



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

Agenda
Regular Meeting
February 11, 2025 10:00 AM
Commission Conference Room 124
100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting January 14, 2025**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2409-001 Oxford Crossing Comm Road Improvement Plan
Parcel(s) D20-120 & D20-121**

The applicant is seeking a favorable recommendation from the Project Review Committee for the addition of a roadway to connect US 301 and CR 472. **Staff**

recommends approval contingent on the execution of the performance bond.

**2. PLAT 2409-007 Triumph South Ph 2 Final Plat
Parcel D32-041**

The applicant is seeking a favorable recommendation from the Project Review Committee for a Final Plat of the Triumph South Subdivision consisting of 79 lots and 6 tracts on 19.32 acres MOL **Staff recommends approval contingent upon the resolution of outstanding comments.**

**3. SP 2408-002 Dollar Tree at Twisted Oaks
Parcel D31A218**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 9,977 SF Dollar Tree building, 42 parking spaces, and associated infrastructure. **Staff recommends approval contingent upon resolution of outstanding comments.**

VI. ADJOURNMENT

February 11, 2025 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 14, 2025 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

City Manager McHugh brought the meeting to order at 10:01 a.m.

II. Roll Call

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

III. APPROVAL OF SUMMARY MINUTES

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

The summary minutes from the December 10, 2024, meeting were approved. No comments were offered or received. Vote 4-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2310-002 Hydrologic Wildwood

City Manager McHugh read aloud case number SP 2310-002 Hydrologic Wildwood. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a one-story 32,200-square-foot commercial building providing for 30,200 SF of warehouse space and 2,000 SF of retail spaces, featuring 10 bays separated by truckwells, 25 standard parking spaces, two (2) Florida ADA accessible parking spaces, and nine (9) loading areas, together with associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on parcel G15-012, consisting of 5.06 acres MOL. There were outstanding comments on the project from the utility department and the city attorney. Representative Christopher Chen, the engineer of record, was present by phone. Assistant Utilities Director Martin reviewed his outstanding comments, which were three minor changes. Chen asked for additional detail regarding the relocation of the check valve, and Martin responded that it should be relocated to the property line, but will show exactly in the specs. Chen then asked for clarification on the city attorney's comment, which City Attorney Bills addressed. Assistant Development Services Director Then provided further clarification regarding the outstanding utility comments. No further comments were offered or received. Motion to approve the project subject to the satisfaction of the outstanding comments. Vote 4-0.

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

2. SP 2406-002 7-Eleven Wildwood Store #42388

City Manager McHugh read aloud case number SP 2406-002 7-Eleven Wildwood Store #42388. The applicant sought approval from the Project Review Committee for the construction of a 4,853 sq. ft. 7-Eleven convenience store with eight (8) gas pumps, a 980 sq. ft. car wash, and associated infrastructure, on parcel G30G001, consisting of 2.12 acres MOL. Grayson Brooks, with Exo Limited, the engineer of record for the project, was present by phone. No comments were offered or received. Vote 4-0.

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

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

City Manager McHugh read aloud case number SP 2412-002 VOSO PH XXXI JKL Master Plan. The applicant sought a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on parcels K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027, and K33-001, totaling 968.479 acres MOL. There was no representative present on behalf of the project. No comments were offered or received. Vote 4-0.

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

4. PD 2406-001 Densan Park - Phase 2

City Manager McHugh read aloud case number PD 2406-001 Densan Park - Phase 2. Densan Partners, LLC sought approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment to the original Planned Development (O2019-54) approved on November 25, 2019. The owner requested to amend the phasing to add another phase for the development. Previously consisting of 239 units, the project's number of proposed residential units increased to 276 on parcels D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071, and D09-028, totaling 85.13± acres MOL. David Springstead, with Springstead Engineering, the engineer of record, was present as a representative for the project. McHugh asked staff to review and clean up the language on the transportation improvement section of the amendment. McHugh also confirmed that the open space was reduced to 18% and that it met regulations. Springstead advised it had been revised to 20%. Planner Page clarified that the redline document may show outdated information, but the clean version of the amendment had all updated information. Assistant Utilities Director Martin asked if they had to decrease units in other phases in order to increase units in phase 2. Springstead confirmed they did have to decrease in other phases due to the open space requirement. A short discussion was held regarding utility and flow requirements on the north end. No further comments were offered or received. Vote 4-0.

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

5. PLATM 2409-003 Twisted Oaks Mod- North Commercial Rd

City Manager McHugh read aloud case number PLATM 2409-003 Twisted Oaks Mod - North Commercial Rd. The applicant sought approval from the Project Review Committee for a modification to the approved Twisted Oaks Improvement Plan (PLAT) to include a six-inch (6") water main along Access Road North on parcels D31A216 and D31A217, which are a portion of Tract R-1B. Erin Tumolo, with Morris Engineering, was present by phone as a representative for the project. No comments were offered or received. Vote 4-0.

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

VI. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 10:19 a.m.

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

SEAL

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: Staff recommends approval contingent on the execution of the performance bond.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

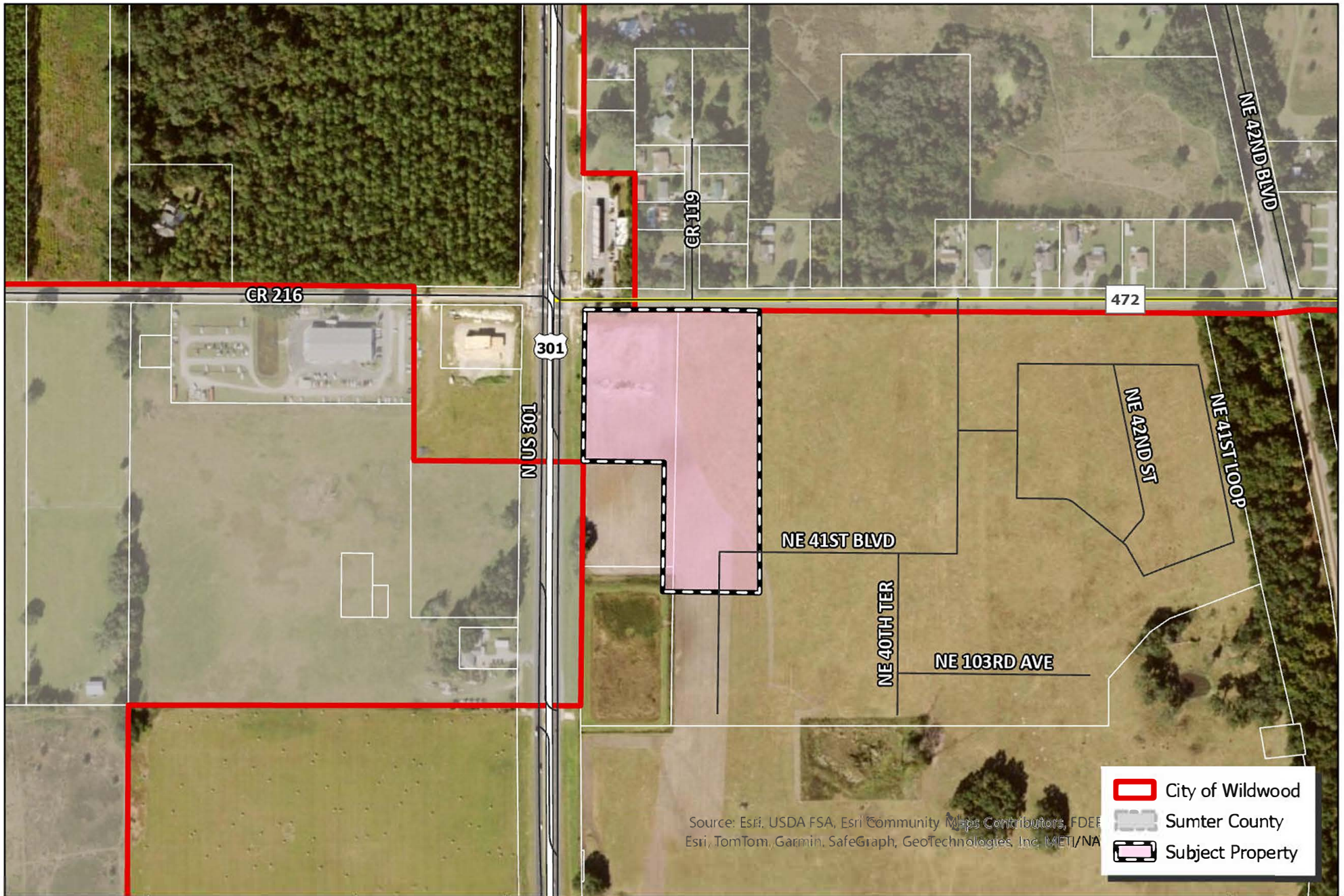
Case Number	PLAT 2409-001 Oxford Crossing Comm Road Improvement Plan
Owner(s)	Oxford Crossings, LLC
Acreage	9.24 +/-
Property Location	The subject property is generally located at the southeast corner of the intersection of US 301 and CR 472.
Parcel(s)	Portions of Parcels D20-120 & D20-121
Date	January 15, 2025

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

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



Alex Lammers
Planner I, Development Services

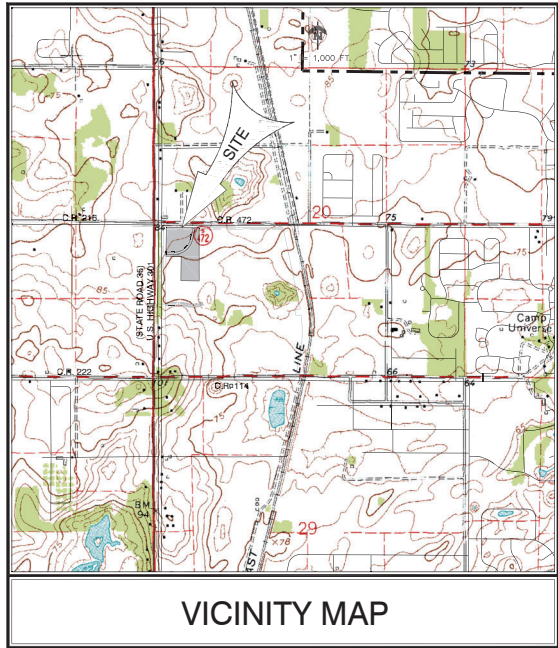


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N  0.01 0.03 0.04 0.06 Miles	PLAT 2409-001 OXFORD CROSSINGS COMMERCIAL ROAD PORTIONS OF PARCELS D20-120 & D20-121	MAP 1B LOCATION MAP SEP 2024
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AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD		9/04/2024	
SWFWMD		9/04/2024	

DATE	REVISIONS	BY

IMPROVEMENT PLAN FOR OXFORD CROSSINGS COMMERCIAL ROADWAY



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

SHEET INDEX

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

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

PROJECT TEAM

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

SURVEYOR:
CLYMER FARNER BARLEY SURVEYING, LLC
4450 NE 83RD ROAD
WILDWOOD, FL 34785
KAYE JAMESON, PSM
FL REG. NO. 5912
(352) 748-3126

ENGINEER:
CLYMER FARNER BARLEY, INC.
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
TYLER D. COUNTS, P.E., FL LIC. NO. 96025
(352) 748-3126

