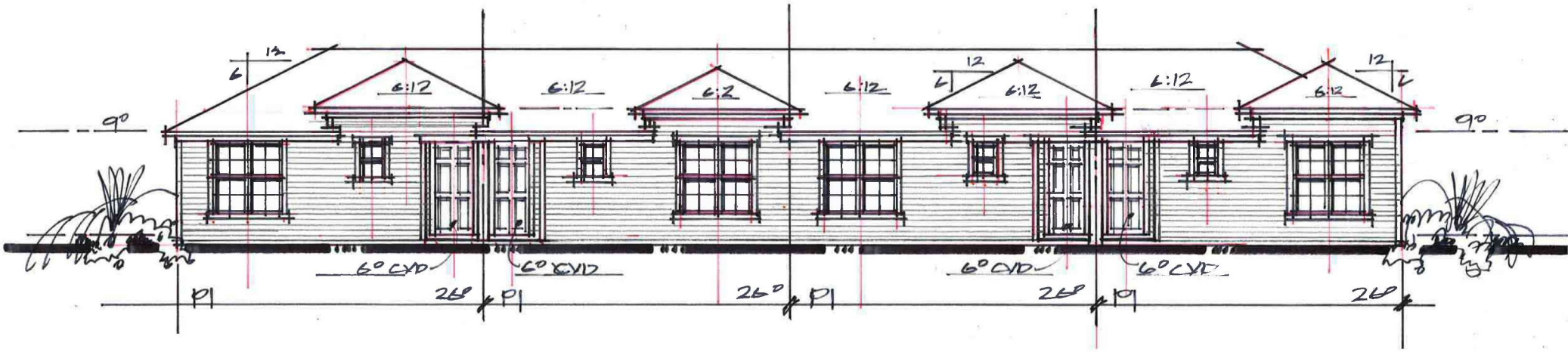


ELEV-3 "MARIE"

WATERMARK - CANVAS AT WILLOWOOD - FL.