UTILITY CONTACTS

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

SEWER:
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1349

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

TELEPHONE / CABLE:
CENTURYLINK - OCALA
3202 SE BROADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 268-2295

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

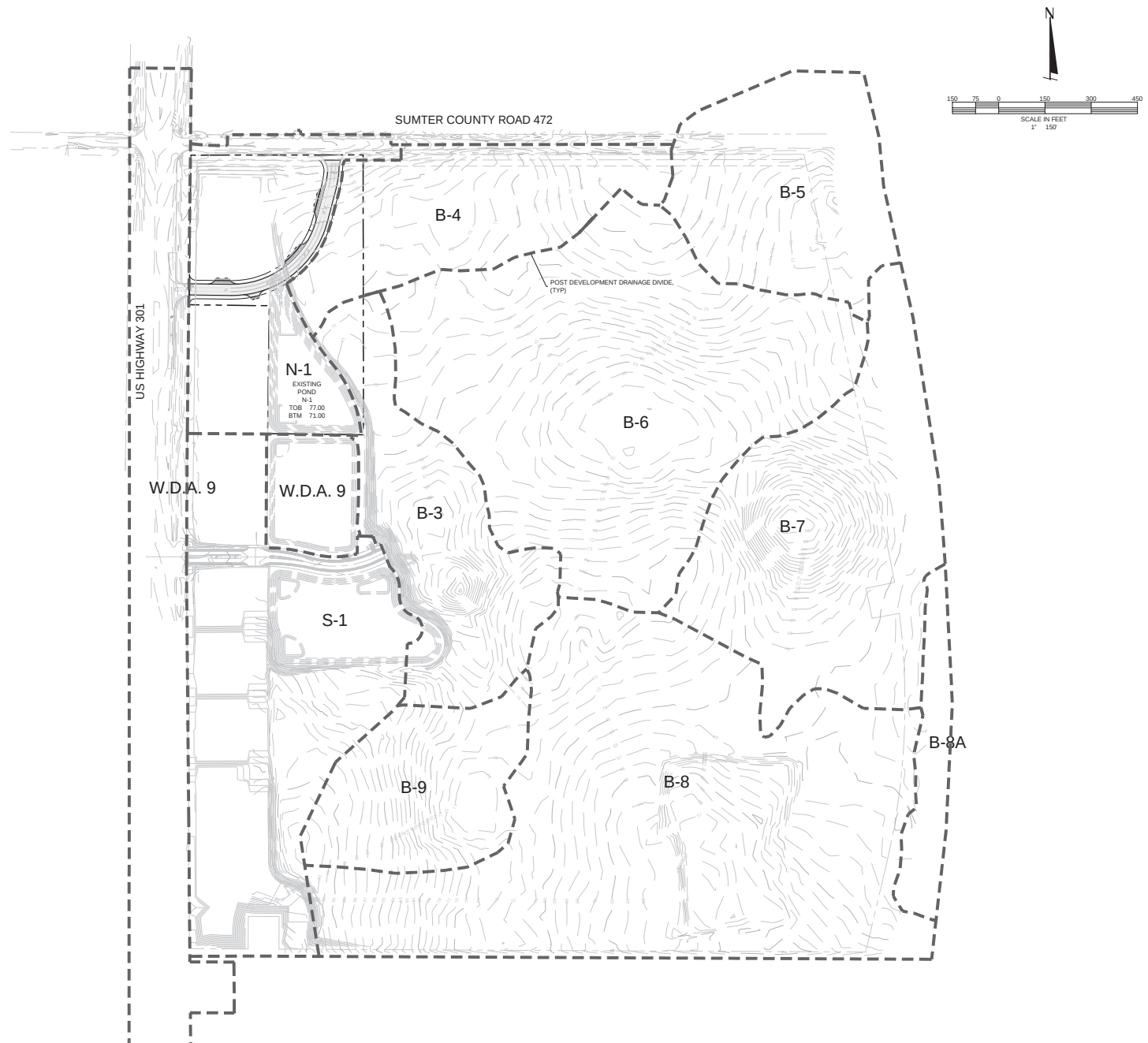
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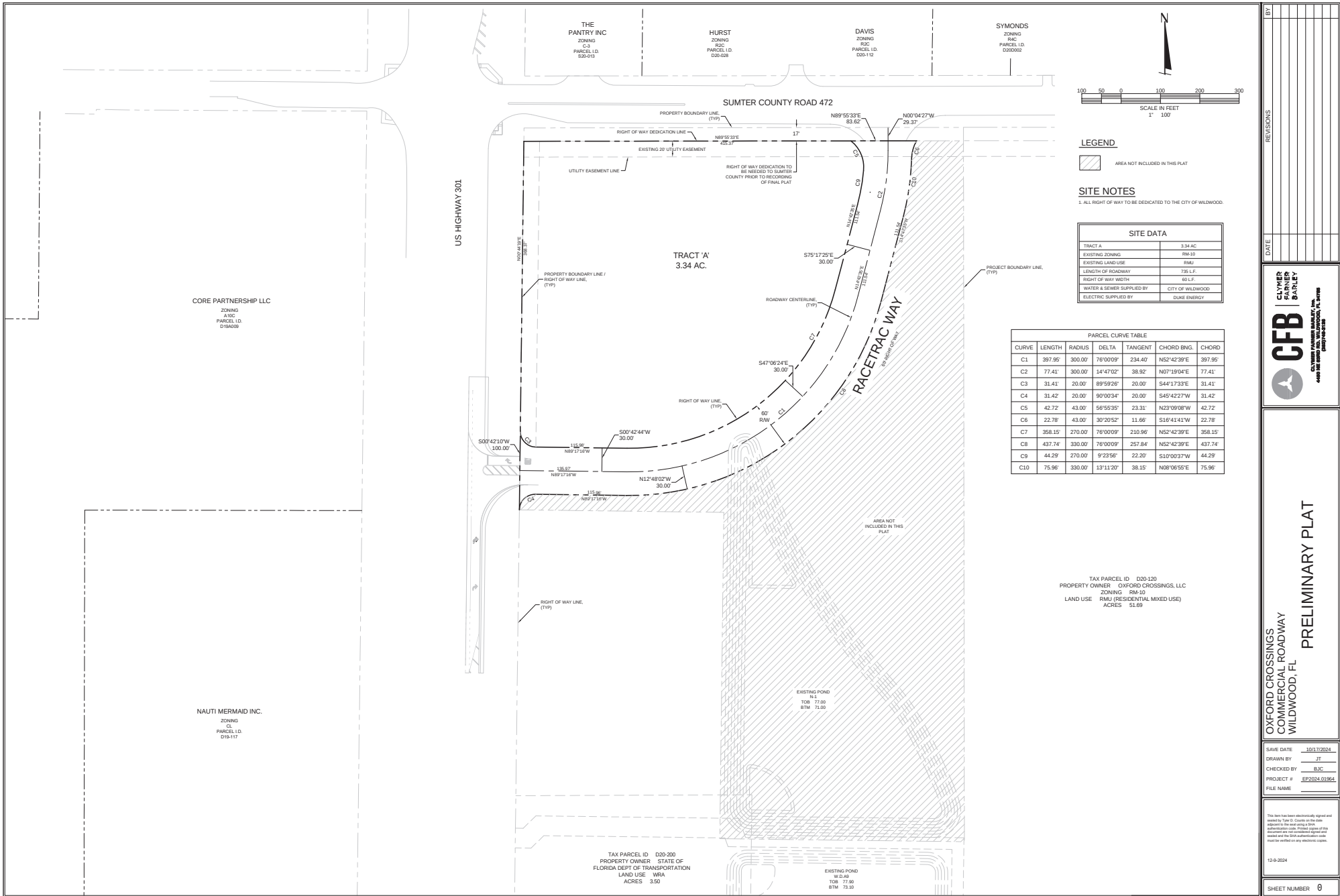
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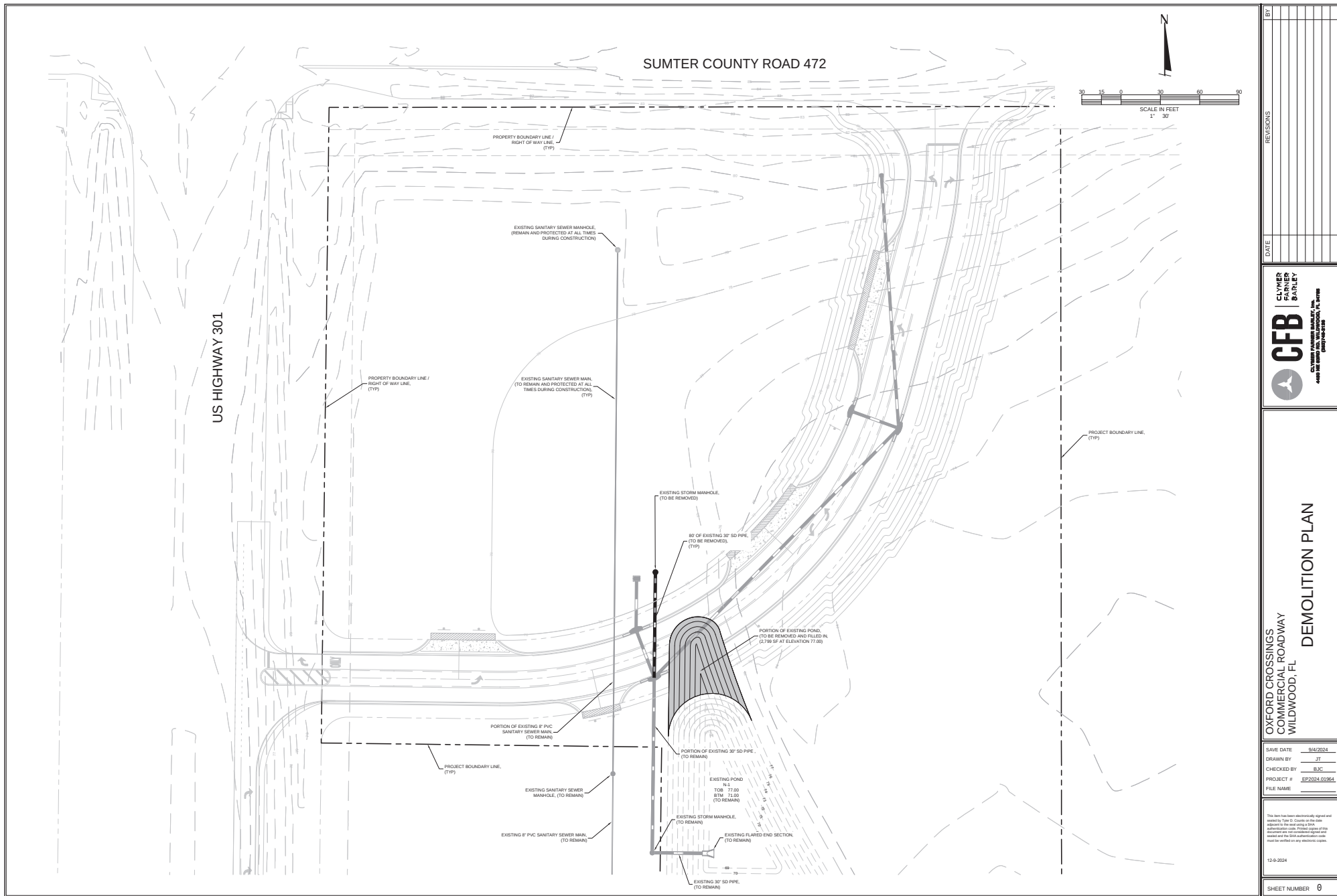
OXFORD CROSSINGS COMMERCIAL ROADWAY

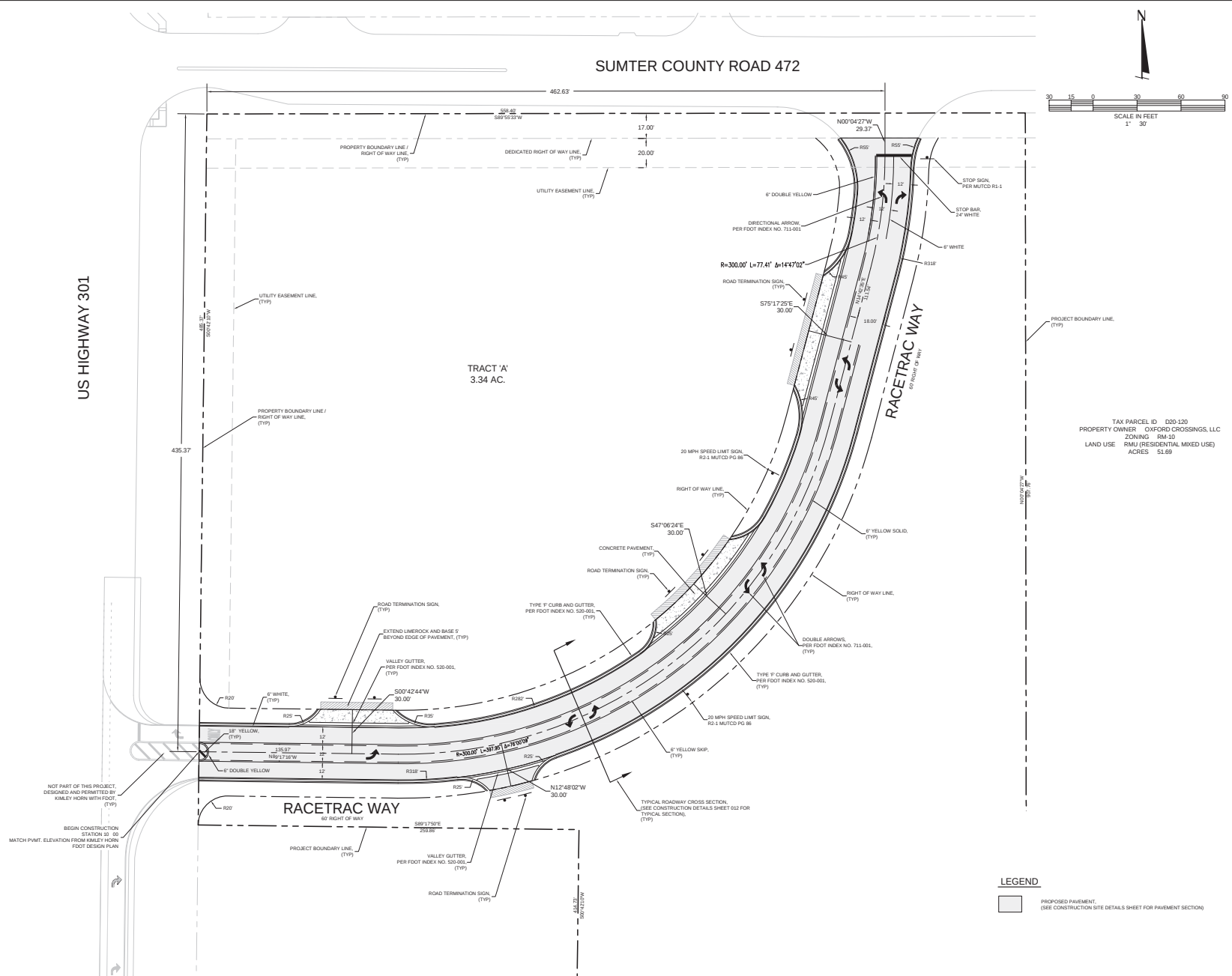
GENERAL NOTES:		PAVING, GRADING & DRAINAGE NOTES:	PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:	LEGAL DESCRIPTION:	BY	DATE
1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS 2. ALL RIGHT OF WAY WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF WILDMOOD; ALL OTHER LANDS SHALL BE OWNED AND MAINTAINED BY THE APPLICANT (OXFORD CROSSINGS, LLC) 3. THIS PARCEL IS LOCATED WITHIN "CITY OF WILDMOOD" 4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN: - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION) - FOOT STANDARD PLANS FOR ROAD CONSTRUCTION - CITY OF WILDMOOD LAND DEVELOPMENT REGULATIONS - CITY OF WILDMOOD STANDARD SPECIFICATIONS 5. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS. 6. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION. 7. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE: - CITY OF WILDMOOD - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) - FDEP WATER AND SEWER - LOCAL UNDERGROUND UTILITIES - FDEP NPDES STORMWATER 9. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION. 10. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. 11. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS. 12. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED. 13. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY. 14. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. 15. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER. 16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNERS SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER. 17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES. 18. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT. 19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES. 20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS. 21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS. 22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS. 23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ON-SITE. 24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS, WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED IT SHALL BE PREPARED BY AN AUSTIN CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY. 25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO WORK AREA RELATED THEREOF. 26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES. 27. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. 28. ALL FOOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE IN-STATE DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FOOT DESIGN STANDARDS, LATEST EDITION.		1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS. INsofar AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE. 3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ON-SITE AND OFF-SITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES, ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION. 4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION. 5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED. 6. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARNER BARLEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION. 7. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOO OR SEEDDED SURFACE). 8. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE. 9. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS. 10. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER. 11. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIALS FOUND. 12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK. 13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS. 14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUEST IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE. 15. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT. 16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE. 17. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS. 18. ALL DISTURBED PLANT AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOO SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS. 19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS, WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNERS LANDSCAPE ARCHITECT. 20. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED, REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS. 21. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS. 22. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE. 23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER. 24. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK. 25. OVER-EXCAVATION OR RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESEEDDED, AND/OR RESEEDDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNERS SPECIFICATIONS. 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION. 27. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDING.	1. STORM DRAINS SHALL BE CONSTRUCTED WITH FOOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX 430-00L. 2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FOOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED. 3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DIAMETER. 4. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER. 5. ANY WELLS ENCOUNTERED DURING CONSTRUCTION NOT IDENTIFIED IN THIS PLAN WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.53(2), F.A.C. 6. PROTECTED WILDLIFE SHALL BE RELOCATED IN ACCORDANCE WITH THE FLORIDA WILDLIFE CONSERVATION COMMISSION PRIOR TO DEVELOPMENT. 7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER. 8. PAVING MATERIALS SHALL CONFORM WITH FOOT STANDARD SPECIFICATIONS LATEST EDITION. 9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL. 10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED. 11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL CONSULTANT. 12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FOOT STANDARD INDEX 425-00. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE. 13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION, AFTER PLACEMENT AND FIELD COMPACTION. THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.	A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 RUN S89°30'51"E A DISTANCE OF 134.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE RUN S00°42'10"W A DISTANCE OF 46.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 472 FOR THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN N00°42'10"E A DISTANCE OF 189°55'33"E A DISTANCE OF 558.40 FEET; THENCE PERPENDICULAR TO SAID RIGHT-OF-WAY LINE RUN S00°44'27"E A DISTANCE OF 907.76 FEET; THENCE N89°17'50"W A DISTANCE OF 310.80 FEET; THENCE PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 RUN N00°42'10"E A DISTANCE OF 434.73 FEET; THENCE N89°17'50"W A DISTANCE OF 269.88 TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N00°42'10"E A DISTANCE OF 485.37 FEET TO THE POINT OF BEGINNING. CONTAINS 9.24 ACRES, MORE OR LESS.	REVISIONS	DATE
CLYMER FARNER BARLEY, INC. CFB CLYMER FARNER BARLEY, INC. 4000 N. W. 10TH AVE., SUITE 200 FORT LAUDERDALE, FL 33309 TEL: 954.771.1111 WWW.CFBINC.COM OXFORD CROSSINGS COMMERCIAL ROADWAY WILDMOOD, FL GENERAL NOTES SAVE DATE: 10/17/2024 DRAWN BY: JT CHECKED BY: BAC PROJECT #: 170004-01004 FILE NAME: 13-9-2024 SHEET NUMBER: 82 CAL 48 HOURS BEFORE YOU DO IN FLORIDA IT'S THE WAY 1-800-432-4170 SUNSHINE STATE ONE CALL OF FLORIDA, INC. This form has been electronically signed and recorded by Tyler J. Coates on 10/17/2024 at 10:17:00 AM. The signature is located in the upper right corner of the drawing. The signature of the Engineer and the State authorization code are located in the upper right corner of the drawing. The signature of the Engineer and the State authorization code are located in the upper right corner of the drawing.						



BY	
DATE	
REVISIONS	
CLYMER FARMER BARTLEY CLYMER FARMER BARTLEY, INC. 4400 W. US HIGHWAY 301, SUITE 100 WILDLAKE, FL 32093	
OXFORD CROSSINGS COMMERCIAL ROADWAY WILDLAKE, FL POST DEVELOPMENT BASIN MAP	
SAVE DATE	9/4/2024
DRAWN BY	JT
CHECKED BY	RLC
PROJECT #	170304.01004
FILE NAME	
This sheet has been electronically signed and sealed by Tyler G. Counts on the date indicated in the seal using a DSR authentication code. Please verify the seal and the DSR authentication code and the DSR authentication code must be added to any electronic copies.	
12-9-2024	
SHEET NUMBER 9	





[illegible]

OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

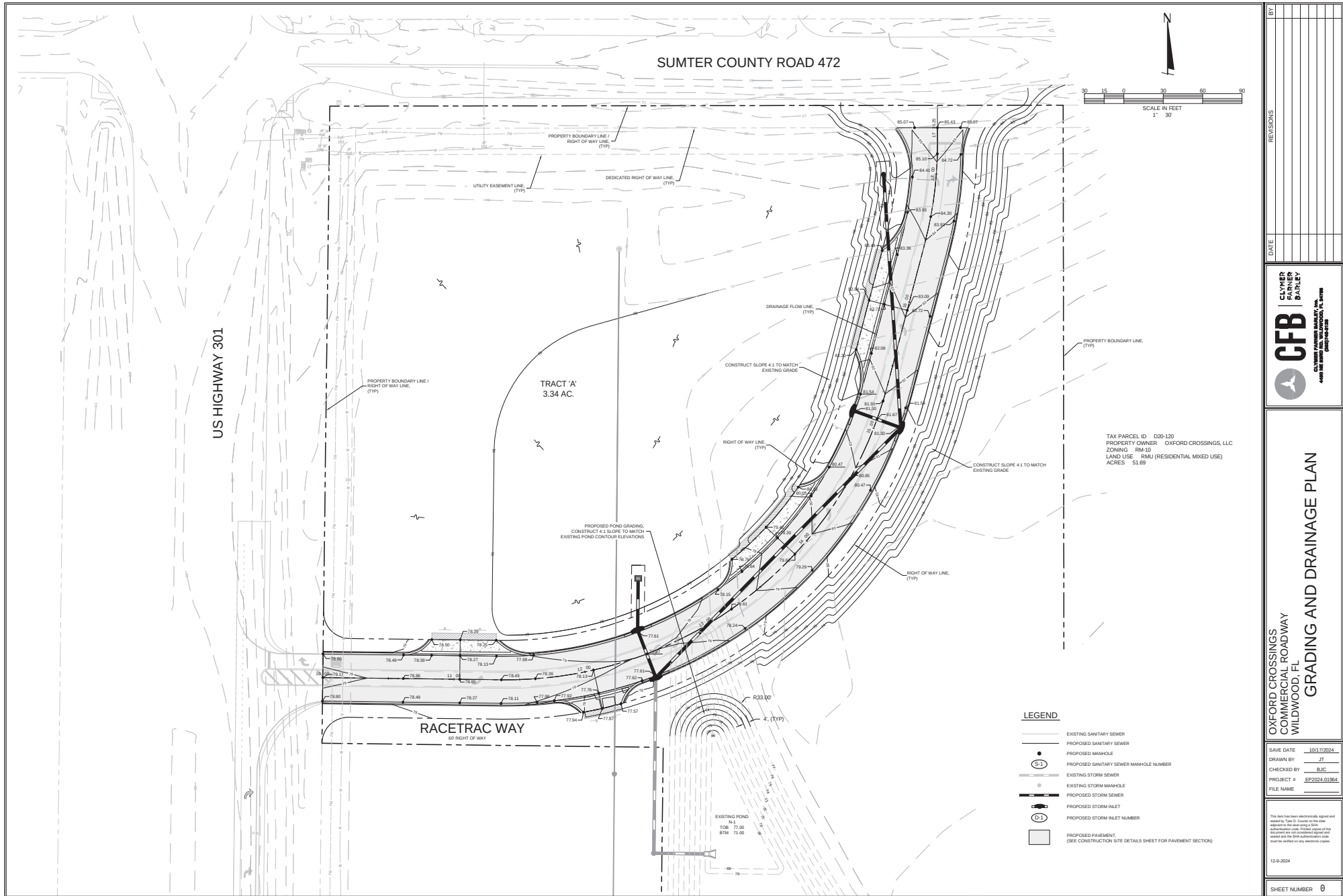
**HORIZONTAL CONTROL AND
GEOMETRY PLAN**

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

This item has been electronically signed and sealed by Tyler D. Counts on the date adjacent to the seal using a SIVA authentication code. Printed copies of this document are not considered signed and sealed and the SIVA authentication code must be verified on any electronic copies.

12-9-2024

SHEET NUMBER 0



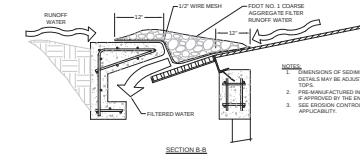
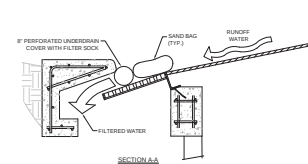
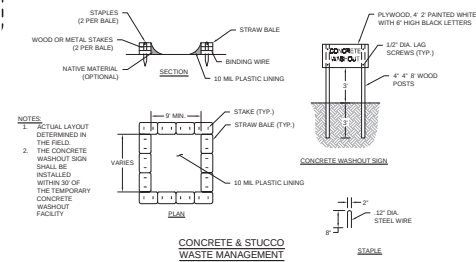
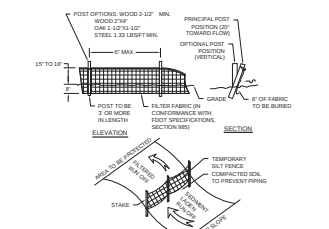
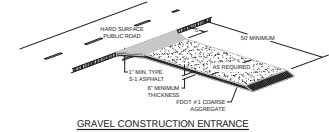
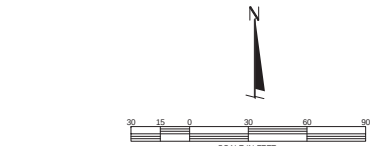
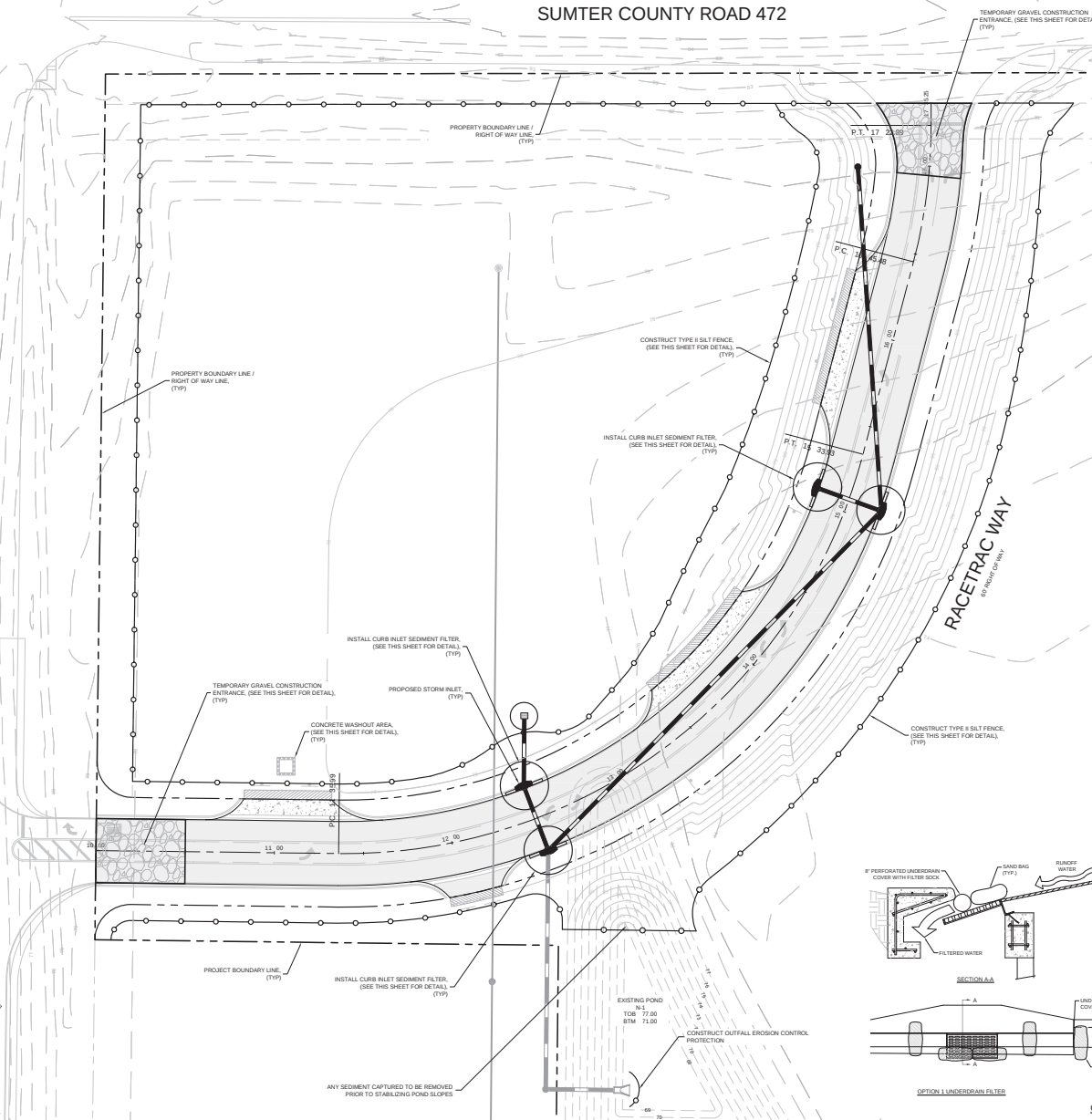


ROADWAY PLAN AND PROFILE

SHEET NUMBER 0

SUMTER COUNTY ROAD 472

US HIGHWAY 301



BY	
REVISIONS	
DATE	
CLYMER FARMER BARTLEY	
CFB	
OXFORD CROSSINGS COMMERCIAL ROADWAY WILDWOOD, FL	
EROSION CONTROL PLAN	
SAVE DATE	10/17/2014
DRAWN BY	BT
CHECKED BY	BLAC
PROJECT #	100004.01004
FILE NAME	
12-9-2014	
SHEET NUMBER	

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

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

Owner(s) Wildwood Sumter Holdings, Inc.

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

Acreage 19.32 +/-

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

Parcel(s) D32-041

Date January 30, 2025

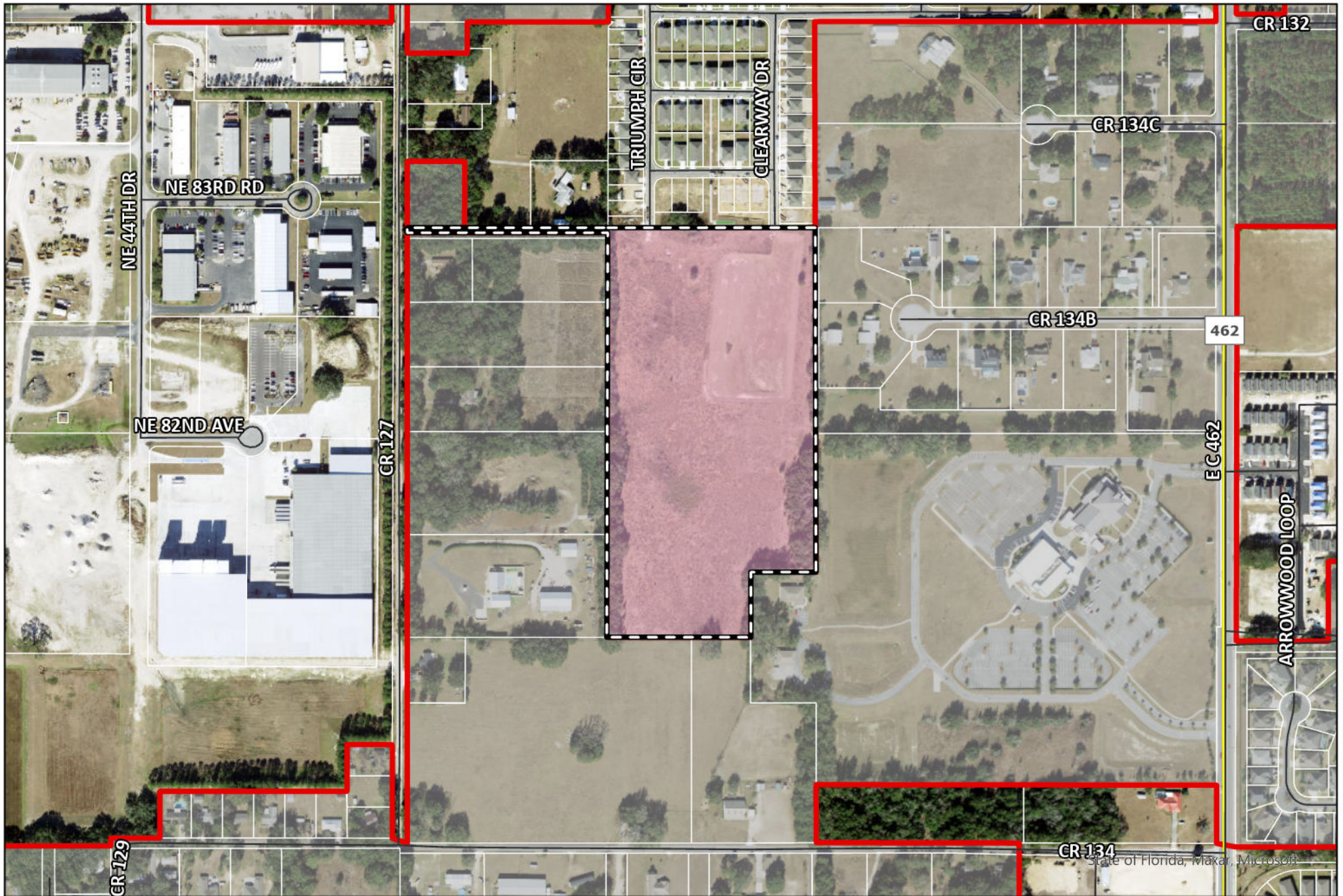
The applicant is seeking a favorable recommendation from the Project Review Committee for a Final Plat of the Triumph South Subdivision consisting of 79 lots and 6 tracts on 19.32 acres MOL, per the attached plan.

There are outstanding comments from the City Attorney as indicated on the attached comment review sheet. The applicant has provided a response, and at the time of writing this report, the City Attorney is currently reviewing the bond and additional documentation provided.

Plat 2409-007 will meet the criteria set forth in the F.S. 177, the Land Development Regulations and will be in line with goals, objectives, and policies within the 2050 comprehensive plan upon resolution of the outstanding comments.



McKenna Page
Planner I, Development Services



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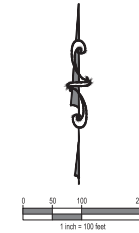
TRIUMPH SOUTH PHASE 2

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

SHEET 2 OF 5

PLAT BOOK _____
PAGE _____

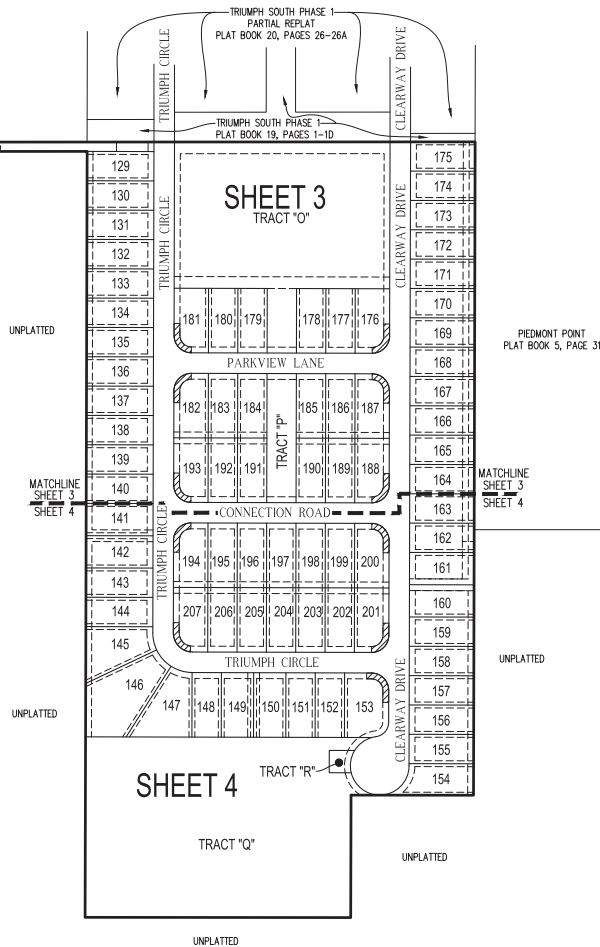
KEY MAP



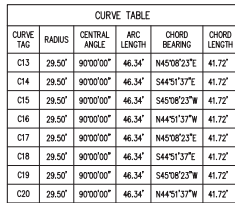
NOTE: LOTS 153, 176, 181, 182, 187, 188, 193, 194, 200,
201 AND 207 ARE SUBJECT TO DRIVEWAY RESTRICTIONS
PER CITY OF WILDWOOD LAND DEVELOPMENT CODE. SEE
SHEET 5 FOR DRIVEWAY RESTRICTIONS

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB. #8408
- INDICATES P.S. NAIL AND OSH PERMANENT CONTROL POINT (P.C.P.) LB. #8408 TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- (SEE NOTE #5)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- CP INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CS INDICATES CHORD BEARING
- CS INDICATES CHORD BEARING
- L INDICATES ARC LENGTH
- DBS INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PRC INDICATES POINT OF COMPOUND CURVATURE
- INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SNE INDICATES SOON MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.