BLB DESIGN - 08/21/23 - SR2330

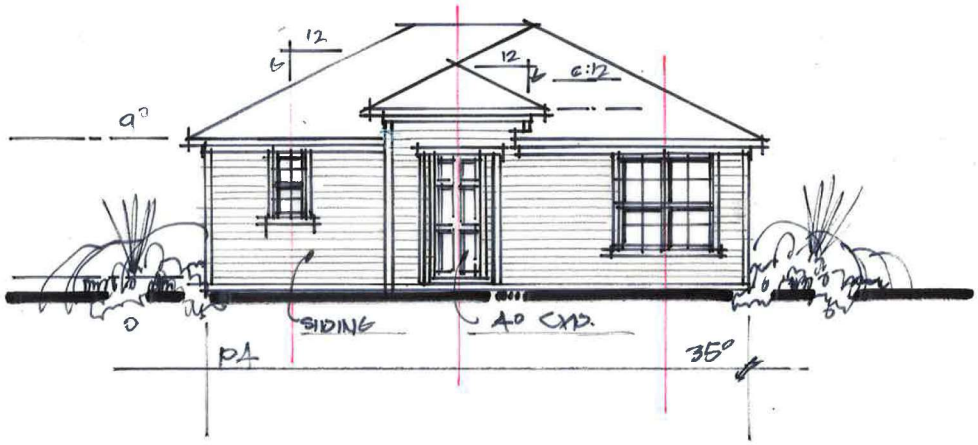


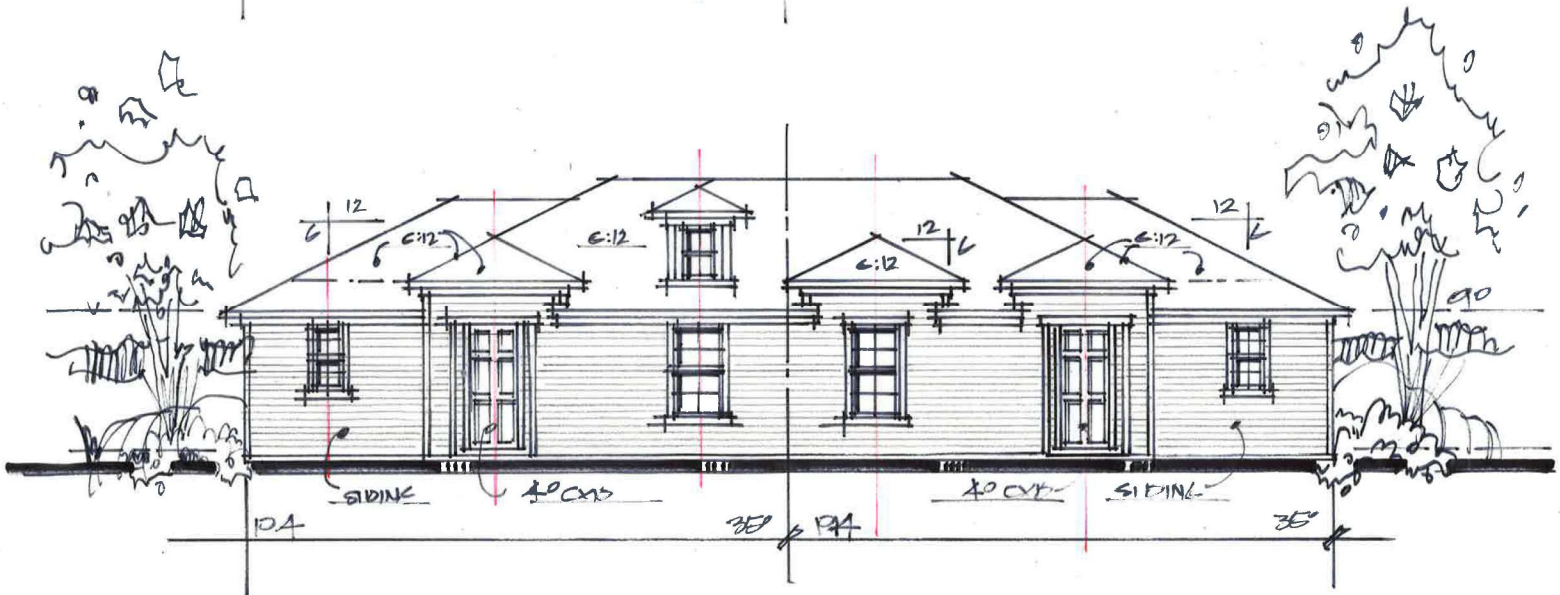


ELEV-4/5 PLAN-1

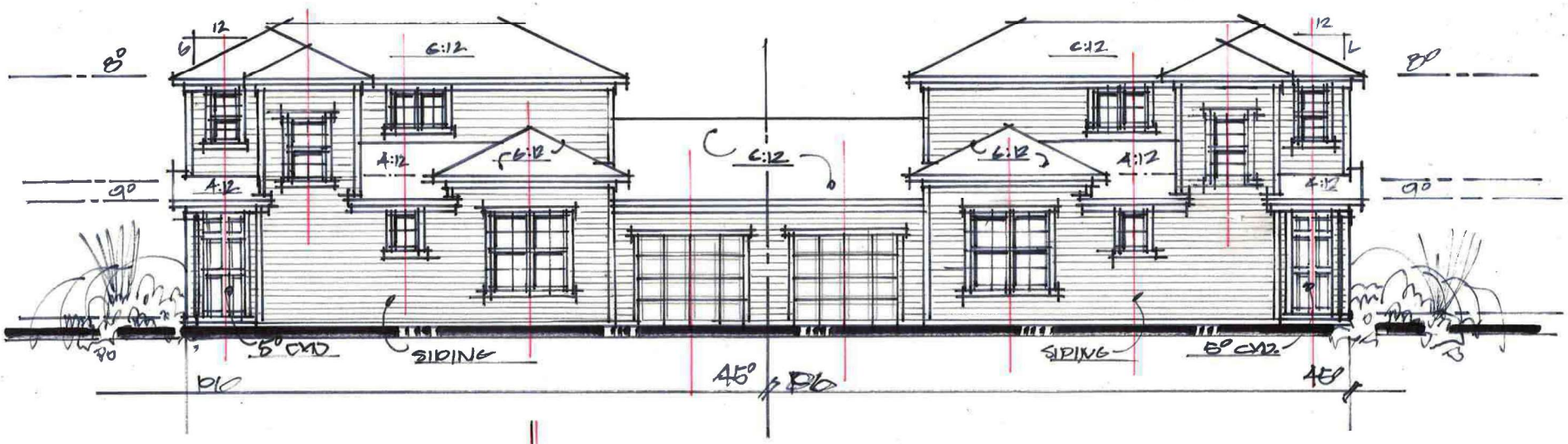
WATERMARK - CANVAS AT WILEWOOD

REV DESIGN - 08/21/23 - SR230

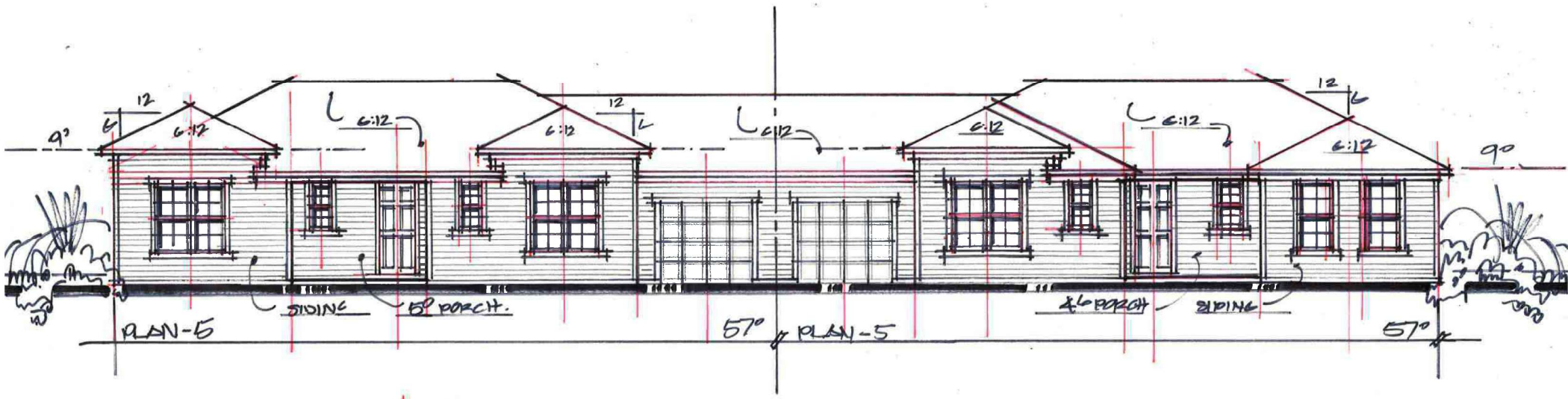




ELEV-6/7 PLAN-4 "COASTAL"
WATERMARK - CANVAS AT WILDWOOD, FLORIDA
BSB DESIGN - 03/22/23 - SR230



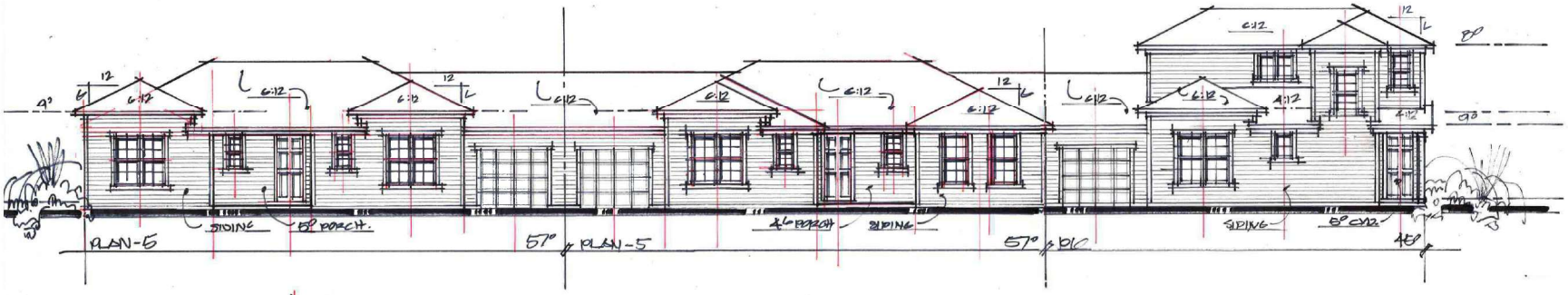
ELEV-B PLAN-6 "COASTAL"
WATERMARK - CANVAS AT WILDWOOD, FL.
BCB DESIGN - 08/22/23 - SR2330



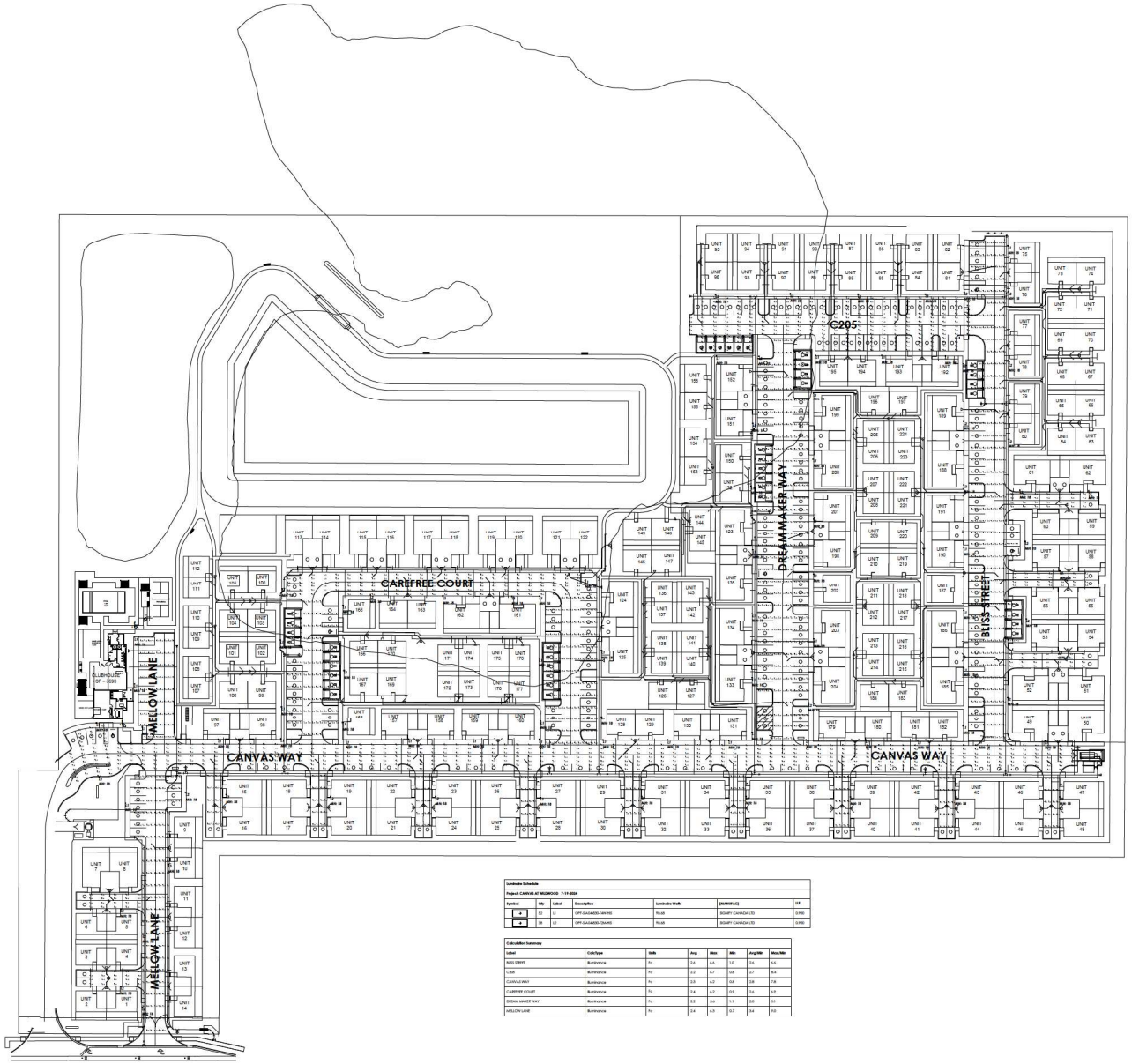
ELEV-9 PLAN-5 "COASTAL"

WATERMARK - CANVAS AT WILLOWOOD, FL.

BSB DESIGN - 08/23/23 - SR2330



ELEV -10 PLAN-5 "COASTAL"
WATERMARK - CANVAS AT WILLOWOOD, FL.
RSB DESIGN - 08/23/23 - SR2300



Luminaire Schedule						
Project: CANVAS AT WILDWOOD 7-19-2024						
Symbol	Qty	Label	Description	Luminaire Watts	[MANUFACT]	LLF
	50	A	OPY-S-A1A-W35-NW-MS	90.68	BONAFY CANADA LTD	0.900
	38	L2	OPY-S-A1A-W35-CW-MS	90.68	BONAFY CANADA LTD	0.900

Calculation Summary								
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
BLISS STREET	Illuminance	Fc	3.4	4.4	1.0	3.4	4.4
C205	Illuminance	Fc	3.0	4.7	0.8	3.7	6.4
CANVAS WAY	Illuminance	Fc	3.3	6.2	0.8	3.9	7.8
CARE FREE COURT	Illuminance	Fc	2.4	6.2	0.9	3.0	6.9
DREAM MAKER WAY	Illuminance	Fc	2.2	5.6	1.1	2.0	5.1
MELLOW LANE	Illuminance	Fc	0.4	0.9	0.7	0.6	1.3

CANVAS AT WILDWOOD
SITE PHOTOMETRIC PLAN

SESCO LIGHTING

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2309-008 Encounter Church**

REQUESTED ACTION: The Project Review Committee recommends approval contingent on the resolution of outstanding city attorney comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