PREPARED BY:  **CFB** SURVEYING
4450 NE 25TH ROAD - WILLOWDALE, FL 34785
(352) 746-5128 LB#0408

PLAT BOOK _____
PAGE _____

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

PREPARED BY:  **CFB** | **GLYNN
FARNER
RASLEY**
SURVEYING
4450 NE 83RD ROAD - WILDLAND, FL 34785
(352) 748-5126 LB6498

TRIUMPH SOUTH PHASE 2

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

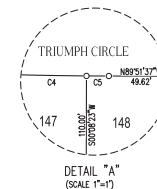
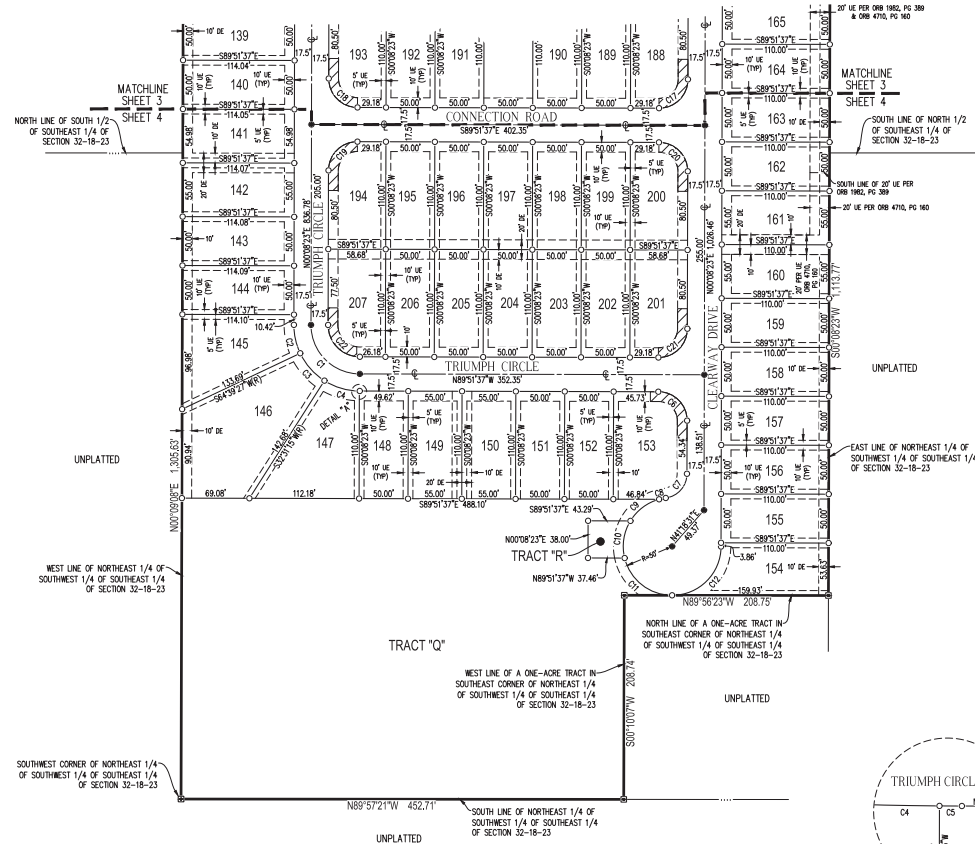
SHEET 4 OF 5

PLAT BOOK _____
PAGE _____

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

LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET 1/8" (R.R.B.)
- INDICATES P.C. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5.)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES CHORD LINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIUS LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PNC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- UE INDICATES UTILITY EASEMENT
- LB INDICATES LICENSED BUSINESS
- PS INDICATES PAGE
- R/W INDICATES RIGHT-OF-WAY
- (19P) INDICATES TYPICAL



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

PREPARED BY:



CFB | CLYMER
FARMER
SUNLEY
SURVEYING

4400 NE 83RD ROAD - WILDWOOD, FL 34715
(904) 745-2100 - L18488

TRIUMPH SOUTH PHASE 2

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

SHEET 5 OF 5

PLAT BOOK _____
PAGE _____

DRIVEWAY RESTRICTION AREAS

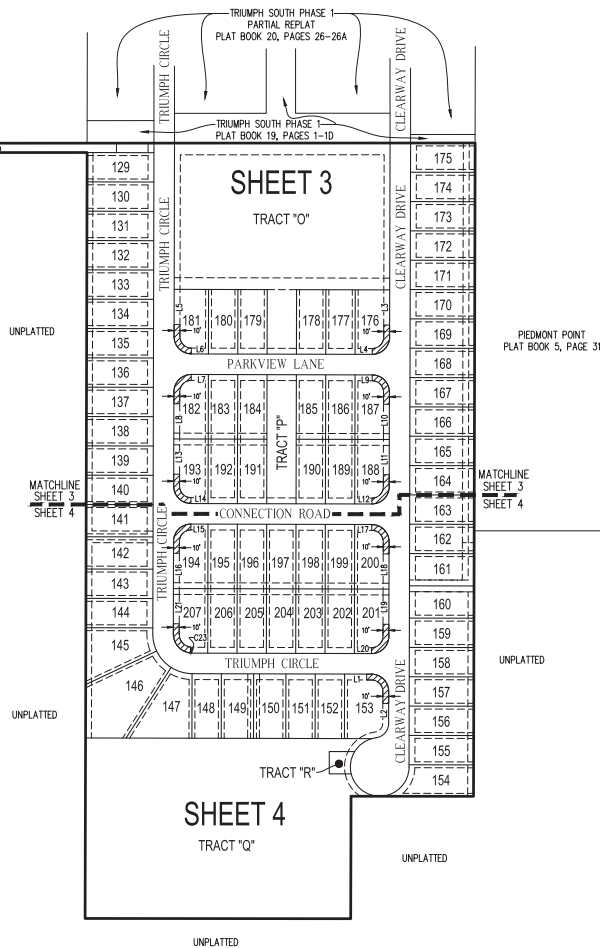
INDICATES CORNERS OF LOTS
AFFECTED BY DRIVEWAY
RESTRICTIONS (10' WIDE TYPICAL)

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S89°51'37"E	37.62'
L2	N00°08'23"E	33.84'
L3	S00°08'23"W	60.00'
L4	N89°51'37"W	29.18'
L5	S00°08'23"W	60.00'
L6	S89°51'40"E	29.18'
L7	S89°51'37"E	29.18'
L8	N00°08'23"E	60.00'
L9	N89°51'37"W	29.18'
L10	S00°08'23"W	60.00'
L11	S00°08'23"W	60.00'
L12	S89°51'37"E	29.18'
L13	S00°08'23"W	60.00'
L14	S89°51'37"E	29.18'
L15	S89°51'37"E	29.18'
L16	N00°08'23"E	60.00'
L17	N89°51'37"W	29.18'
L18	N00°08'23"E	60.00'
L19	S00°08'23"W	60.00'
L20	S89°51'37"E	29.18'
L21	S00°08'23"W	60.00'

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
C23	32.50'	53°01'	3.17'	587°40'0"E 3.17'

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB. #8408.
- INDICATES P.S. WALL AND OSB PERMANENT CONTROL POINT (P.C.P.) LB. #8408 TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- SEE NOTE #5.
- INDICATES CURVE NUMBER IN CURVE TABLE.
- INDICATES LINE NUMBER IN LINE TABLE.
- INDICATES CENTERLINE.
- INDICATES DELTA (CENTRAL ANGLE OF CURVE).
- INDICATES CHORD BEARING.
- INDICATES CHORD DISTANCE.
- INDICATES ARC LENGTH.
- INDICATES OFFICIAL RECORDS BOOK.
- INDICATES POINT OF CURVATURE.
- INDICATES POINT ON CURVE.
- INDICATES RADIUS LENGTH.
- INDICATES RADIAL LINE.
- INDICATES POINT OF COMPOUND CURVATURE.
- INDICATES POINT OF REVERSE CURVATURE.
- INDICATES POINT OF TANGENCY.
- INDICATES DRAINAGE RESTRICTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES.
- INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS).
- INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR REMOVE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- INDICATES SOON MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SONAGE.



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

PREPARED BY:





WILDWOOD

FLORIDA

City of Wildwood

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

REPRESENTATIVE: Kaye M. Jameson, Clymer Farner Barley

DATE: 1/23/2025

CITY ATTORNEY

1. LDR 5.6(C)(2) Please provide a surety for performance bond if applicable.
2. Please add D.R. Horton, Inc. as a signatory on the face of the plat. Per Fla.Stat. Sec. 177.081, the following applies:

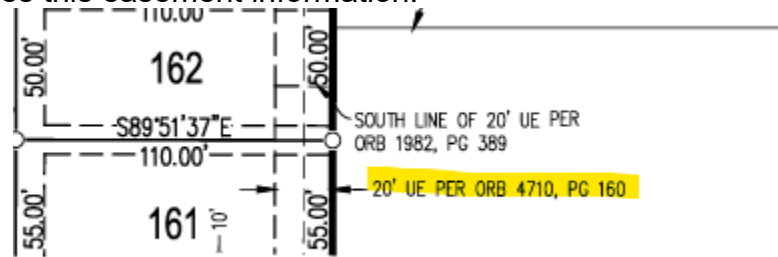
(2) Every plat of a subdivision filed for record must contain a dedication by the owner or owners of record. The dedication must be executed by all persons, corporations, or entities whose signature would be required to convey record fee simple title to the lands being dedicated in the same manner in which deeds are required to be executed. All mortgagees having a record interest in the lands subdivided shall execute, in the same manner in which deeds are required to be executed, either the dedication contained on the plat or a separate instrument joining in and ratifying the plat and all dedications and reservations thereon. (emphasis added)

According to the Property Information Report, there are two liens upon the property – (1) a memorandum of agreement and (2) a mortgage and security agreement. The joinder and consent provided deals with the second lien. However, it appears that D.R. Horton holds more than a mortgage upon the property and, at a minimum, holds further equitable rights apart from a mortgage. In any event, it appears that the signature of D.R. Horton would be required to convey record fee simple title to the property to a separate third party. Accordingly, a joinder is insufficient in this instance and D.R. Horton should be a signatory upon the face of the plat.

A. RESPONSE: D.R. Horton is now included as a signatory on the face of the plat.

- I. Partially satisfied; Per the Consent To and Joinder In document and Sunbiz.org, D.R. Horton, Inc. is a Delaware Corporation or a Foreign Profit Corporation and not a Florida Corporation as noted on the cover sheet of the plat. Please update as needed.

3. LDR 5.6(C)(8) Unable to locate a letter of service for water and sewer utilities.
A. RESPONSE: The letter was provided to Jason Martin, Assistant Utility Director, but it was not returned.
I. Acknowledged; Comment remains in effect until satisfied.
4. New Comment; Along with ORB 1982 and PG 389 that was added to the plat as noted in note # 4 above, ORB 4710, PG 160 was also added to the plat on sheets 3 and 4 but unable to locate on the Property Information Report that was originally submitted. Please provide an updated Property Information Report that includes this easement information.



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

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2408-002 Dollar Tree at Twisted Oaks

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2408-002 Dollar Tree at Twisted Oaks
Owner(s)	KL Twisted Oaks, LLC / James P. Harvey, President
Acreage	1.06 +/-
Property Location	The subject property is generally located approximately 670 feet south of the southern intersection of E C 462 and US 301.
Parcel(s)	D31A218
Date	January 27, 2025

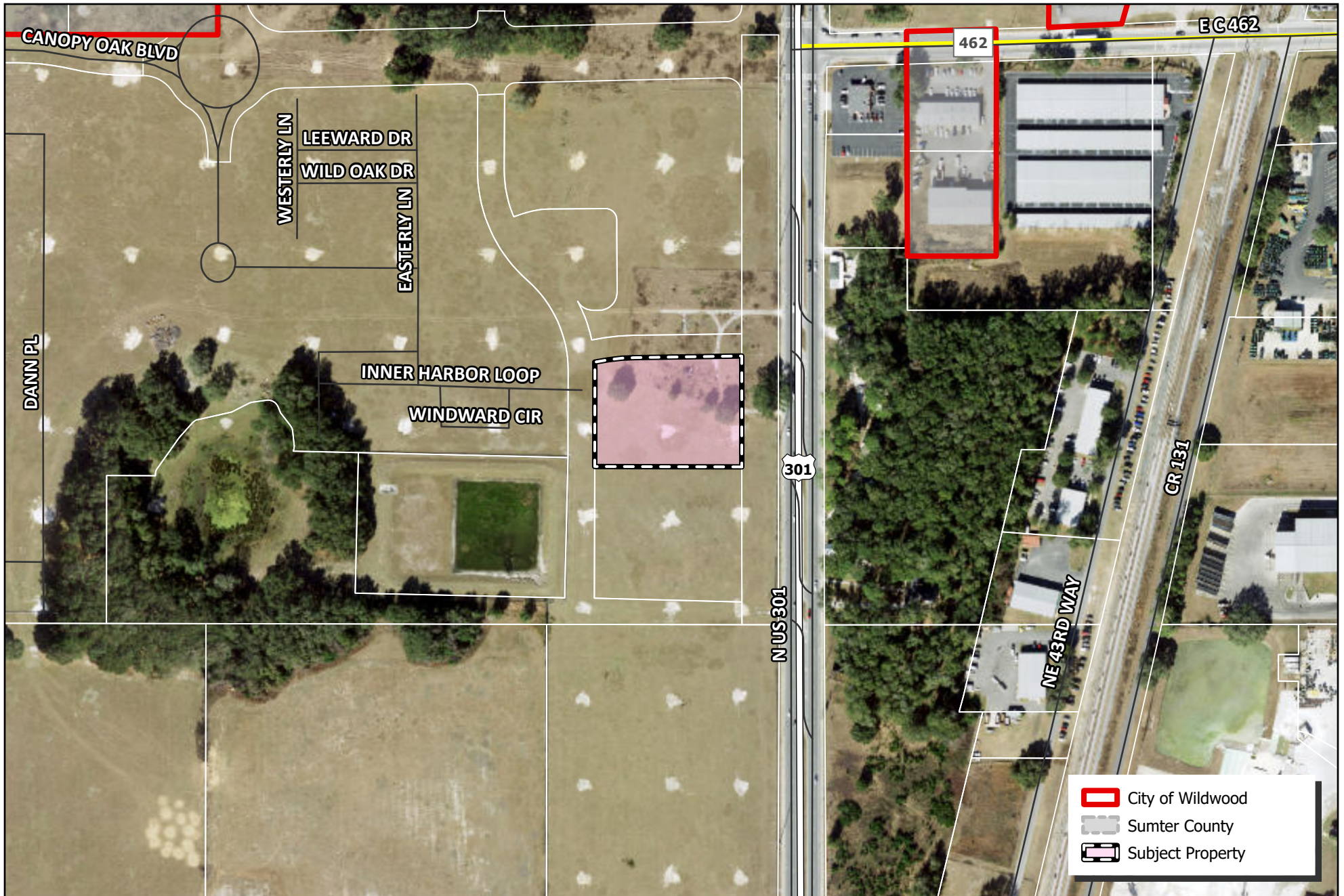
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 9,977 SF Dollar Tree building, 42 parking spaces, and associated infrastructure.

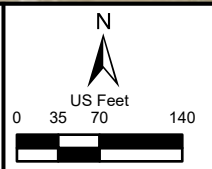
There is an outstanding comment from the City Attorney requesting a title opinion from a licensed attorney, as indicated on the attached comment review sheet. The applicant has provided a title opinion, and it is currently under the City Attorney's review. There is also an outstanding utility comment regarding the irrigation plan, that the applicant has responded to per the attached response to comments letter that was provided to the utility department for review on January 30.

SP 2408-002 will meet the criteria set forth in the Land Development Regulations, Design District Standards, and Twisted Oaks Planned Development and will be in line with goals, objectives, and policies within the 2050 Comprehensive Plan upon resolution of outstanding City attorney comments.