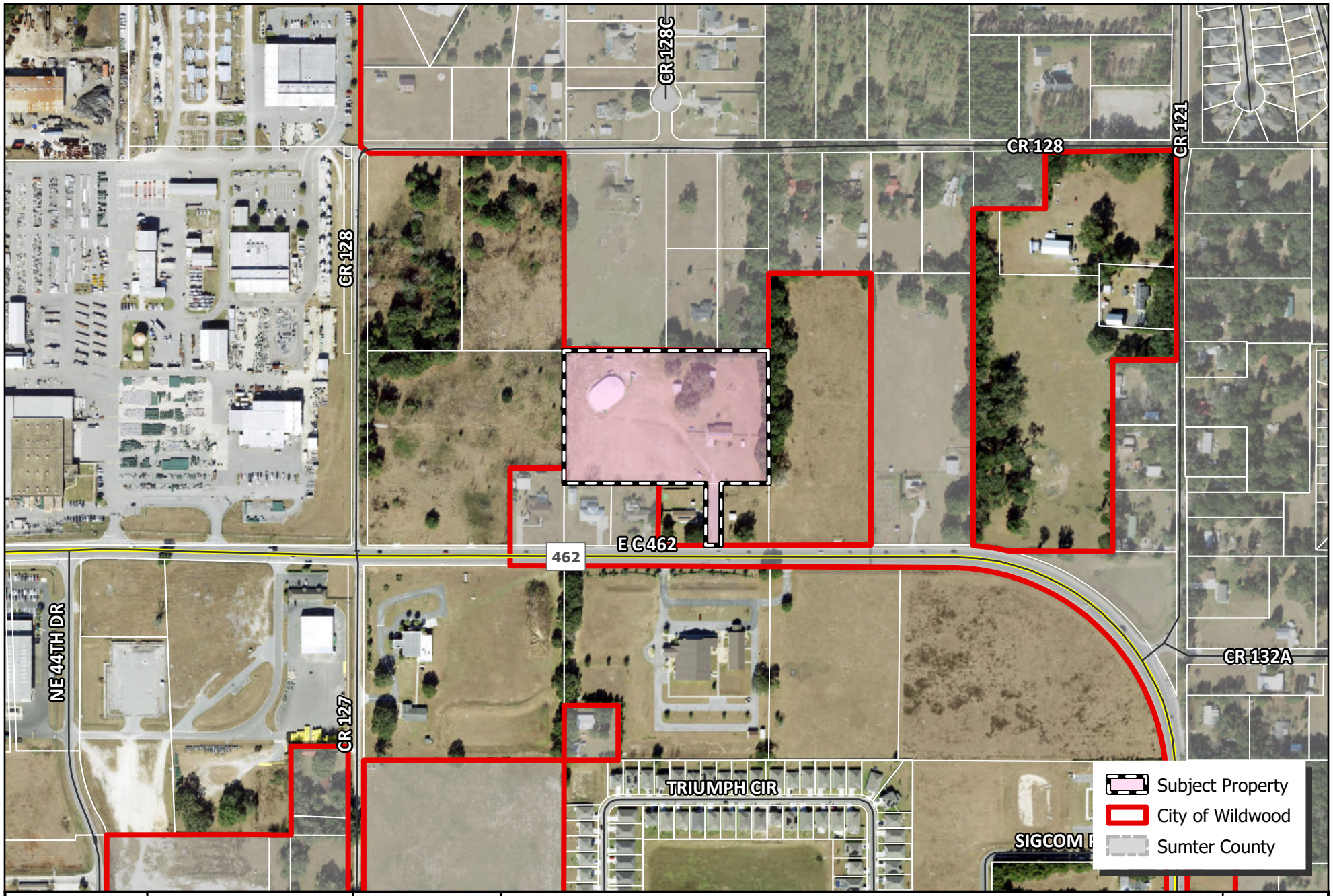
Case Number	SP 2309-008 Encounter Church
Applicant/Owner(s)	Encounter Church FL, Inc
Acreage	6.72 +/-
Property Location	The subject property is generally located approximately 0.21 miles east of the CR 128 and E C 462 intersection.
Parcel(s)	D32-057 & D32-158
Date	October 25, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 15,304 SF church with associated infrastructure, per the attached plans.

The applicant submitted the utility easement application on October 22, 2024, which is currently under review and will be drafted by the city attorney.

SP 2309-008 will meet the criteria set forth within the Land Development Regulations and Design District Standards once all comments have been addressed. The project is in line with the goals, objectives and policies as outlined within the 2050 Comprehensive Plan.

Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

00.0101 0.03 0.04 0.06
Miles

SP 2309-008

ENCOUNTER CHURCH

PARCELS D32-057 & D32-158

MAP 1B

LOCATION MAP

SEP 2024

City of Wildwood
Project #: SP 2309-008 Encounter Church
Representative: Tyler Counts - CFB
Date: 09/30/2024

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

CITY ATTORNEY

1. **New Comment**: Sheet C-4.0 indicates that city owned utilities will be on the applicant's property. Per LDR 4.4(D)(3)(c), please provide an easement application and required documentation for easement to encompass city utilities (water and sewer).
    A. Easement has been delineated and application shall be submitted under separate cover.
        I. Response acknowledged. Standing Comment remains in effect until easement executed.
            a. Response: The easement application will be submitted prior to utility construction. CFB would like staff review of the plans and proposed easements prior to writing a legal description of the easement linework.
                i. Response acknowledged. Standing Comment remains in effect until easement executed.
                a) Response:
                1) Standing Comment remains in effect until easement executed.

2. New Comment: LDR4.4(C)(1)(c) The legal description on the cover page does not match the legal description provided in file A.4.pdf for parcel ID D32-057.
    A. Response: Please see new plans provided by CFB, and a legal description in word in the submittal package.
        I. Partially Satisfied: There appear to be typos with the legal description as highlighted below. Please correct as needed.
            a. Parcel ID: D32-158

Plat plan:

COMMENCE AT THE N.E. CORNER OF LOT 4, HAPPY VALLEY SUBDIVISION UNIT 1, RUN THENCE N. 89 DEGREES 58'35" W. 154.12 FEET TO P.0.B., THENCE RUN N. 89 DEGREES 58'35" W. 50 FEET, THENCE RUN S. 00 DEGREES II'19" W. 200 FEET, THENCE RUN S. 89 DEGREES 58'35"E. 50 FEET, THENCE RUN N. 00 DEGREES II"19" E. 200 FEET TO P.O.B.

Word document:

COMMENCE AT THE N.E. CORNER OF LOT 4, HAPPY VALLEY SUBDIVISION UNIT 1, RUN THENCE N. 89 DEGREES 58'35" W. 154.12 FEET TO P.0.B., THENCE RUN N. 89 DEGREES 58'35" W. 50 FEET, THENCE RUN S. 00 DEGREES II'19" W. 200 FEET, THENCE RUN S. 89 DEGREES 58'35"E. 50 FEET, THENCE RUN N. 00 DEGREES II"19" E. 200 FEET TO P.O.B.

b. **PARCEL ID: D32-057**

Plat plan:

PUBLIC RECORDS OF SUMTER GOUNTY, FLORIDA, RUN THENCE N.89°58'35"W. ALONG THE NORTH LINE OF SAID HAPPEY VALLEY SUBDIVISION A DISTANCE OF 661.62 FEET TO THE WEST LINE OF SAID S.E. 1/4. OF THE N.W. 1/4 OF THE N.E. 1/4, SAID POINT BEING THE N.W. CORNER OF LOT 1 OF SAID HAPPY VALLEY SUBDIVISION, RUN THENCE N.0°11'19"E. ALONG THE WEST

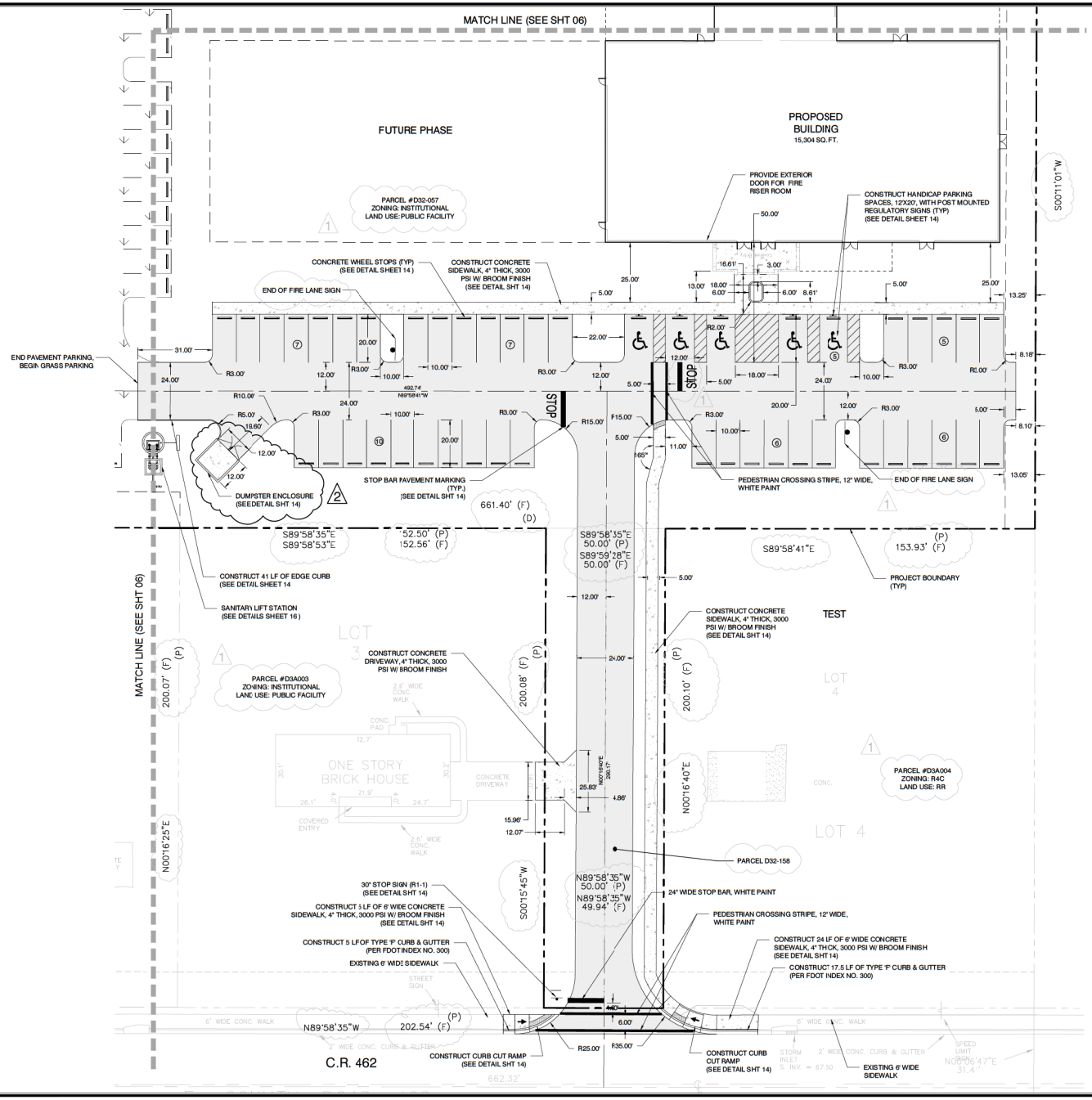
Word document:

SUMTER GOUNTY, FLORIDA, RUN THENCE N.89°58'35"W. ALONG THE NORTH LINE OF SAID HAPPEY VALLEY SUBDIVISION A DISTANCE OF 661.62 FEET TO THE WEST LINE OF SAID S.E. 1/4. OF THE N.W. 1/4 OF THE N.E. 1/4, SAID POINT BEING THE N.W. CORNER OF LOT 1 OF SAID HAPPY VALLEY SUBDIVISION, RUN THENCE N.0°11'19"E. ALONG THE WEST

i. **Response: Spelling has been verified in both the legal description on the plans and the legal description in the Microsoft Word Document**

a) **Partially Satisfied: The word HAPPEY still needs to be corrected for the legal description of the Word document as highlighted below. The site plan was corrected.**

SUMTER COUNTY, FLORIDA, RUN THENCE N.89°58'35"W. ALONG THE NORTH LINE OF SAID HAPPEY VALLEY SUBDIVISION A DISTANCE OF 661.62 FEET TO THE



SITE DATA

1. PROJECT AREA = 6.72 AC. (292,599 SQ. FT.)
2. ZONING: INSTITUTIONAL
3. LAND USE: IND
4. INTENDED USE: CHURCH
5. NUMBER OF EMPLOYEES: 5
6. PROJECT ADDRESS:
   4696 E COUNTY RD 462,
   WILDWOOD, FL 34785
7. ONSITE SOIL TYPES INCLUDE SOILS TYPE 11 100% OF SITE. MILLHOPPER FINE SAND0, 0 TO 5 PERCENT SLOPES. HYDROLOGIC GROUP=A
8. BUILDING TYPE:
   SINGLE STORY (15,304 SQ. FT.)
   BUILDING HEIGHT = 34'-0"
   BUILDING SETBACK: 25' FRONT, 15' SIDE AND REAR PER WILDWOOD LDR.
9. PARKING DATA:
   REQUIRED PARKING (PROPOSED BLDG.) 1 SPACE PER 3 SEATS
   PHASE 1 (100%) = 133 SPACES

   STANDARD PAVED PARKING SPACES (PROVIDED):
   10' x 20' SPACES = 41
   HANDICAP PARKING SPACES (PROVIDED):
   12' x 20' = 5
   GRASS PARKING SPACES (PROVIDED)
   10' x 20' = 88
   TOTAL PARKING PROVIDED: 134 SPACES

   HANDICAP PARKING SPACES (REQUIRED): 5 SPACE
10. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDING	= 15,304 SQ. FT. (0.35 AC.) 5.23%
PROPOSED CONCRETE	= 4,078 SQ. FT. (0.01 AC.) 1.39%
PROPOSED ASPHALT	= 25,291 SQ. FT. (0.58 AC.) 8.64%
TOTAL IMPERVIOUS AREA	= 44,673 FT. (0.94C.) 15.26%
OPEN AREA	= 247,926 FT. (5.78 AC.) 84.74%
PROJECT AREA	= 292,599 SQ. FT. (6.72 AC.) 100%

11. FIRE FLOW CALCULATIONS (REF. NFPA 1, CHAPTER 18 2018 ED.)
    BUILDING TYPE = TYPE II-B (1000)
    BUILDING AREA = 15,304 SF
    TABLE 18.4.5.1.2 NFF = 2,500 GPM
    75% REDUCTION FOR AUTOMATIC SPRINKLERS = 625 GPM (MIN 1,000 GPM)
    NUMBER OF FIRE HYDRANTS PER TABLE E.3 = 1

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9/13/2024

DATE	REVISIONS	BY
08/12/2024	STOP BAR ADDED, PARCEL NUMBERS ADDED, DIMENSIONS ADDED. END OF FIRE LANE SIGNS ADDED, DUMPSTER REPOSITIONED.	CPB
09/16/2024	DUMPSTER ENCLOSURE SIZED 12'X12. MAX BUILDING HEIGHT REDUCED.	CPB

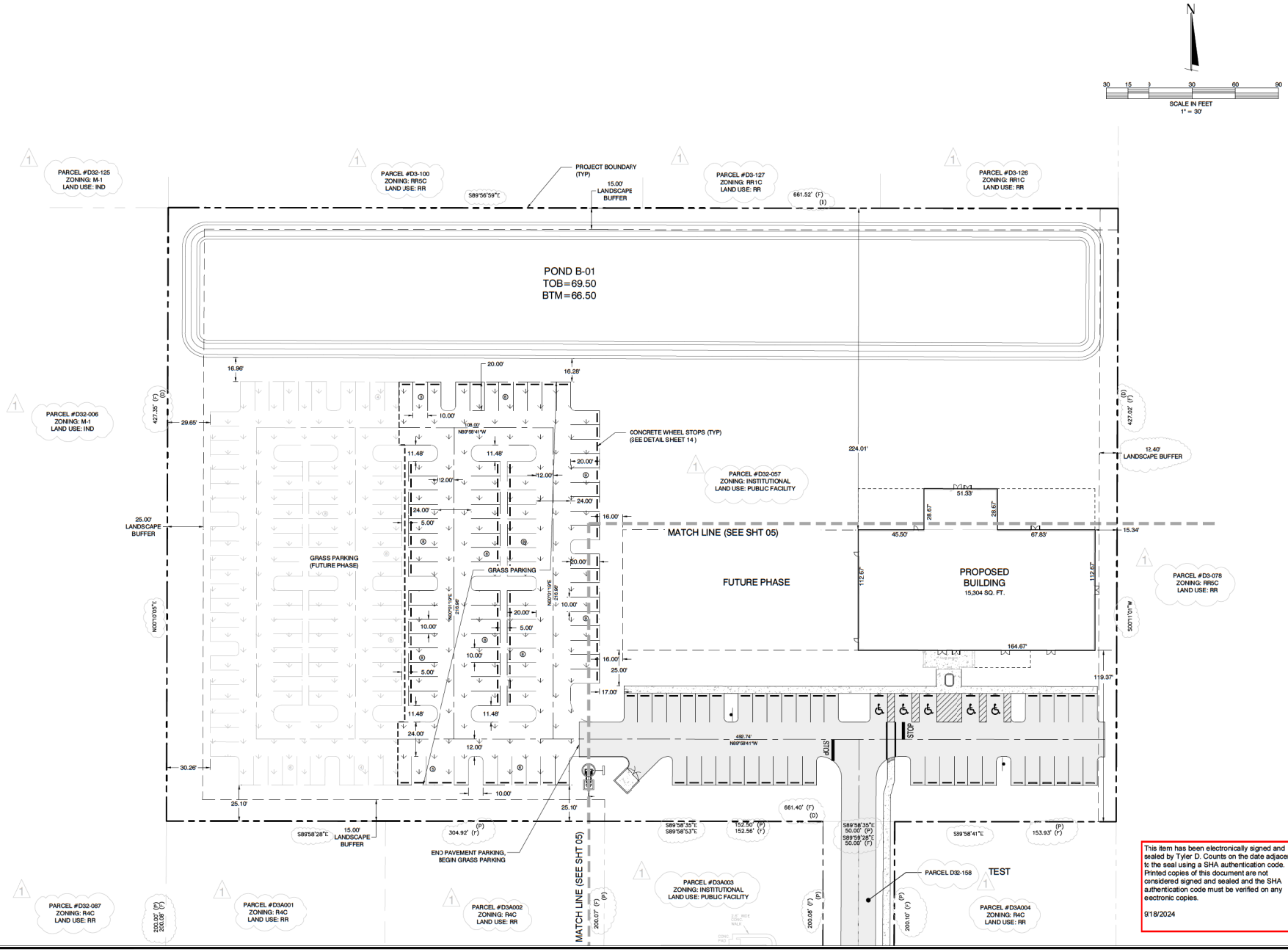
CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352)748-0126

SITE PLAN

ENCOUNTER CHURCH
MAJOR SITE PLAN
WILDWOOD, FL

SAVE DATE	9/16/2024
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.02735
FILE NAME	04-SITE