McKenna Page
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	SP 2408-002 DOLLAR TREE AT TWISTED OAKS PARCEL D31A218		MAP 1B LOCATION MAP AUG 2024
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- GENERAL CONSTRUCTION NOTES
1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. (NAVD88=NOVG09-0.97 APPROX).
 2. LOCATIONS, ELEVATIONS & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES & OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
 3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, & SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO VARIOUS UTILITY COMPANIES, IN ORDER TO PREPARE MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION. BY CALLING "MISSING CALL" PRIOR TO ANY DIGGING, THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
 4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY BE CAUSED AS A RESULT OF CONSTRUCTION.
 5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE & TESTED OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION.
 6. IF TO THE CONTRACTOR'S KNOWLEDGE, ANY REQUIREMENTS OF THE VARIOUS REGULATORY AGENCIES, INCLUDING BUT NOT LIMITED TO, GOVERNMENTAL AGENCIES, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, & SCHEDULE CONSTRUCTION ACCORDING TO ALL APPLICABLE REQUIREMENTS.
 7. ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
 8. ALL WORK BY CONTRACTOR/CONTRACTOR SHALL BE IN ACCORDANCE WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
 9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL & REPLACEMENT AT SUBMITTAL TO THE OWNER'S ENGINEER.
 10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL & REPLACEMENT AT SUBMITTAL TO THE OWNER'S ENGINEER.
 11. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP & BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
 12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
 13. CONCRETE REINFORCING SHALL CONFORM TO ASTM A630 OR BETTER, UNLESS OTHERWISE INDICATED ON STRUCTURE PLANS.
 14. ALL PRIVATE & PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR & OWNER.
 15. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS. AN ON-SITE INSPECTION BY THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
 16. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOGRAPHY OF ALL COMPACTION TESTS & ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, & THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS & PERMITS HAVE BEEN SATISFIED.
 17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO THE TESTING REQUIREMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
 18. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS & BORINGS PRIOR TO BEGINS THE PROJECT & PRIOR TO COMMENCING CONSTRUCTION.
 19. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
 20. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS & METHODS FOR CONSTRUCTION SITE SAFETY.
 21. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL, MINIMUM DRAWING & SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER, & RECLAIMED WATER PROJECTS. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
 22. WATER, WASTEWATER, & IRRIGATION/RE-USE SYSTEMS WILL BE OWNED & MAINTAINED BY DHI Communities, City of Wildwood Utility Standards are the MINIMUM ALLOWABLE WATER, WASTEWATER, & IRRIGATION/RE-USE CONSTRUCTION STANDARDS. WHERE ANY NOTES OR DETAIL ON THESE PLANS CONFLICT WITH THE CITY OF WILDBOOD UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE CITY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
 23. ALL LAND CONTAINED WITHIN STORM WATER TREATMENT LAKE TRACTS, FLOODPLAIN IMPACT COMPENSATION TRACTS, DRAINAGE EASEMENTS, & WETLAND PRESERVATION TRACTS SHALL ALSO BE A PUBLIC FLOWAGE EASEMENT.
 24. ALL EXCAVATED EROSION CONTROL PLANT SPECIES SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPMENT SHALL PROVIDE FOR CONTINUAL PHASES OF REMOVAL OF INVASIVE, EXOTIC & RARE SPECIES THAT BECOME RE-ESTABLISHED WITHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE LIFE OF THE PROJECT.
 25. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDBOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- GENERAL SAFETY NOTES
1. DURING THE CONSTRUCTION &/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL & SAFETY OF THE TRAVELING PUBLIC & THE SAFETY OF HIS PERSONNEL.
 2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL, & THE PRACTICES FOR STREET & HIGHWAY MAINTENANCE & UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, & REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, & BARRIERS NECESSARY TO PROTECT WORKERS FROM HAZARDS WITHIN THE PROJECT LIMITS.
 3. ALL TRAFFIC CONTROL MARKINGS & DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
 4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
 5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY & ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY & DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT &/OR ENFORCE SAFETY REGULATIONS.

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

- PAVING, GRADING, & DRAINAGE NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE & APPURTENANCES ARE BEING PLACED. DRAINAGING SHALL BE USED AS REQUIRED.
 2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
 3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT JOINTMENT OF CONCRETE & ANY STRUCTURE.
 4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
 5. STORM DRAINAGE PIPES (DESIGNATED AS "SD" ON PLANS) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-793) CORRUGATED HOPE (AAS PIPE N-12), OR APPROVED EQUAL.
 6. PVC STORM PIPES 12" & SMALLER SHALL CONFORM TO ASTM C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
 7. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
 8. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TESTED RATIO FOR A CAPABLE OF WITHSTANDING 10-25 LOADINGS.
 9. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 10. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER WITH SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
 11. RECORD DRAWINGS SHALL BE PROVIDED AS FOLLOWS: (A) FOR CORRUGATED HOPE (AAS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.
 12. EXCAVATION OF RETENTION PIPES SHALL BE AT THE OPTIMUM MOISTURE CLAY (CL) OR SILT (ML) LAYER OF MATERIAL IS ENCOUNTERED.
 13. PAVING, GRADING, & DRAINAGE TESTING & INSPECTION REQUIREMENTS:
 - a. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
 - b. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
 - c. PIPE QUALITY REPORT.
 - d. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y AXIS.
 - e. FLAT ANALYSIS REPORT.
 - f. REPRESENTATIVE DIAMETER OF THE PIPE.
 - g. PIPE DEFLECTION MEASUREMENTS, LEAKS, DEBRIS, OR OTHER DAMAGE OR DEFECTS.
 - h. SEPARATION IN PIPE LINE AND GRADE, JOINT GAPS, AND JOINT MISALIGNMENT.

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

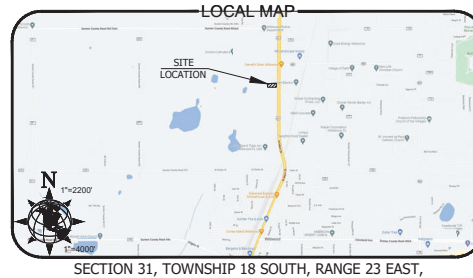
PROPERTY ADDRESS: 105 NE 1st STREET, WILDWOOD, FLORIDA 34785,
SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION
NUMBERS: D31A218

A DEVELOPMENT BY DYNAMIC COMMERCIAL REAL ESTATE ADVISORS

500 N. BIRDNECK ROAD, SUITE 200
VIRGINIA BEACH, VA 23541



CITY OF WILDBOOD, FLORIDA



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

INDEX OF SHEETS

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

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www.morrisengineering.net

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TAMPA, FLORIDA 33605
813-232-1330
www.geopuntsurvey.com

DEVELOPER:
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REAL ESTATE ADVISORS
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757-333-7004

OWNER:
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DELAWARE BEACH, FL 33444
813-415-1244

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(850) 422-1330

SEWER:
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6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

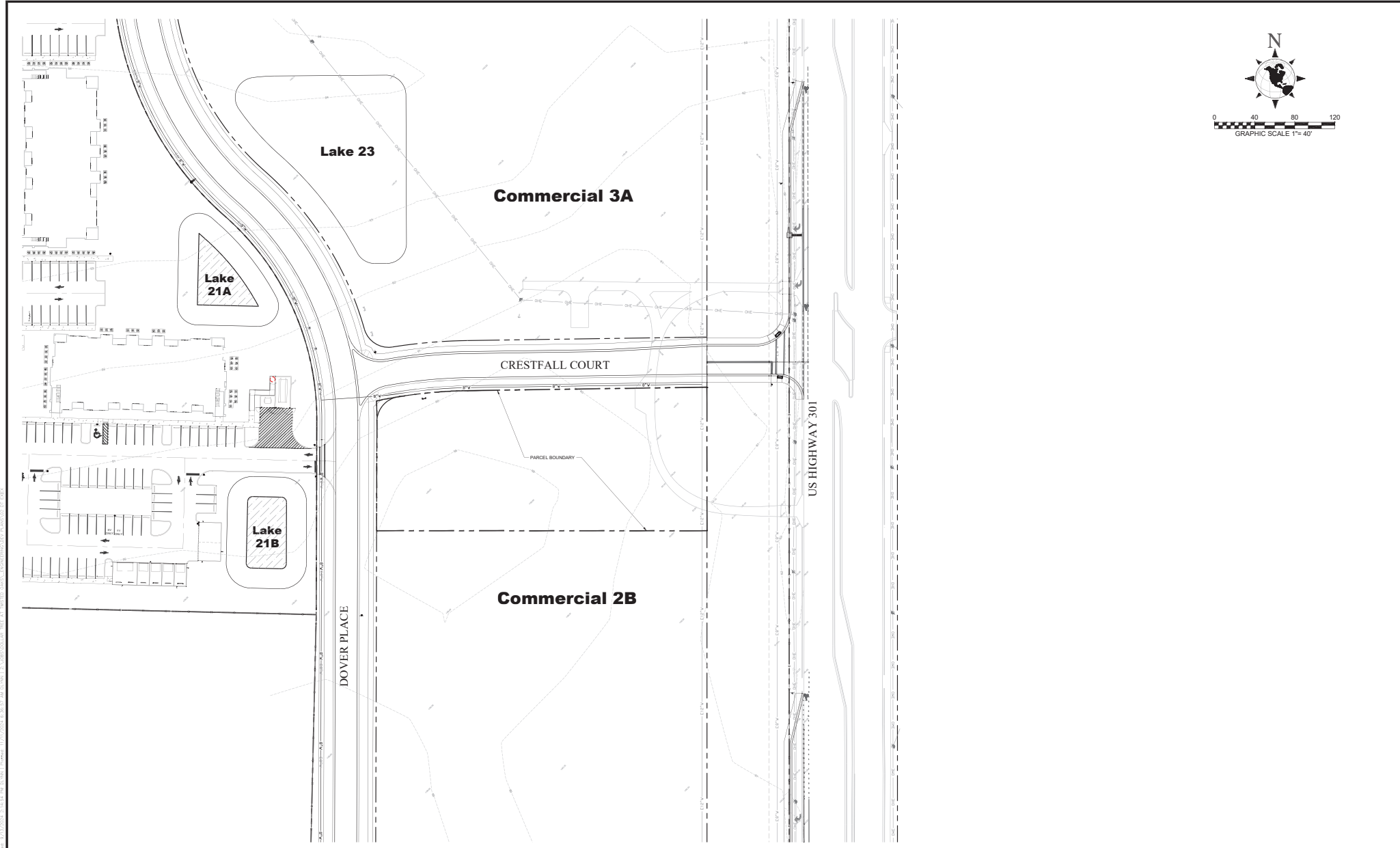
PREPARED BY

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

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

STEPHEN J. KRZYNSKI, P.E.
No. 00020
Date
2024.11.12
10:38:16 -0500
STEPHEN J. KRZYNSKI, P.E.
LIC. NO. 90800

SHEET
1
of
12



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



MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
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DATE	08/05/2024
PROJECT	OTO
DRAWING	DT EX
DRAWN	DL
CHECKED	SLR

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

SCALE	1"=40'
VERTICAL DATUM	NAVD83

SHEET	2	OF	12
STEPHEN J. KRZYWON FL LICENSE NO. 90820			



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



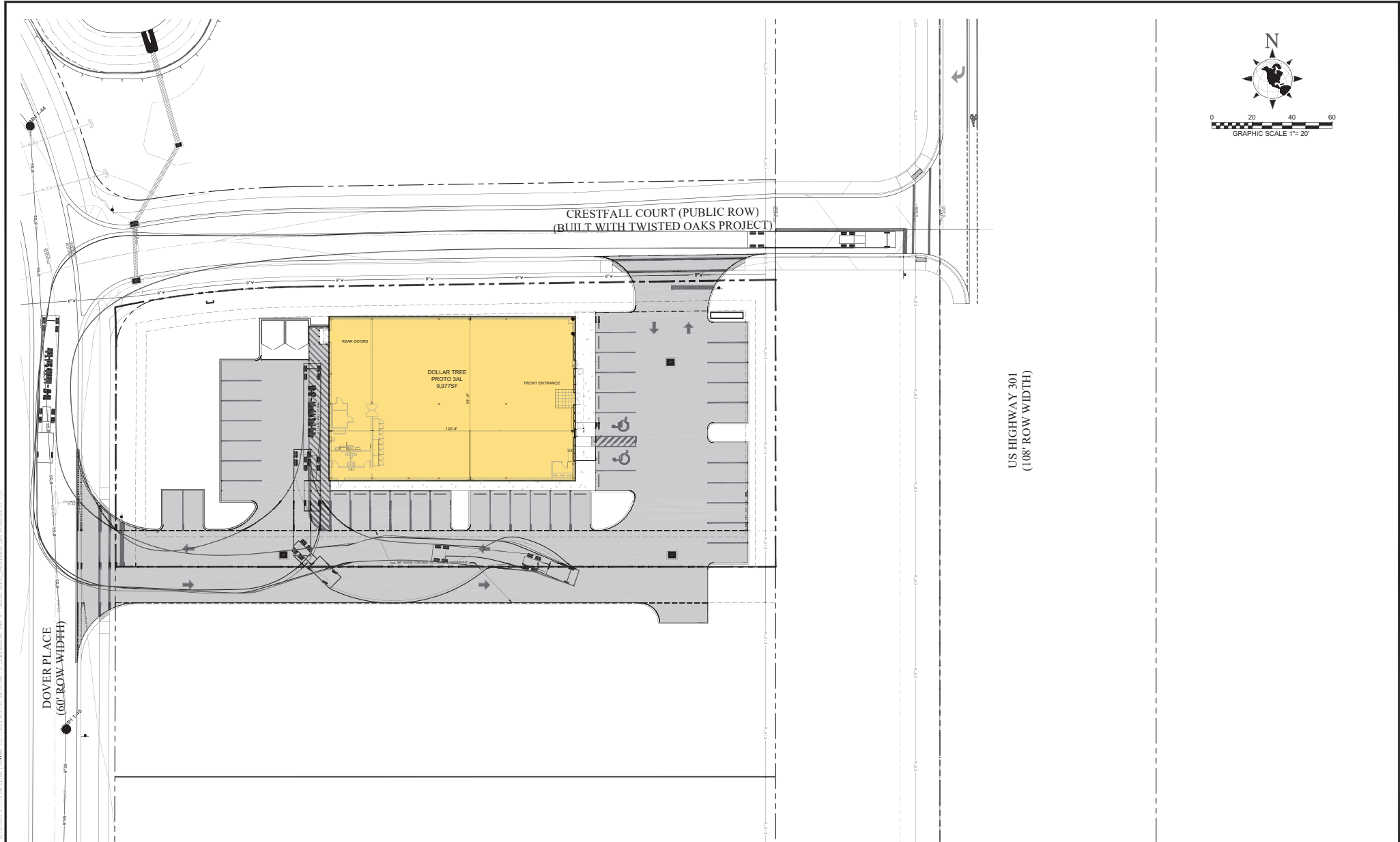
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DATE	09/10/2024
PROJECT	DTD
DRAWING	DT_AER
DRAWN	DL
CHECKED	SJK

AERIAL SITE PLAN
DOLLAR TREE AT TWISTED OAKS
 CITY OF WILDWOOD, FLORIDA

STEPHEN J. KRZYWON
 FL LICENSE NO. 90820

SCALE	1"=80'
VERTICAL DATUM	NAVD83
SHEET	3
OF	12



NO.	DATE	REVISION DESCRIPTION	BY



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DATE 08/05/2024	
PROJECT OTO	
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TRUCK TURNING TEMPLATE PLAN

DOLLAR TREE AT TWISTED OAKS

CITY OF WILDWOOD, FLORIDA

SCALE

1"=20'