SHEET NUMBER 05



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9/18/2024

DATE	REVISIONS	BY
06/12/2024	PARCEL NUMBERS ADDED, EASTERN LANDSCAPE BUFFER ADDED.	CPB

CFB | CLYMER FARNER BARLEY

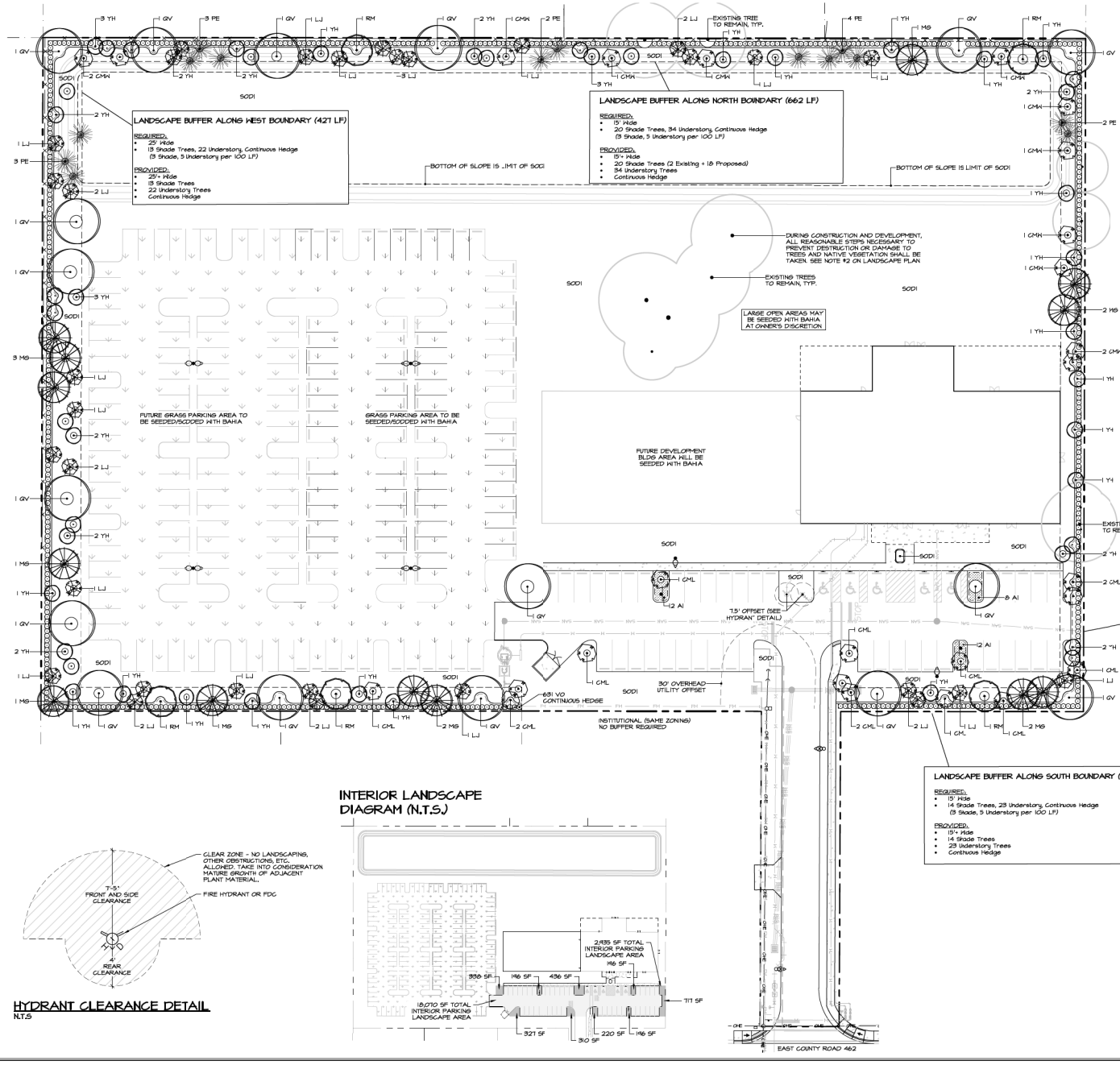
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352)748-0126

SITE PLAN

ENCOUNTER CHURCH
MAJOR SITE PLAN
WILDWOOD, FL

SAVE DATE	9/16/2024
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.02735
FILE NAME	04-SITE

SHEET NUMBER 06



LANDSCAPE CALCULATIONS:

Site Data
Site Area: 6.72 Ac. (292,599 sf)

Design Destrict: Neighborhood

Tree Removal and Mitigation
(Tree survey by Wade Surveying Inc.)

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

17 Live Oaks Provided

Landscape Buffers

NORTH BOUNDARY - See Plan
EAST BOUNDARY - See Plan
SOUTH BOUNDARY - See Plan
WEST BOUNDARY - See Plan

NO OTHER BUFFERS REQUIRED

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

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

Provided: 2 canopy trees and 32 shrubs

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

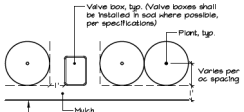
Provided 2,835 s.f. (16%) SEE DIAGRAM THIS SHEET

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 1-1/2" POTABLE METER WITH BACKFLOW PREVENTION DEVICE, SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.

INTERIOR LANDSCAPE DIAGRAM (N.T.S.)

HYDRANT CLEARANCE DETAIL
N.T.S



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

OFFSET DETAIL
N.T.S.

REVISIONS

DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING · SITE DESIGN · LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL · 352.351.3500 · www.MPA-LA.com

REGISTERED LANDSCAPE ARCHITECT
LA 6666862
STATE OF FLORIDA

This item has been electronically signed and sealed by Susanne M. Stancil on 09/17/24 using a SHA 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.

ENCOUNTER CHURCH
WILDWOOD, FLORIDA
LANDSCAPE PLAN

DATE 09-17-24
DWG. BY JRT
CHKD. BY SMS

SHEET 1 OF 2

L-1

ENCOUNTER CHURCH
DINKINS
CONSTRUCTION

Column Cap
Prefab Canopy Posts
Light Stucco
Canopy Roof Panel
Soldier Course
Brick 01
Brown Stucco
EIFS Band
Stone Veneer
ENCOUNTER CHURCH
DINKINS
CONSTRUCTION

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion**

REQUESTED ACTION: The project review committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

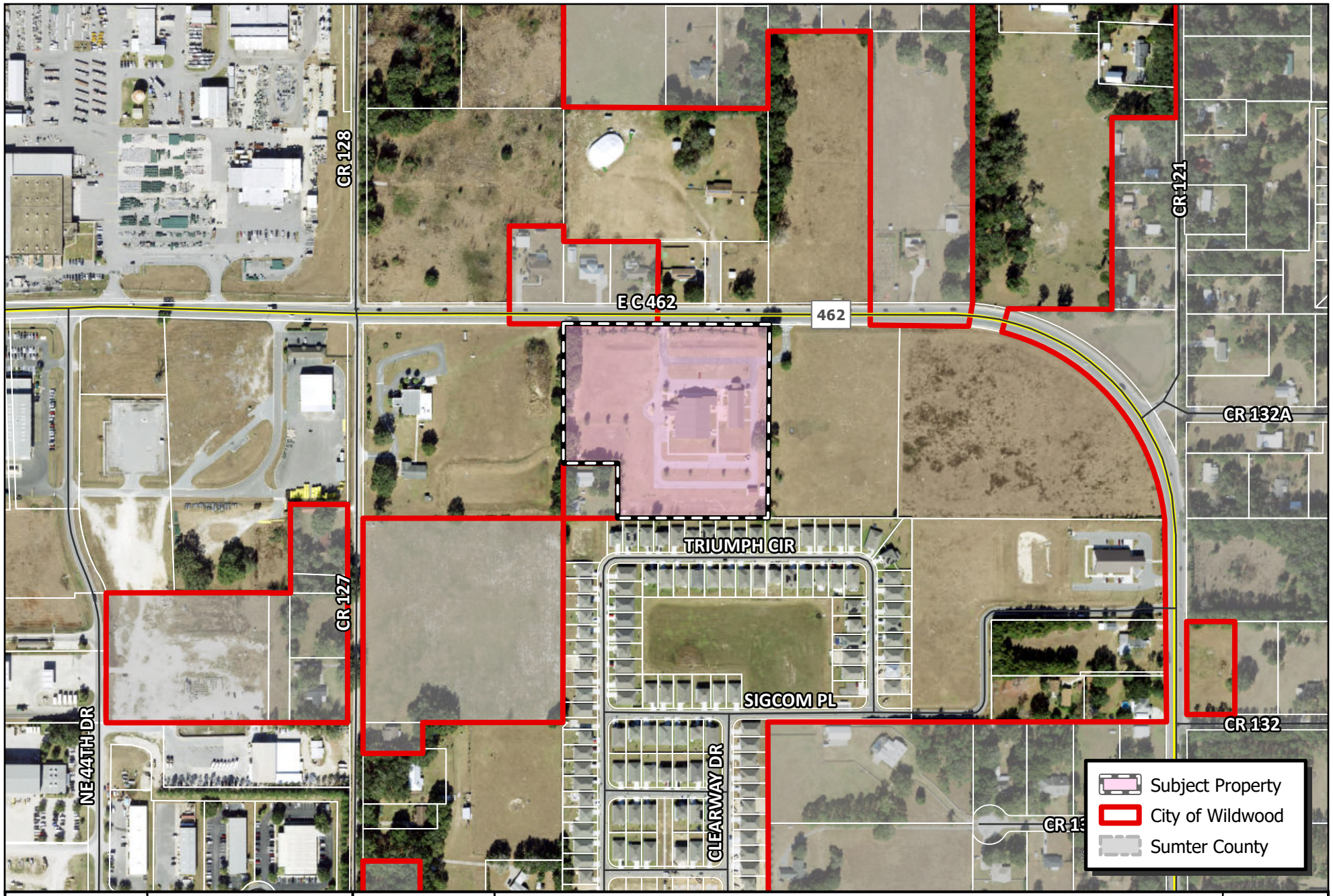
Case Number	SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion
Owner(s)	New Life Christian Church, Inc.
Applicant(s)	New Life Christian Church, Inc.
Acreage	14.54 +/-
Property Location	The subject property is generally located approximately 650 feet east of the CR 128 and E C 462 intersection, fronting the south side of E C 462.
Parcel(s)	D32-056 & D32-072

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 6,300 square foot fellowship hall addition located to the southeast of the existing sanctuary, an office addition consisting of 994 square feet on the northeast side of the existing sanctuary, and minor changes to the paved parking and sidewalks, per the attached plans. The applicant has stated that the new building is for a Fellowship Hall and Sunday School Classrooms (Sunday Only). The site features a total of 242 parking spaces to serve the congregation.

The proposed changes will serve the existing congregation; therefore, the project will have minimal impact on the existing water and sewer facilities and traffic conditions.

SP 2405-004 meets the criteria set forth within the land development regulations and is in line with the goals, objectives, and policies within the 2050 comprehensive plan amendment.

Dated: 09/17/2024
McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

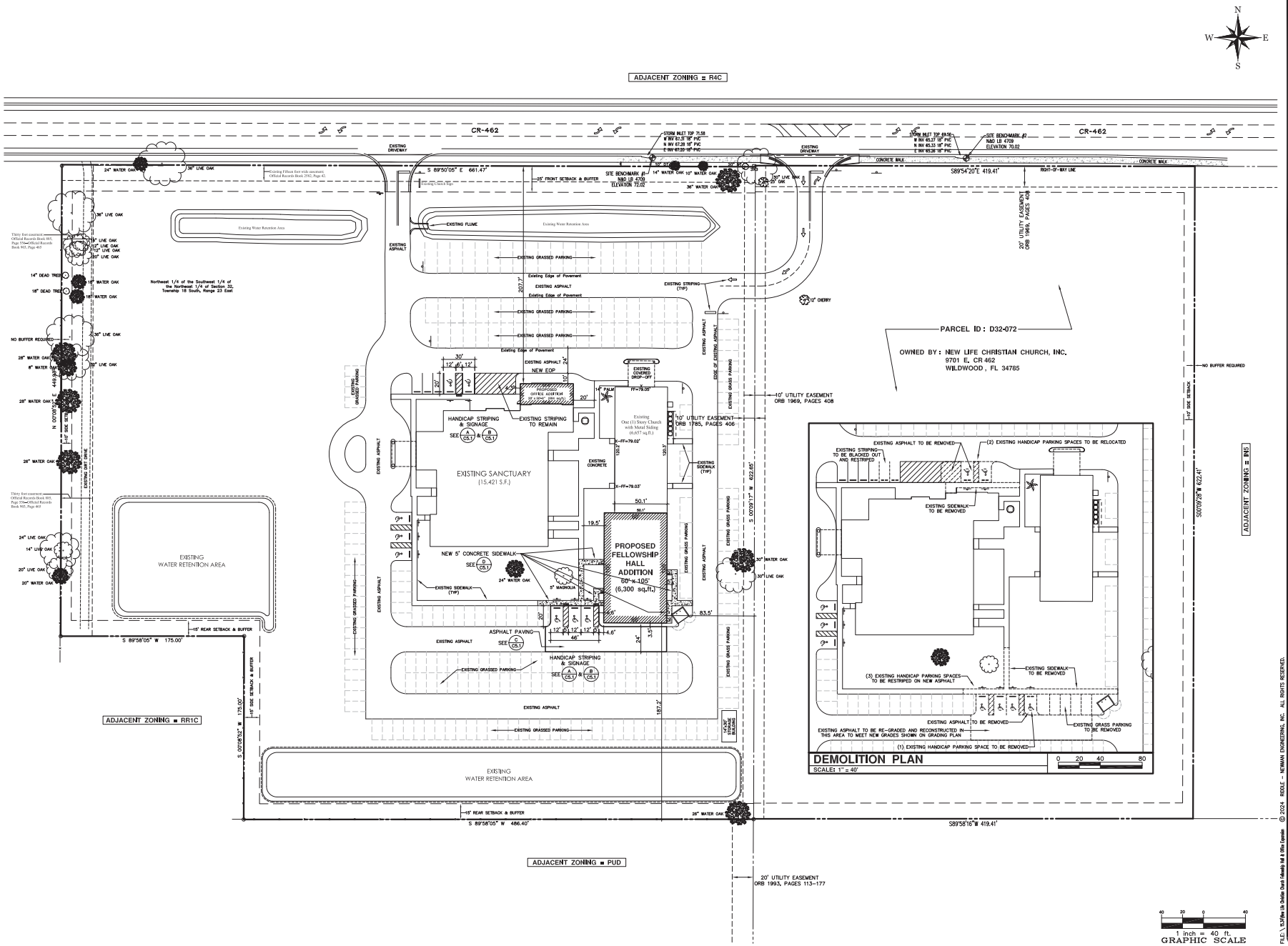
N
US Feet
0 35 70 140

SP 2405-004

NEW CHRISTIAN CHURCH-FELLOWSHIP HALL & OFFICE EXPANSION

PARCELS D32-056 & D32-072

MAP 1B
LOCATION MAP
MAY 2024



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7412
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1991

REV #5	
REV #4	
REV #3	
REV #2	
REV #1	REVISED PER WILDWOOD 6/24/24

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KEITH E. RIDDLE, P.E. ON THE DATE ADJACENT HERE. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

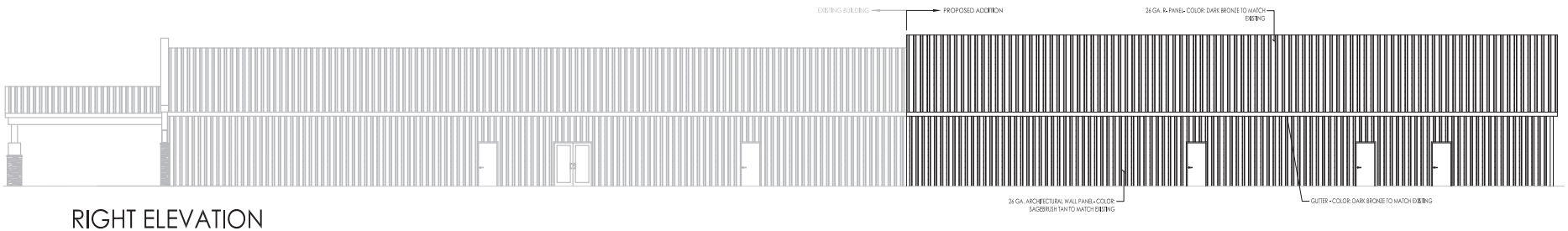
DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=40'
DATE: 5/3/24
PROJECT NO: 15.34

FILE: \ S:\Wow Llc Dropbox Crack Folders\ Hall & Office Expansion © 2024 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

GEOMETRY PLAN / DEMOLITION PLAN

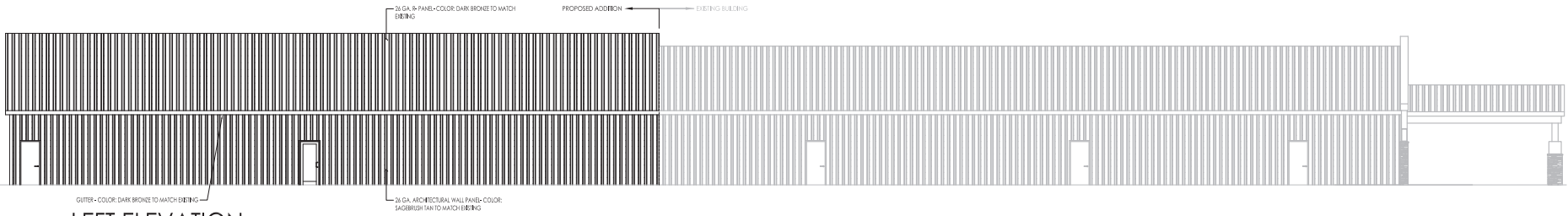
NEW LIFE CHRISTIAN CHURCH
WILDWOOD FLORIDA

SHEET NO.
C2.1



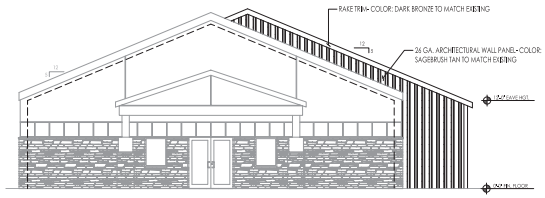
RIGHT ELEVATION

Scale: 1/8" = 1'-0"



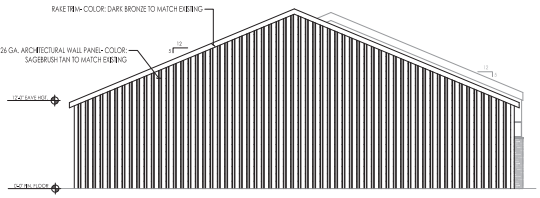
LEFT ELEVATION

Scale: 1/8" = 1'-0"



FRONT ELEVATION

Scale: 1/8" = 1'-0"



REAR ELEVATION

Scale: 1/8" = 1'-0"

PROJ. NO. 202330
DATE 05/30/2024
DRAWN RFW
SCALE 1/4"=1'-0"

MATTHEWS HANNA CONSTRUCTION
DESIGN BUILD GENERAL CONTRACTOR
CERTIFIED MINORITY BUSINESS ENTERPRISE - SBA 8(a) CERTIFIED - DBE - SBE - HUBZone
715 BLANCHFIELD DRIVE
CRESTVIEW, FL 32548
PHONE: (850) 682-1248
FAX: (850) 682-6001