VERTICAL DATUM

NAVD83

SHEET

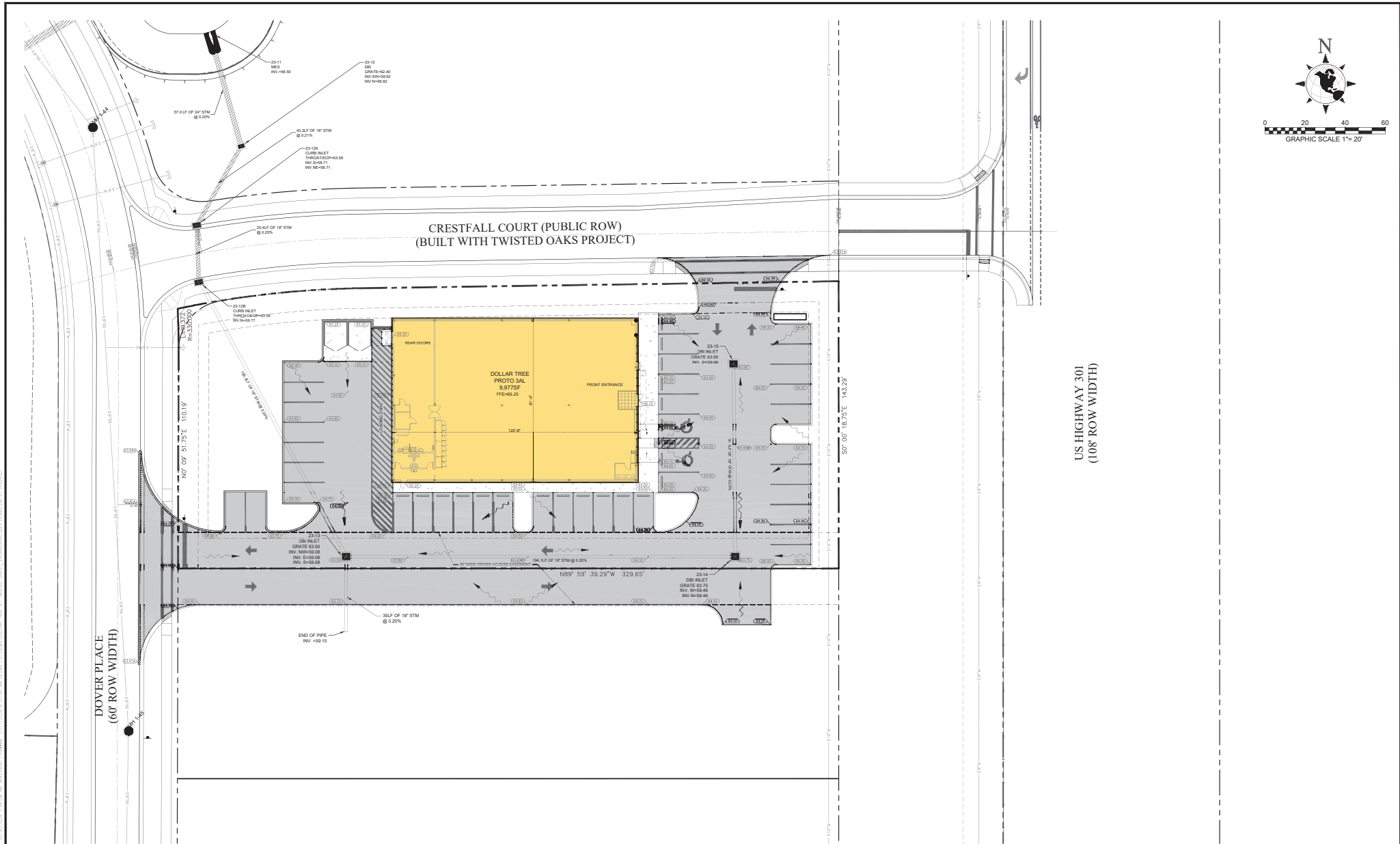
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OF

12

STEPHEN J. KRZYWON

FL LICENSE NO. 90820



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



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DATE	09/10/2024
PROJECT	DTD
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DRAWN	DL
CHECKED	SLK

PAVING, GRADING & DRAINAGE PLAN

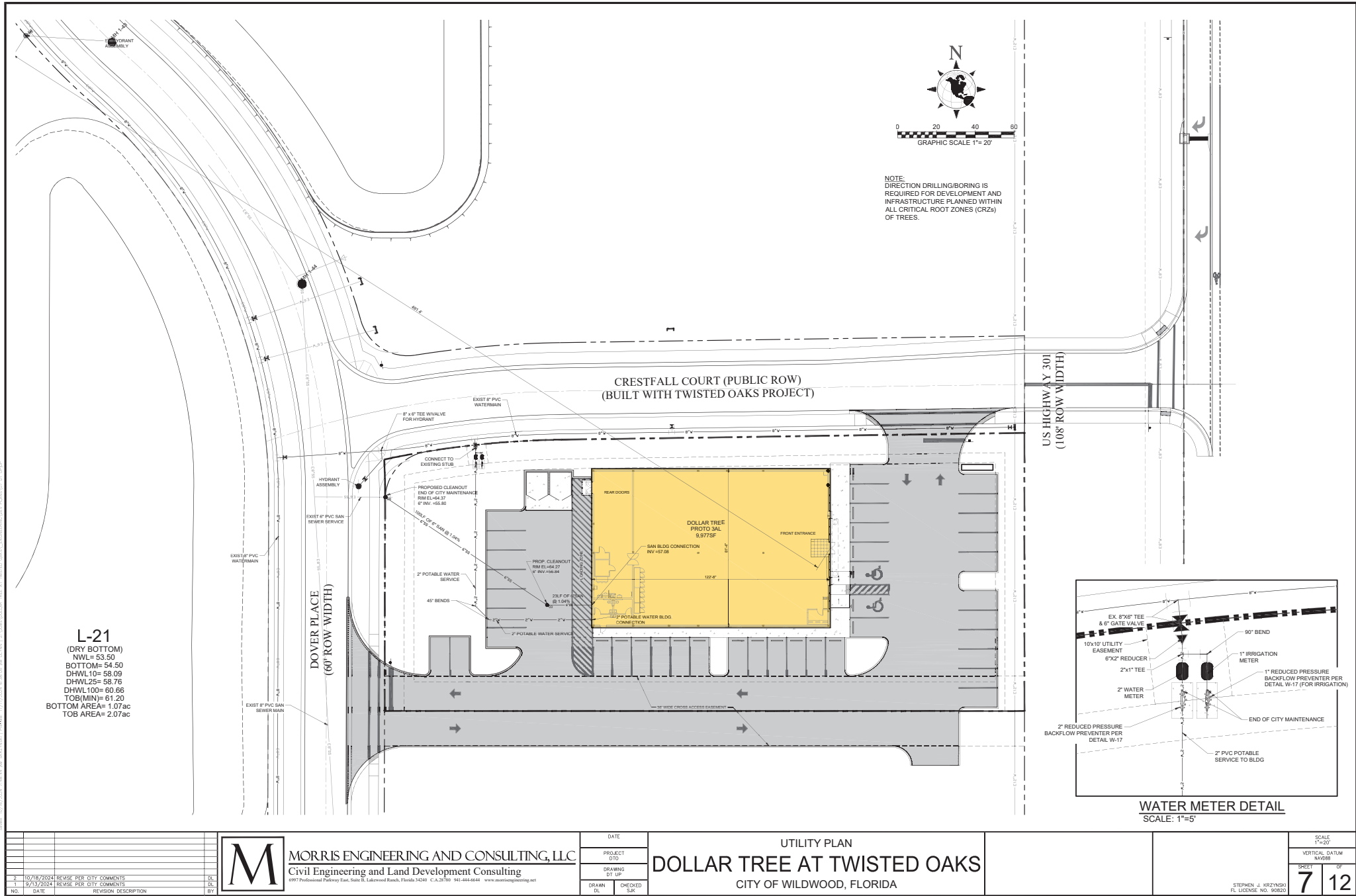
DOLLAR TREE AT TWISTED OAKS

CITY OF WILDWOOD, FLORIDA

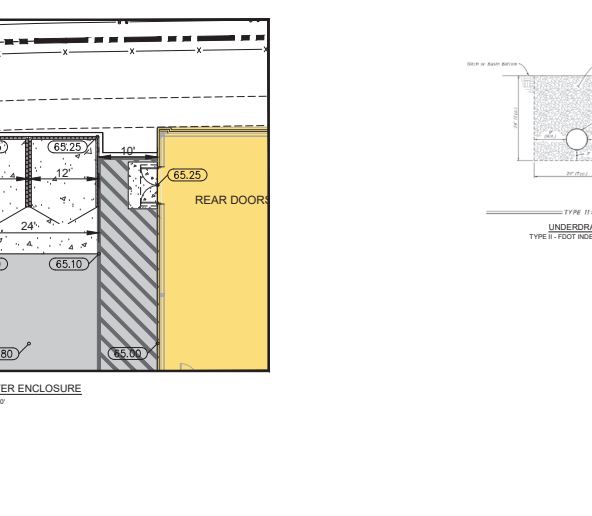
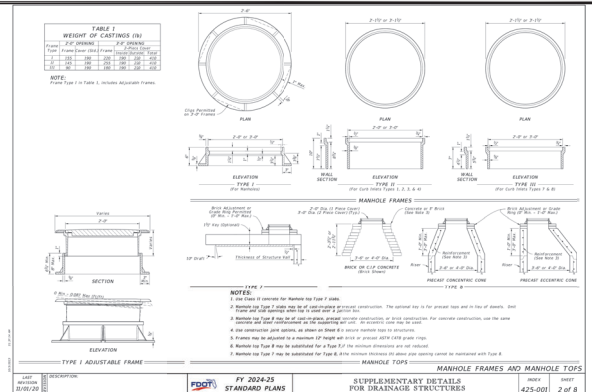
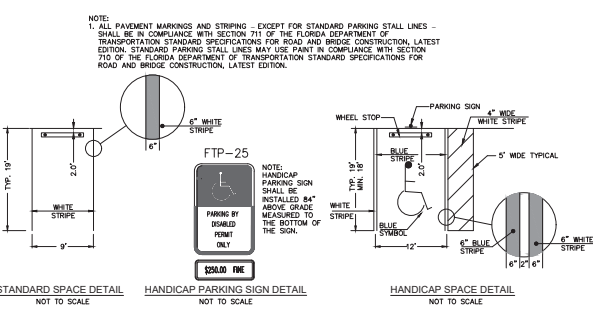
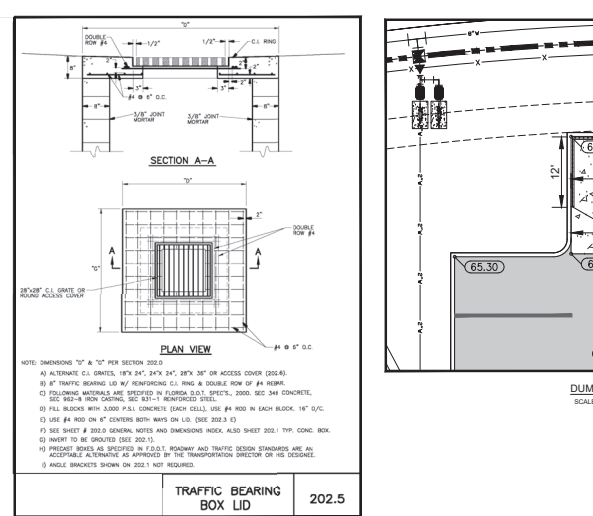
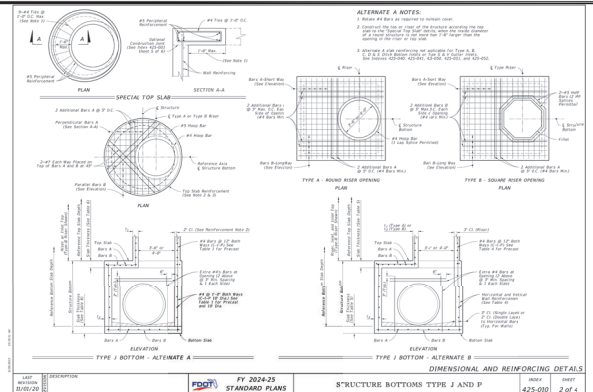
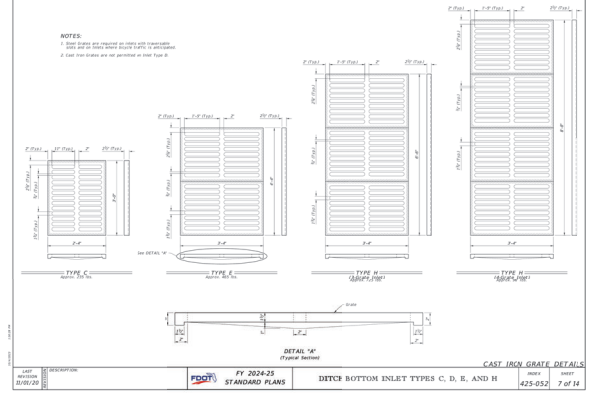
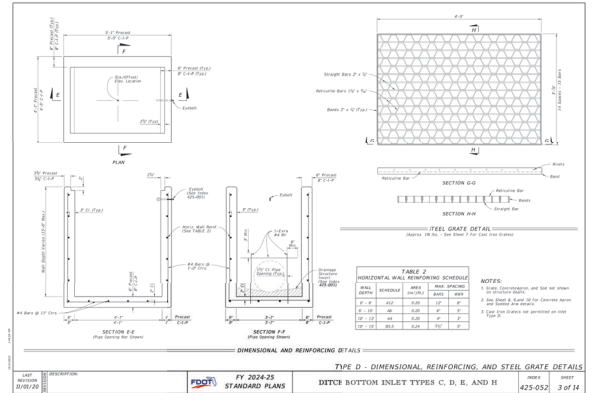
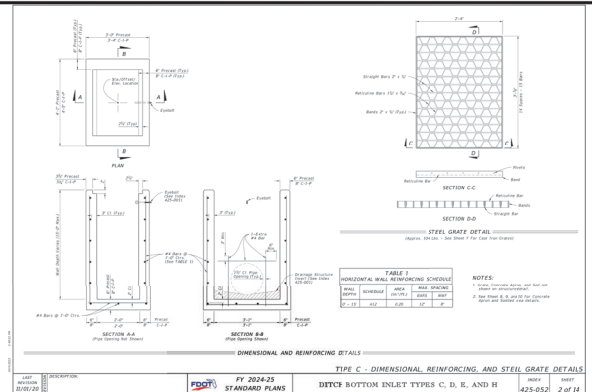
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VERTICAL DATUM	NAVD83
SHEET	6
OF	12

STEPHEN J. KRZYWON

FL LICENSE NO. 90820



Sheet: 9/13/2024 2:21:37 PM DLN:1 [Printed: 1/17/2024 4:38:12 AM DLN:1] 2. \USERS\DLNAR TREE AT TWISTED OAKS\ENGINEERING\DWG PLAN\825-017 PG-01-0100-0101



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

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DATE 06/05/2024	PROJECT D10
DRAWING PGD-D101	DRAWN DL
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PAVING, GRADING, & DRAINAGE DETAILS
DOLLAR TREE AT TWISTED OAKS
CITY OF WILDWOOD, FLORIDA

SCALE SEC-TYP-RING	
SHEET 8	OF 12

STEPHEN J. KUTYNSKI
FL LICENSE NO. 90820

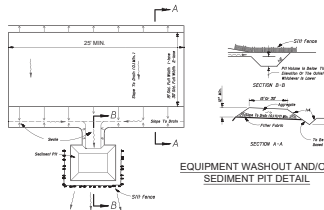
Page 42 of 54

EROSION SEDIMENT CONTROL PLAN NOTES:

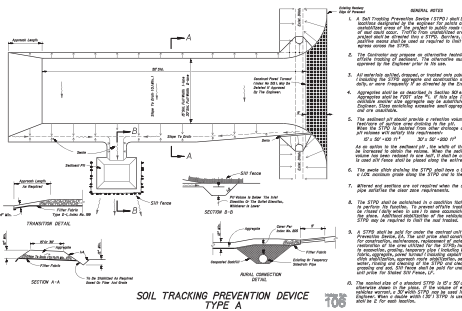
- EXISTING SITE CONDITIONS CONSIST OF VACANT AGRICULTURAL (CATTLE GRADING) LAND AND WETLANDS, WHICH ARE TO BE REMOVED AND REPLACED WITH AGRICULTURAL CROPLAND. EXISTING VEGETATION CONSIST OF CLEARING REMNANT VEGETATION. EXCAVATION OF PROPOSED STORMWATER MANAGEMENT Ponds AND PLACEMENT/EMBEDMENT OF EXCAVATED MATERIAL SHALL BE COMPLETED BY 10/1/2024.
- ALL EXCAVATED MATERIAL WILL BE UTILIZED ON SITE TO PROVIDE MATERIAL TO ACHIEVE FINISHED GRADES PER PROPOSED EROSION SEDIMENT CONTROL PLAN. THE FUTURE MATURE SITE AREA FOR USE IN GRADING THE PROPOSED RECREATION AREA SITE.
- CONSTRUCTION SHALL BE COMPLETED BY 10/1/2024. THE FUTURE MATURE SITE AREA FOR USE IN GRADING THE PROPOSED RECREATION AREA SHALL BE COMPLETED BY 10/1/2024.
- ANY DISTURBED AREAS WHERE CONSTRUCTION WILL BE ONGOING AND FINAL GRADE WILL NOT BE ACHIEVED WITHIN 180 DAYS OF THE COMPLETION OF CONSTRUCTION SHALL BE PROVIDED STABILIZATION.
- ALL EROSION AND SEDIMENT CONTROLS DEPICTED ON THIS PLAN SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL BE VISUALLY INSPECTED WEEKLY, OR AFTER SIGNIFICANT 0.5" OR GREATER RAINFALL, BUT NOT LESS THAN 10 DAYS AFTER INSTALLATION. IF ANY DAMAGE OR WEAR IS OBSERVED, IT SHALL BE CORRECTED AS SOON AS POSSIBLE, BUT NOT IN CASE LATER THAN 7 DAYS AFTER THE INSPECTION. A REPORT OF INSPECTION SHALL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
- CONSTRUCTION TRAFFIC SHALL ENTER VIA THE PROPOSED NORTH ENTRANCE, AND SHALL BE MARKED ACCORDINGLY TO PREVENT TRAFFIC FROM ENTERING THE PROPOSED SOUTH ENTRANCE. TRAFFIC SHALL BE PROHIBITED FROM ALL ROUTES SHALL BE DETERMINED BY CONTRACTOR, AS NECESSARY AROUND UPLAND PORTIONS OF THE SITE WHICH ARE TO BE MAINTAINED AS CROPLAND. TRAFFIC SHALL BE PROHIBITED FROM ALL PRESERVE AREAS ON-SITE, AS DELINEATED BY SILT FENCE AND TREE BARRICADES.
- THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE CONSIST OF THE FOLLOWING:
 - USE OF WATER TRUCKS TO CONTROL DUST ON SITE DUE TO HIGH WINDS AND TRAFFIC.
 - ENSURE THAT ALL OPEN BODIED TRUCKS TRANSPORTING MATERIAL, THAT MAY EJECT PARTICLES INTO THE AIR ARE COVERED AT ALL TIMES.
 - ENSURING THAT ALL CONSTRUCTION TRAFFIC ENTERS AND EXITS THE SITE AT THE DESIGNATED CONSTRUCTION ENTRANCE AND EXIT.
 - CONTRACTOR SHALL PROVIDE ENGINEER AND COPY OF WILDFLOW STAFF WITH A 24-HOUR, 7-DAY EMERGENCY CONTACT NUMBER FOR THE PROJECT.
 - DEACTIVATING ACTIVITIES SHALL INCLUDE THOSE NECESSARY TO CONSTRUCT THE PROPOSED STORMWATER Ponds, AND SHALL BE LIMITED TO THOSE NECESSARY TO CONSTRUCT THE PROPOSED STORMWATER Ponds.
 - LOCATED SUCH THAT DISCHARGE IS DIRECTED OVER VEGETATED AREAS INTO EXISTING WETLANDS TO ASSIST IN MAINTAINING WETLAND HYDROLOGY DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN QUALITY MONITORING FOR THIS PROJECT DURING CONSTRUCTION.
- SILT FENCE SHALL BE FIELD ADJUSTED AS NECESSARY IN ORDER TO ACHIEVE PROPERLY PROTECT & PRESERVE ANY EXISTING WETLANDS AND CROPLAND.
- NOTE TO SILT FENCE INSTALLER: TO FACILITATE EFFECTIVE PRESERVATION OF TREES (THOSE WITH DRIP LINES THAT ARE NOT NEAR THE SILT FENCE) CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE SILT FENCE AT AN ANGLE, IF AVAILABLE, IF UNAVAILABLE THEN INSTALL SILT FENCE AT GRADE (NO TRENCHING). SEE LANDSCAPE PLANS FOR FURTHER INFORMATION.
- EXCEPT FOR WETLAND RESTORATION AND ENHANCEMENT AND NATURALLY OCCURRING FLUCTUATIONS, NO HYDROLOGIC ALTERATION SHALL BE PERMITTED IN PRESERVATION AREAS. NATURAL ANNUAL HYDROPERIODS, NORMAL FLOODING, AND NORMAL HIGH WATER LEVELS SHALL BE MAINTAINED.

[illegible]

TEMPORARY EROSION AND SEDIMENT CONTROL 102



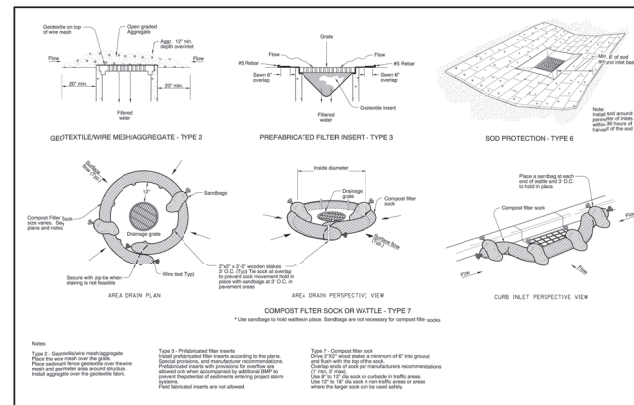
EQUIPMENT WASHOUT AND/OR
SEDIMENT PIT DETAIL



**SOIL TRACKING PREVENTION DEVICE
TYPE A**



STORM DRAIN INLET FLEX FILTER



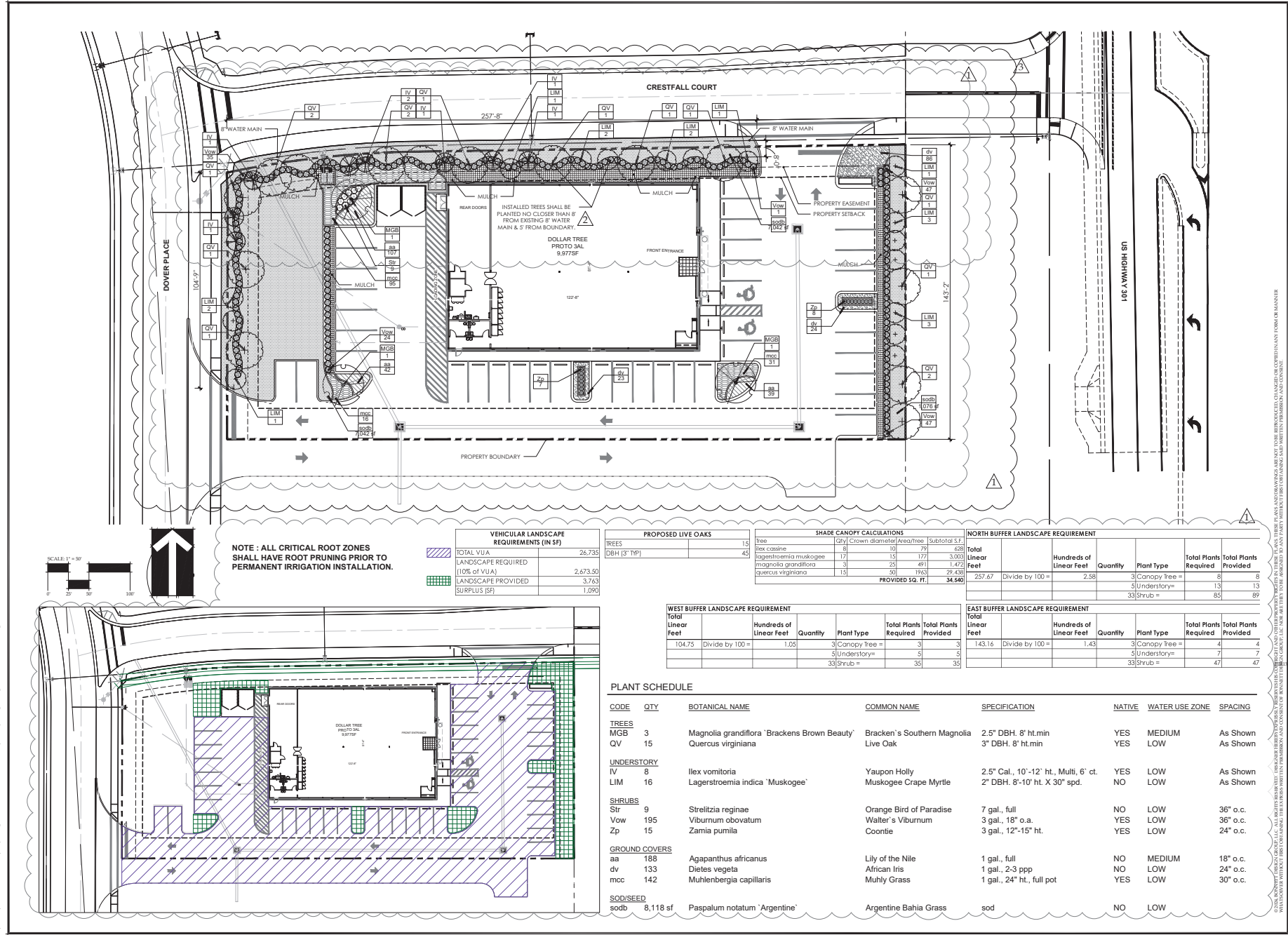
1	9/13/2024	REVISED PER CITY COMMENTS			DL
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DATE 08/05/2024
PROJECT DT0
DRAWING DT BMP
DRAWN DL
CHECKED SJK

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

	STEPHEN J. KRZYNSKI FL. LICENSE NO. 90820	SCALE 1"=30'	
		VERTICAL DATUM NAVD88	
		SHEET 12	OF 12





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

RONNETT design group, llc
 landscape architecture
 community planning
 FL LA #0001718

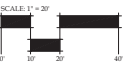
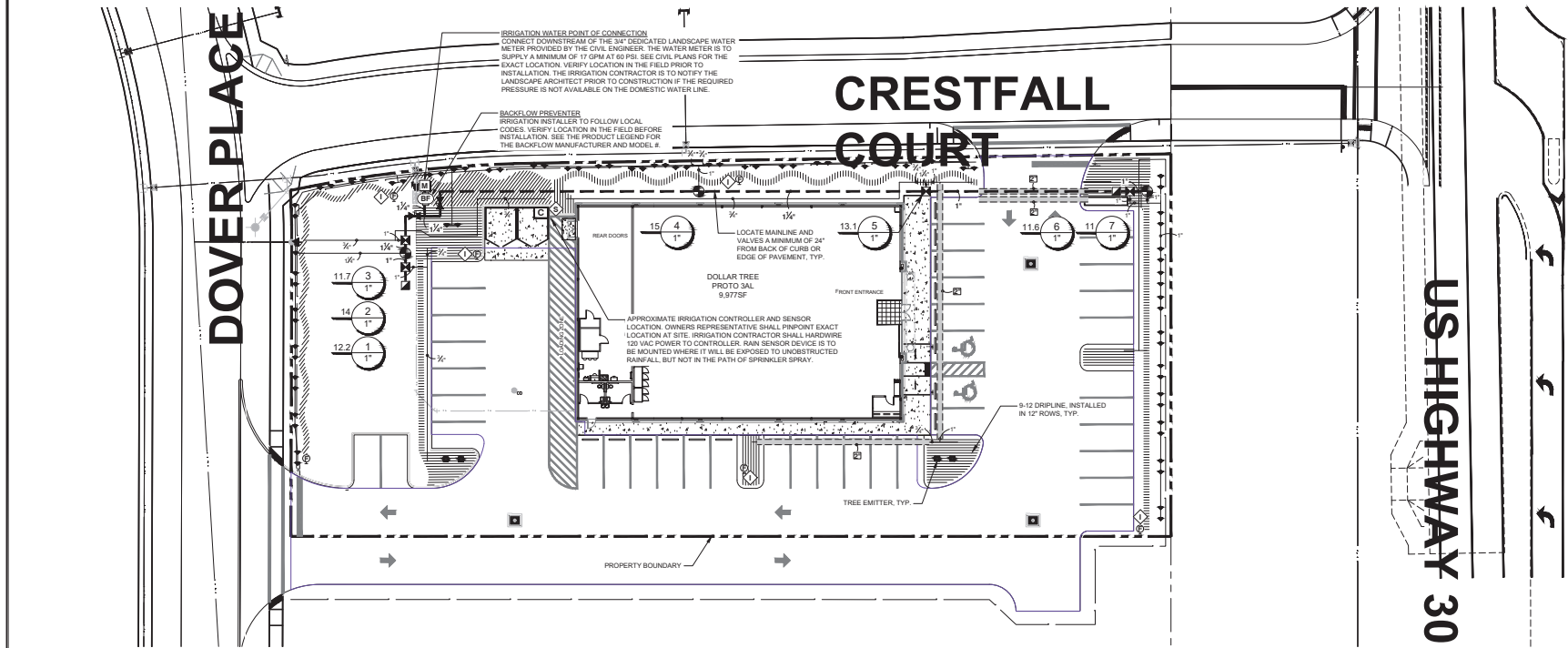
400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407.422.1588

DATE: August 12, 2024
 DRAWN BY: RLM
 CHECKED BY: TWB
 JOB NUMBER: 2024.136
 FILE NAME: MORRIS_TWISTED OAKS DOLLAR TREE_L3684E

REVISIONS:
 1 city comments 09-19-2024
 2 city comments 10-18-2024
 3 city comments 11-11-2024

Professional Seal:
 J. L. Jordan, Inc.
 J. L. Jordan, Inc. is an Equal Opportunity Affirmative Action Employer. All employees are required to follow the company's policy on non-discrimination and harassment. Any violation of this policy will result in immediate discipline, up to and including termination.

L400



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

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

WATERING SCHEDULE

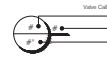
NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Hunter ICZ-101-40	Area for Drip	1.44 in.	14 min	14 min	14 min	14 min	14 min	14 min	1	42	512	171	
2	Rain Bird PEB	Bubbler	1.89 in.	11 min	11 min	11 min	11 min	11 min	11 min	1	32	448	149	
3	Hunter ICZ-101-40	Area for Drip	1.44 in.	14 min	14 min	14 min	14 min	14 min	14 min	1	42	480	160	
4	Rain Bird PEB	Bubbler	1.92 in.	11 min	11 min	11 min	11 min	11 min	11 min	1	32	480	160	
5	Hunter ICZ-101-40	Area for Drip	1.45 in.	14 min	14 min	14 min	14 min	14 min	14 min	1	42	549	183	
6	Hunter ICZ-101-40	Area for Drip	1.44 in.	14 min	14 min	14 min	14 min	14 min	14 min	1	42	488	163	
7	Rain Bird PEB	Bubbler	1.91 in.	11 min	11 min	11 min	11 min	11 min	11 min	1	32	352	117	
TOTALS:				89		89			89		264	3,319	1,106	

VALVE SCHEDULE

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1" x 1/2" 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	3
	Rain Bird 44-LRC 1/2" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	2
	Nibco 11153-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2
	Fetco 860 1" Backflow reduced pressure zone - Installation by a licensed Florida Plumbing Contractor in accordance with Manufacturer's recommendations and all federal, state and local codes.	1
	Hunter P2C-400 with (2) PCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Outdoor/Indoor model	1
	Hunter Solar-Sync-Sens Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gaffer mount bracket. Wired. Module not included.	1
	Water Meter 3/4" Water meter requires 17 GPM @ 60 PSI. Irrigation contractor shall be responsible to verify the sources ability to service the systems requirements at site before starting construction.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21-HP Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. Fittings shall be SCH 40 and molded. Install 12" below final grade.	1,216 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21-HP Pipe sizes 3" inch or smaller shall have bell and socket joints. Fittings shall be SCH 40 and molded. Install 18" below grade.	324.6 l.f.
	Pipe Sleeve: PVC Schedule 40 The depth of the sleeves shall be a minimum 30" cover from finished grade under roadway crossings and 24" under all sidewalks and hardscapes. Extend sleeves 18" beyond edges of paving or construction, mark both ends with a 3" x 1/2" in pavement.	240.9 l.f.