CIVIL ENGINEERING
RICHARD A. R. LEDERMAN JR. P.A.
RICHARD A. R. LEDERMAN JR. - 33070

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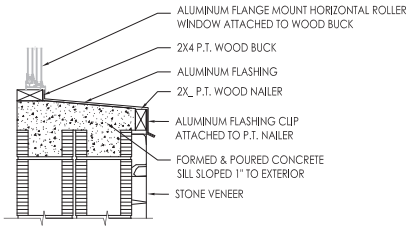
PROPOSED FELLOWSHIP BUILDING ADDITION FOR:
NEW LIFE CHRISTIAN CHURCH
4707 E Co Rd 462
Wildwood, FL 34785

EXTERIOR ELEVATIONS

A2.0

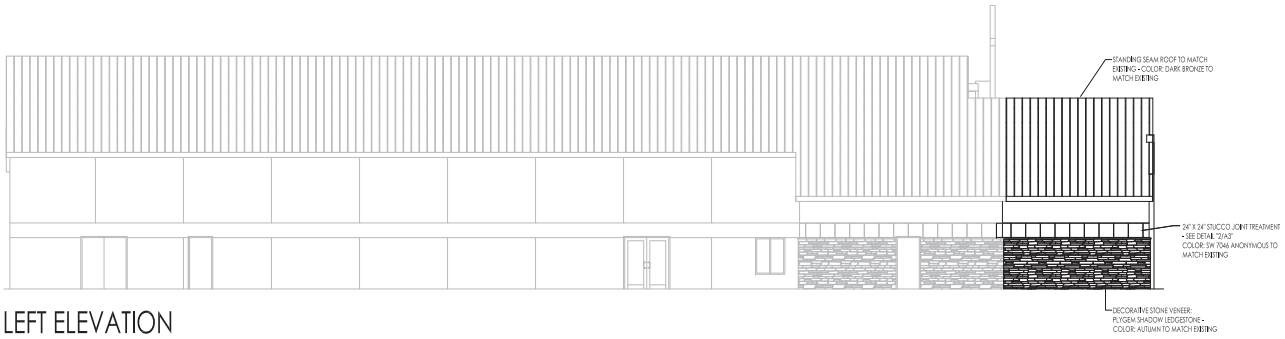
RIGHT ELEVATION

Scale: 1/8" = 1'-0"



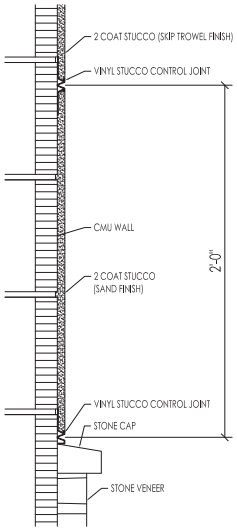
1 / A3 CONCRETE SILL DETAIL

Scale: 1-1/2" = 1'-0"



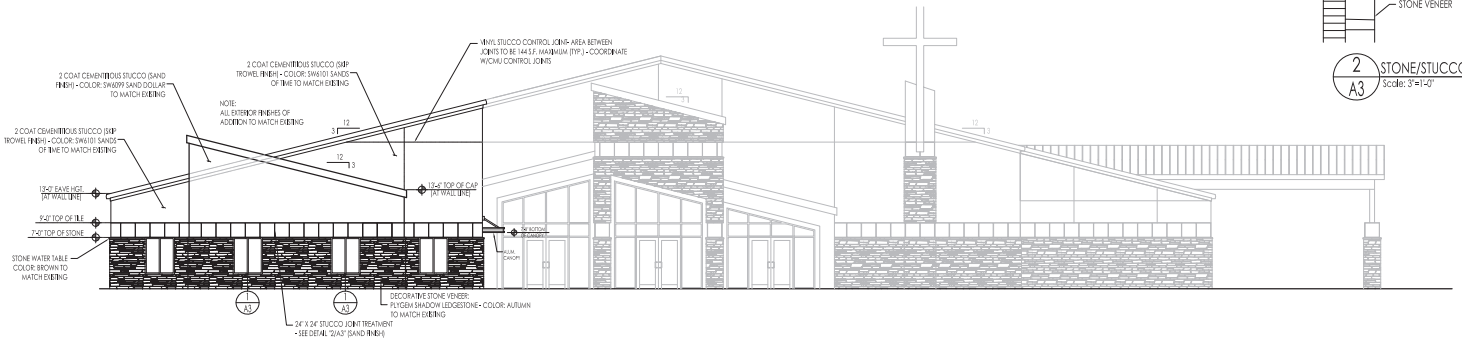
LEFT ELEVATION

Scale: 1/8" = 1'-0"



2 / A3 STONE/STUCCO DETAIL

Scale: 3"=1'-0" TYPICAL



FRONT ELEVATION

Scale: 1/8" = 1'-0"

PROJECT: 202330
DATE: 06/06/2024
DRAWN: RPW
SCALE: AS SHOWN

MATTHEWS HANNA CONSTRUCTION
DESIGN BUILD GENERAL CONTRACTOR
SCHEDULED FOR PUBLIC BIDDING - FL LICENSE - 2022-00-00000 - 2022-00-00000 Rev.
715 S. MAIN CIVIC CIRCLE
CLERMONT, FL 34711
PHONE: (352) 394-3248
FAX: (352) 394-2429

CIVIL ENGINEERING
RICHARD A. R. LEITNER JR - 33070

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PROPOSED SANCTUARY BUILDING ADDITION FOR:
NEW LIFE CHRISTIAN CHURCH
4701 E Co Rd 462
Wildwood, FL 34785
EXTERIOR ELEVATIONS

A3

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2408-005 VOSO PH XXXI DEFG Master Plan**

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

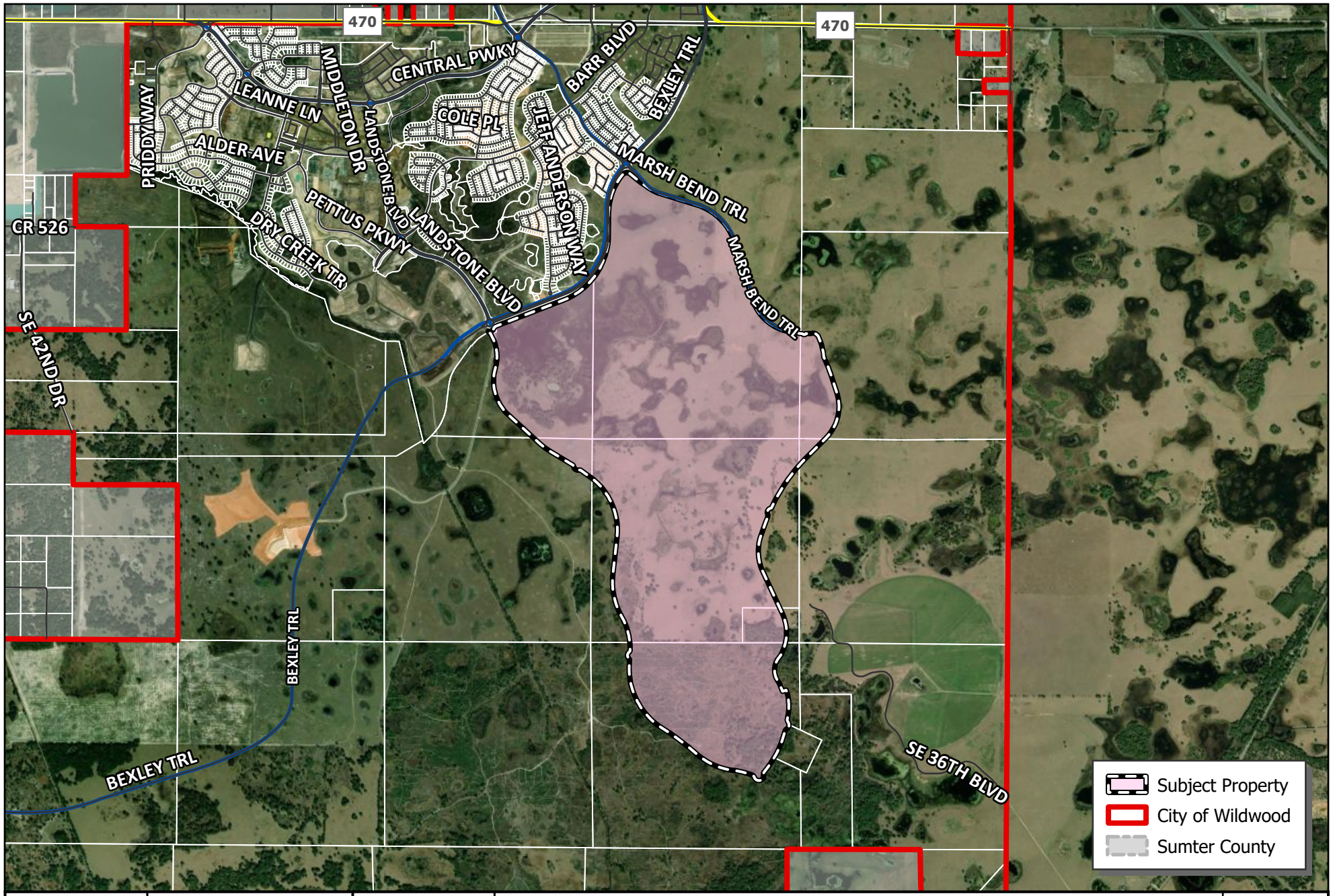
HISTORY/FACTS/ISSUES:

Case Number	SP 2408-005 VOSO PH XXXI DEFG Master Plan
Applicant(s)	The Villages Development Company, LLC
Owner(s)	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Acreage	1,661.55 +/-
Property Location	The subject property is generally located approximately 0.71 miles south of E C 470 and approximately 2.91 miles west of the Florida Turnpike.
Parcel(s)	K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, & K35-001
Date	October 25, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas, per the attached plan.

SP 2408-005 meets the criteria set forth within the Villages of Southern Oaks Chapter 163 Agreement, the Land Development Regulations and is line with the goals, objectives, and policies as outlined within the 2050 Comprehensive Plan.

Amanda Bondi
Planner II, Development Services



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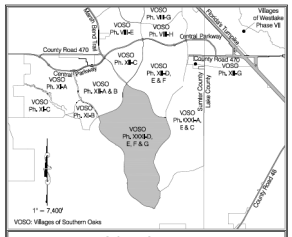
0 35 70 140

SP 2408-005

VOSO PH XXXI DEFG MASTER PLAN

PARCELS K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001 & K35-001

MAP 1B
LOCATION MAP
AUG 2024



LOCATION MAP

CURVE TABLE						CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING	CHORD LENGTH	CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING	CHORD LENGTH
C1	1071.72'	22°06'34"	414.00'	S61°18'30"E	412.02'	C31	1[illegible]	49°41'02"	81.33'	S30°15'00"W	79.19'
C2	1478.50'	50°52'35"	1,328.97'	S45°09'50"E	1,274.00'	C32	2550.00'	23°27'53"	1,044.30'	S25°36'30"W	1,037.02'
C3	1230.00'	54°46'45"	1,177.02'	S44°53'28"E	1,132.63'	C33	1[illegible]	41°33'08"	84.37'	S13°37'20"W	82.16'
C4	1805.00'	10°46'03"	341.36'	S17°14'18"E	339.76'	C34	1[illegible]	170°58'13"	361.07'	S75°21'32"W	241.34'
C5	21.50'	45°14'23"	8.10'	S6°22'39"E	17.57'	C35	1[illegible]	50°05'28"	89.06'	N41°08'15"W	86.25'
C6	49.50'	99°33'08"	48.26'	S89°01'32"E	74.02'	C36	1950.00'	14°06'31"	480.23'	N74°31'17"W	479.01'
C7	21.50'	47°33'53"	17.84'	N84°36'50"E	17.33'	C37	1780.00'	34°36'53"	1,076.40'	N65°51'09"W	1,060.08'
C8	1806.50'	37°31'46"	1[illegible]	N86°56'26"E	1[illegible]	C38	6600.00'	9°59'15"	1,105.55'	N53°21'20"W	1,104.37'
C9	116.50'	51°01'05"	103.78'	S69°23'30"E	100.37'	C39	1830.00'	61°23'33"	1,960.85'	N27°15'09"W	1,868.38'
C10	108.50'	8°50'14"	6.70'	S48°17'14"E	16.73'	C40	11[illegible]	20°28'48"	40.93'	N33°50'08"W	40.71'
C11	116.50'	18°11'03"	36.97'	S43°37'46"E	36.82'	C41	11[illegible]	93°54'23"	181.11'	N23°53'39"E	161.51'
C12	1550.46'	20°41'03"	558.75'	S10°54'44"E	556.12'	C42	11[illegible]	22°32'40"	44.09'	N38°58'50"E	43.82'
C13	1141.37'	24°41'03"	97.62'	S24°13'30"E	97.60'	C43	1700.00'	37°16'16"	929.32'	N13°50'37"W	917.79'
C14	1451.57'	14°33'54"	3[illegible]	S20°14'44"E	354.81'	C44	1800.00'	39°45'19"	1,123.29'	N13°37'30"W	1,105.15'
C15	1150.00'	62°54'03"	1,262.57'	S13°24'22"W	1,200.06'	C45	1700.00'	60°53'36"	1,806.66'	N41°13'34"W	1,722.83'
C16	1665.00'	20°10'29"	1,017.47'	S34°56'26"W	1,399.12'	C46	11[illegible]	20°28'48"	40.93'	S88°58'58"W	40.71'
C17	114.50'	19°46'29"	39.52'	S60°04'54"W	39.32'	C47	11[illegible]	90°55'34"	175.37'	N58°10'29"W	157.58'
C18	110.50'	97°55'36"	1[illegible]	S23°23'25"W	165.64'	C48	11[illegible]	20°28'48"	40.93'	N22°26'37"W	40.71'
C19	114.50'	19°46'29"	39.52'	S15°41'03"E	39.32'	C49	2000.00'	11°09'20"	389.46'	N53°08'07"W	388.79'
C20	1665.00'	2°56'45"	2[illegible]	S20°32'00"W	2[illegible]	C50	1200.00'	63°24'50"	1,328.15'	N15°50'35"W	1,261.39'
C21	1255.00'	44°31'38"	9[illegible]	S22°59'49"E	9[illegible]	C51	1100.00'	43°04'23"	827.13'	N35°10'47"W	789.31'
C22	1180.00'	45°07'30"	9[illegible]	S22°30'14"E	9[illegible]	C52	10[illegible]	47°29'08"	84.58'	N41°58'26"W	82.14'
C23	782.00'	11°40'01"	1[illegible]	S23°32'34"W	158.98'	C53	12.00'	87°39'36"	18.18'	N62°27'13"E	17.36'
C24	518.00'	21°16'16"	1[illegible]	S22°29'12"W	1[illegible]	C54	8.00'	50°10'14"	7.00'	N14°14'14"E	6.7[illegible]
C25	782.00'	13°34'04"	1[illegible]	S26°27'36"E	1[illegible]	C55	1825.00'	58°18'26"	2,176.27'	N34°38'23"E	2,0[illegible]
C26	1250.00'	21°31'14"	4[illegible]	S23°36'14"E	4[illegible]	C56	1575.00'	38°36'38"	1,061.36'	N19°47'21"E	1,0[illegible]
C27	1150.00'	2°31'16"	0.60'	S22°21'13"E	50.60'	C57	150.00'	7°36'52"	19.92'	N43°38'18"E	19.91'
C28	1250.00'	39°25'07"	8[illegible]	S34°33'12"E	8[illegible]	C58	10.00'	47°15'38"	8.25'	N66°02'33"E	8.02'
C29	102.00'	47°31'07"	4[illegible]	S13°52'53"E	82.16'	C59	12.00'	91°31'35"	19.16'	N87°56'13"E	19.18'
C30	123.00'	96°52'43"	20[illegible]	S11°59'14"W	184.07'	C60	10.00'	50°35'47"	9.01'	S77°17'30"E	8.7[illegible]

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	S50°54'51"E	2[illegible].98'	L14	S20°52'41"W	11.88'
L2	S50°54'51"E	157.18'	L15	N70°41'35"E	100.00'
L3	S57°50'10"E	150.74'	L16	S10°1'52"W	116.16'
L4	S72°51'10"E	990.84'	L17	S37°22'25"W	154.06'
L5	S17°28'35"E	153.63'	L18	N43°36'10"E	103.51'
L6	S82°59'36"E	98.52'	L19	N58°10'09"E	938.63'
L7	S87°29'50"E	52.76'	L20	N84°38'17"W	294.07'
L8	N85°05'32"E	62.15'	L21	N58°10'47"W	683.86'
L9	S84°23'16"E	2.97'	L22	N47°32'21"W	104.81'
L10	S17°52'41"E	432.97'	L23	N28°12'50"W	123.87'
L11	S45°07'24"W	687.50'	L24	N64°48'08"E	1[illegible].14'
L12	S19°04'15"W	307.00'	L25	N00°28'40"E	565.12'
L13	S25°03'44"E	1[illegible].89'	L26	N39°55'30"E	15.40'

Master Plan Data

1. Acreage: 1,661.55 ±
2. Dwelling Units: Not to Exceed 4,500
3. Zoning: ARD
4. Parcel ID: K15-006 K22-001
   K24-001 K25-001
   K26-001 K26-002
   K27-001 K35-001
5. Owner: Buffalo Hide and Cattle Company, LLC
   3619 Kiessel Road
   The Villages, FL 32163
   (352) 753-6260
6. Owner: The Villages Development Company, LLC
   3619 Kiessel Road
   The Villages, FL 32163
   (352) 753-6260
7. Developer: The Villages Development Company, LLC
   3619 Kiessel Road
   The Villages, FL 32163
   (352) 753-6260
8. Open Space: Reference 163 Agreement
9. Buffers: Reference 163 Agreement
10. Setbacks: Reference 163 Agreement
11. Water and Sewer Supplied by: GPU
12. Irrigation Supplied by: GPWCA
13. Electrical Supplied by: SECO
14. Telephone Supplied by: Comcast \ Spectrum
15. Gas Supplied by: City of Leesburg

Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.

This item has been electronically signed and sealed by Woodrow L. Clymer on the date adjacent to the seal using a SHA 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.

9/23/2024

DATE	REVISIONS	BY

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352-748-0928 FAX 352-748-0929
WWW.CFBARLEY.COM CA #4709

The Villages

Villages of Southern Oaks

Phase XXXI-D, E, F & G Master Plan

SAVE DATE	9/19/2024
DRAWN BY	KMK
CHECKED BY	KMK
PROJECT #	
FILE NAME	MASTER PLAN PHASE XXXI-D, E, F & G

SHEET NUMBER 1