IRRIGATION SCHEDULE

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



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

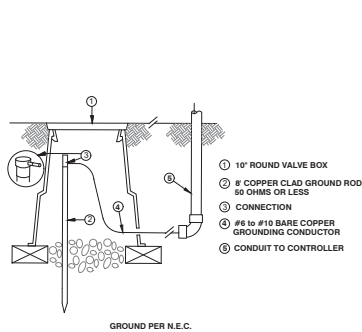
DATE: August 12, 2024
DRAWN BY: RLM
CHECKED BY: TWB
JOB NUMBER: 2024.136
FILE NAME: RBL_TWISTED_OAKS_DOLLAR_TREE_BASE
REVISIONS:
1 City comments 09-19-2024



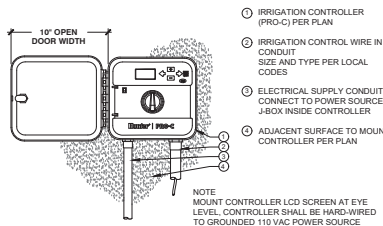
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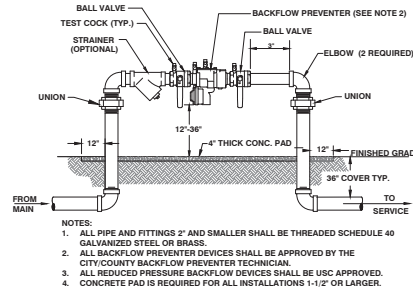
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DRAWN BY: RLM
CHECKED BY: TWB
DATE: AUGUST 12, 2024



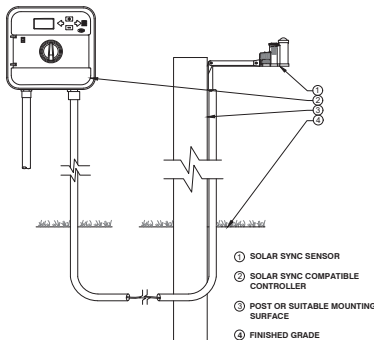
CONTROLLER GROUNDING



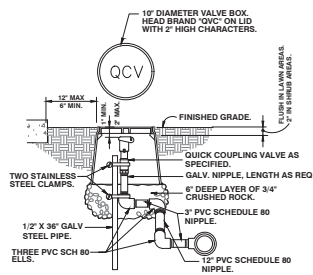
PRO-C WALL MOUNT



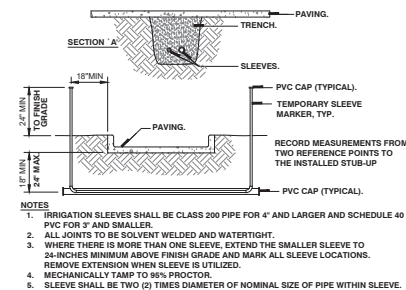
REDUCED PRESSURE BACKFLOW PREVENTER



SOLAR SYNC WITH WALL MOUNT CONTROLLER



QUICK COUPLER TYPICAL DETAIL



IRRIGATION SLEEVE DETAIL

IRRIGATION SYSTEM PERFORMANCE NOTES

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

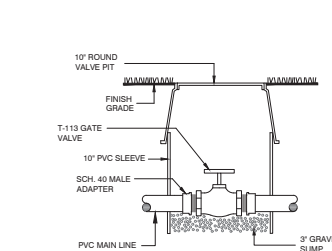
DRIP TUBING NOTES

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

TREE IRRIGATION AFTER PLANTING DURING ESTABLISHMENT

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

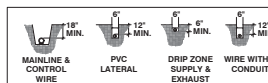
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER AT THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF THE ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
2. DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER. ESTABLISHMENT TAKES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



ISOLATION GATE VALVE

GENERAL IRRIGATION NOTES

1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
2. ALL LATERAL AND SUB-MAN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDER, OR OTHER EXTRANEUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
8. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
9. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
10. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
11. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEEDING WITH THE WORK.
12. ALL 24 VOLT WIRE SHALL BE #12 UFULF FOR COMMON WIRE, AND #14 UFULF FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
13. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.e. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
14. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING. I.e. VERIFY ROOT BALL SIZE FOR PLANTING.
15. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN A VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
16. SPRINKLERS IN LOW LYING AREAS SHALL HAVE CHECK VALVES.
17. ALL SPRINKLERS TO BE MOUNTED ON FLEX PIPE - REFER TO DETAILS.
18. INSTALL DRIP LINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS ADJACENT TO SELECTED PLANT MATERIALS AS SHOWN IN DETAILS.
19. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
20. 24 VOLT WIRE SHALL BE COLOR CODE, COMMON WHITE, CONTROL-RED.
21. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
22. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
23. CONTROLLER GROUNDING MUST BE PER ASIC REQUIREMENTS.
24. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER.
A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
25. SYSTEM IS DIAGRAMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPED AREAS AND REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
27. CONTRACTOR TO ADD EXTENSION RISERS TO POP-UP HEADS WHEN NEEDED TO PROVIDE PROPER COVERAGE.
28. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 18" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
29. PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS OR SPECIFICATIONS.
30. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN A PDF FILE FORMAT BEFORE FINAL ACCEPTANCE. PROVIDE CROSS-MEASURED LOCATIONS OF ALL VALVE LOCATIONS, CONTROLLER, WATER SOURCE, WIRE SPICES, SLEEVE LOCATIONS, ETC.
31. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
32. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
33. UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE (BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF THE TEST).
A. 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE.
B. 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE.
34. IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE THE OWNER WITH A COLOR-CODED ZONE DIAGRAM PLAN, 8-1/2X11" LAMINATED SHEET(S) WITH AN ELECTRONIC FILE COPY TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. THE LAMINATED CHART IS TO BE LOCATED IN AN ADHESIVE POUCH ATTACHED TO THE INSIDE OF CONTROLLER(S).
35. THE CONTROLLER(S) SHALL SCHEDULE PROGRAM 'A' TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM 'B' SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-40 DAYS OF PLANT INSTALLATION.
36. THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BEGINNING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
37. THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.



DETAL NOTES:

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

TRENCHING DETAIL



RONNETT design group, LLC
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community planning
FLA #0001718

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Maitland, FL 32751
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Twisted Oaks Dollar Tree
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Wildwood, Florida
IRRIGATION DETAILS & NOTES

DATE: August 12, 2024

DRAWN BY: RLM

CHECKED BY: TWB

JOB NUMBER: 2024.136

FILE NAME: IRL_TWISTED OAKS DOLLAR TREE_BASE

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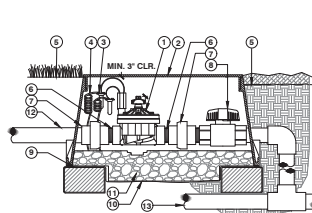
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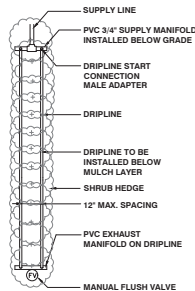
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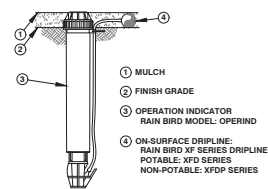
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ELECTRIC REMOTE CONTROL VALVE



SHRUB DRIP LAYOUT

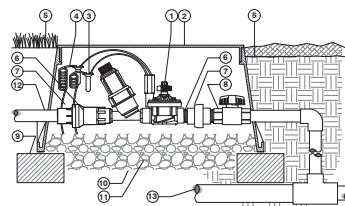


NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN.

ON-SURFACE DRIPLINE OPERATIONAL INDICATOR

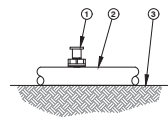
NOTES

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



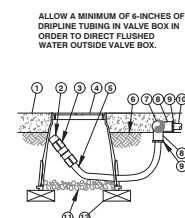
DRIP CONTROL KIT (ICZ-101-LF) WITH UNIONS AND ISOLATION VALVE

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

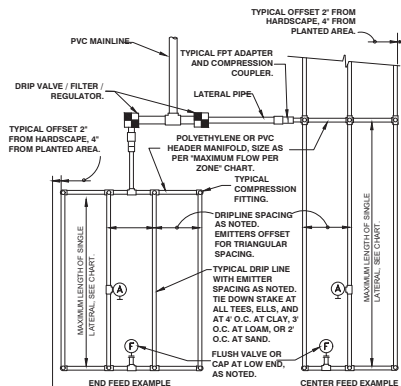


- NOTE:
- USE RAIN BIRD XERIMAN TOOL XM-T00L TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
 - RAIN BIRD PC BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
PC-05 5 GPH PC-07 7 GPH PC-10 10 GPH PC-12 12 GPH
PC-18 18 GPH PC-24 24 GPH
 - PC DIFFUSER CAPS ARE AVAILABLE IN BOTH BLACK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

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



XFD ON-SURFACE DRIPLINE FLUSH POINT



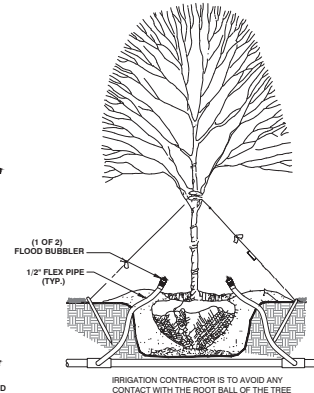
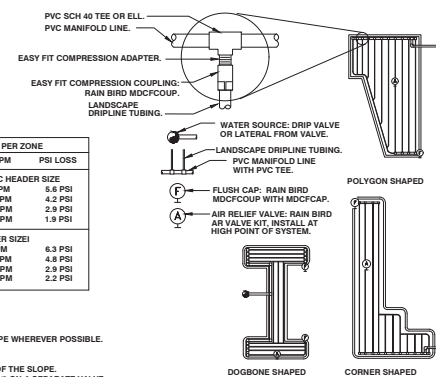
MAXIMUM LATERAL LENGTH (FEET)				
EMITTER FLOW RATE GPH				
PSI	12" SPACING 0.6 0.9	18" SPACING 0.6 0.9	24" SPACING 0.6 0.9	
10	125 96	175 135	218 171	
20	249 191	350 171	442 340	
30	397 236	434 353	550 422	
40	350 268	495 380	627 171	
60	125 96	175 135	218 171	

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

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

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

TYPICAL DRIPLINE REQUIREMENTS



TREE BUBBLER DETAIL



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

DATE: August 12, 2024

DRAWN BY: RLM

CHECKED BY: TWB

JOB NUMBER: 2024.176

FILE NAME: 0812 TWISTED OAKS DOLLAR TREE_RELEASE

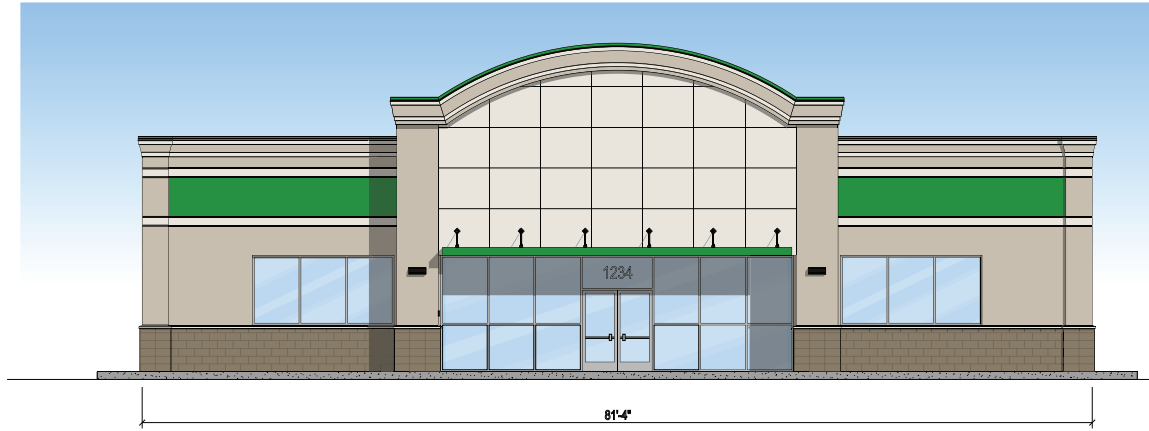
REVISIONS:

1. City comments (7/9/2024)

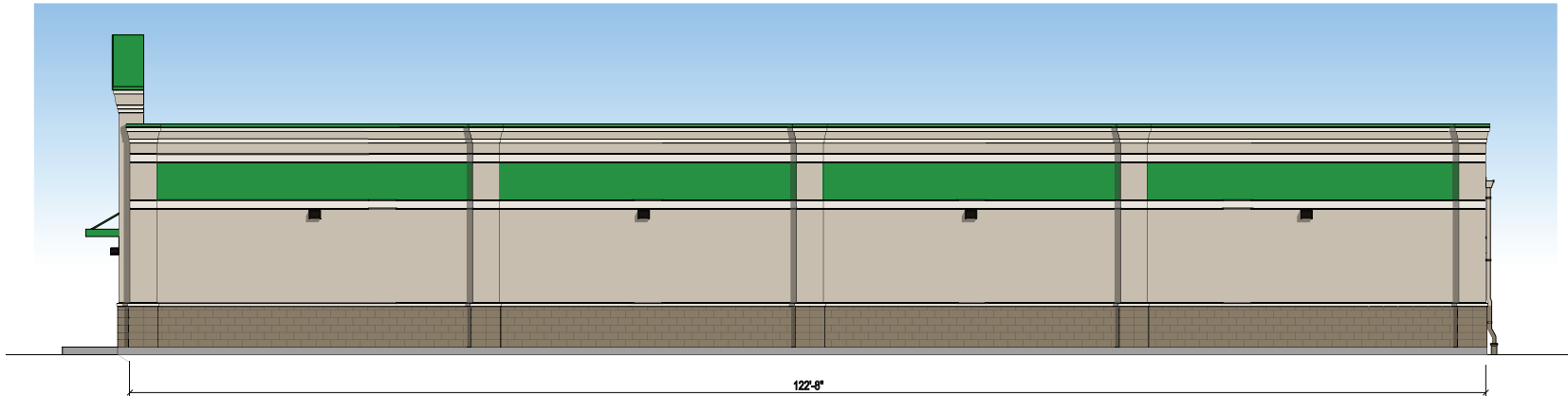


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FRONT ELEVATION



SIDE ELEVATION



SW ENVY



SW BALANCED BEIGE
/ STO SANDSTONE



SW AESTHETIC WHITE
/ STO SMOKED PUTTY



SW VIRTUAL TAUPE



Dollar Tree - Block and EIFS (EIFS SIDES)





WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2408-002 Dollar Tree at Twisted Oaks
Representative: Stephen Krzynski of Morris Engineering &
Consulting, LLC
Date: 1/31/2025

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

CITY ATTORNEY

1. The applicant, contrary to the title report that they provided, is now saying that there are no encumbrances on the property. At this point, I will require **a title opinion from a licensed attorney** telling me whether or not the property is encumbered. There has been too much contradictory information provided.

UTILITIES

1. Sheet L500, Irrigation Plan states a minimum of 17 gpm @ 60 psi is required; the plan also provides for a ¾" RPZ on the irrigation system. The backflow will have a minimum pressure loss of 8 psi from the city system. Please make sure your engineer reviews the system pressure for the irrigation design.

January 16, 2025

McKenna Page
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

**Reference: Dollar Tree at Twisted Oaks
SP 2408-002
Response to Comments 05**

Dear McKenna:

On behalf of our client, we offer the following response to the comments dated December 9, 2024:

CITY ATTORNEY

1. LD4.4(C)(9) – Please add end of city maintenance to utility plan on sheet 7.
 - A. Partially satisfied. Please add end of city maintenance note for water service as well.
 - a. **Response: End of City maintenance is shown in the water meter detail on the bottom right of the utility plan sheet 7.**
 - a. **Comment remains outstanding until #3 below is satisfied.**
 - a) **Response: See response to #3 below. As requested, end of city maintenance notes are shown on the plans.**
 - i. **Response acknowledged; comment remains outstanding**

Response: Acknowledged, please see response to #3.

2. LDR4.4(D)(6) – Please provide copies of all proposed or executed easements for cross-access; water and wastewater utilities, shared stormwater facilities, or other required easements if applicable. Plans show stormwater flowing to a separate stormwater pond, please provide copy of easement permitting the same.
 - A. Response: Please see attached executed recorded drainage easement that includes our commercial parcel.
 - I. Partially satisfied; Plan notes 36' wide cross access easement and 10'X10' utility easement on sheet 7. Easement document provided was for DCC Drainage Easement Agreement.
 - a. **Response: All easement documents and**

executed agreements will be made available once they are finalized by the proper parties and after site plan approval.

i. Response acknowledged; comment remains until satisfied.

a) Response: We have applied for a 10'x10' utility easement per City requirements. Please see separate application and supporting documentation.

ii. Did not see an application for utility easement. Shared Driveway Easement paperwork was provided and is under review.

Response: The utility easement application and documents were submitted on 12/23/24. It was 're-forwarded' to the attorney on 1/14/25.

UTILITIES

1. Sheet L500, Irrigation Plan states a minimum of 17 gpm @ 60 psi is required; the plan also provides for a $\frac{3}{4}$ " RPZ on the irrigation system. The backflow will have a minimum pressure loss of 8 psi from the city system. Please make sure your engineer reviews the system pressure for the irrigation design.

Response: Per correspondence with the irrigation designer, the pressure loss at the backflow preventer was incorporated into the overall design of the system and will have enough pressure to properly operate.

We trust this information meets your needs at this time, however, should you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

MORRIS ENGINEERING & CONSULTING, LLC



Stephen J. Krzynski, P.E.
Project Engineer